

Return Address: Arlen Walters  
2217 SE 179<sup>th</sup> Ave  
Vancouver, WA 98683

**Skamania County**  
**Community Development Department**  
Building/Fire Marshal • Environmental Health • Planning  
Skamania County Courthouse Annex  
Post Office Box 1009  
Stevenson, Washington 98648  
Phone: 509-427-3900 Inspection Line: 509-427-3922

**ADMINISTRATIVE DECISION**

**APPLICANT:** Arlen Walters

**FILE NO.:** NSA-17-06

**DESCRIPTION:** A proposed boundary line adjustment consolidating two adjacent properties, removal of an existing single-family dwelling (mobile home) on Parcel #02-06-26-4-0-1700-00, an addition of a rear deck to the existing single-family dwelling on Parcel #02-06-26-4-0-1600-00, and installation of a new well to service the existing single-family dwelling.

**LOCATION:** 222 Little Road, Stevenson, Skamania County Parcel #02-06-26-4-0-1700-00 and 212 Little Road, Stevenson, Skamania County Parcel #02-06-26-4-0-1600-00

**LEGAL:** See attached page 6.

**ZONING:** GMA – Residential (R-10)

**DECISION:** Based upon the record and the Staff Report, the applicant's proposal, described above, is found to be consistent with SCC Title 22 and is hereby **APPROVED** subject to the conditions set forth below.

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Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Division and the Skamania County Environmental Health Division.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

**CONDITIONS OF APPROVAL:**

The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **THIS DOCUMENT, OUTLINING THE CONDITIONS OF APPROVAL, MUST BE RECORDED BY THE APPLICANT IN THE DEED RECORDS OF THE SKAMANIA COUNTY AUDITOR** in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.120(C)(2).

1. As per SCC §22.06.120(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
2. All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
3. All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side yard:** 5 feet. **Rear yard:** 15 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.
4. The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Community Development Department. The applicant is to coordinate all inspections with the Building Division. A final inspection approval will not be issued until compliance with all conditions of approval; including visual subordination criteria have been verified.
5. The Community Development Department will conduct at least two site visits during construction, one siting inspection to verify the staked location of the structures prior to any ground disturbance taking place; and a second to be conducted after all foundation excavation has been completed including framing footers, but prior to pouring the foundation. A site visit for Final Inspection shall also be conducted. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Community Development inspection line at 509-427-3922 or by emailing [permitcenter@co.skamania.wa.us](mailto:permitcenter@co.skamania.wa.us).
6. The proposed deck shall be dark earth-tone in color. The following colors submitted by the applicant are consistent with this condition and are hereby approved:  
Decking: Trex Enhance – Saddle  
Railing: Black or will match Saddle color of decking  
Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.

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7. The deck shall be composed of nonreflective materials or materials with low reflectivity.
8. The applicant shall plant two screening trees east of the proposed deck in the locations indicated on the approved site plan. The trees shall be sized to provide sufficient screening to make the development visually subordinate within five years or less from the commencement of construction and shall be installed as soon as practicable, and prior to project completion. The applicant shall also replant the mobile home site after its removal with grasses and trees.
9. Project applicants shall be responsible for the proper maintenance and survival of any planted vegetation.
10. Existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes or as part of forest management practices.
11. At least half ( $\frac{1}{2}$ ) of any trees planted for screening purposes shall be species native to the setting. Such species include Douglas fir, grand fir, western red cedar, western hemlock, big leaf maple, vine maple, red alder, ponderosa pine, Oregon white oak and various native willows (for riparian areas). At least half ( $\frac{1}{2}$ ) of any trees planted for screening purposes shall be coniferous to provide winter screening.
12. A mapped wetland occurs northeast of the subject property. A 75-ft. buffer applies to this wetland and shall be retained in its natural condition.
13. The following procedures shall be effected when cultural resources are discovered during construction activities:
  - a. Halt Construction. All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
  - b. Notification. The project applicant shall notify the Administrator and the Gorge Commission within twenty-four (24) hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within twenty-four (24) hours.
  - c. Survey and Evaluations. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP (See Revised Code of Washington 27.53). It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in Section 22.22.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.
  - d. Mitigation Plan. Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter. Construction activities may recommence when conditions in the mitigation plan have been executed.
14. The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.
  - a. Halt of Activities. All survey, excavation and construction activities shall cease.

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- b. Notification. Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.
- c. Inspection. The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/ historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.
- d. Jurisdiction. If the remains are modern, the appropriate law enforcement official shall assume jurisdiction and the cultural resource protection process may conclude.
- e. Treatment. The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/ historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and signed this 14<sup>th</sup> day of September, 2017, at Stevenson, Washington.

*Alan Peters*

Alan Peters  
Assistant Planning Director



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**NOTE:**

Any new development not included in this approved site plan, will require a new application and review.

**EXPIRATION:**

As per SCC §22.06.150(A), this Administrative Decision approving a proposed development action shall become void in two years if the development is not commenced within that period, or once development has commenced the development action is discontinued for any reason for one continuous year or more.

If the development does not include a structure the permit shall expire two years after the date the land use approval was granted unless the use or development was established according to all specifications and conditions of approval in the approval. For land divisions, "established" means the final deed or plat has been recorded with the county auditor.

If the development includes a **structure** the permit shall expire when construction has not commenced within two (2) years of the date the land use approval was granted; or once the structure has been started and if the structure has not been completed within two (2) years of the date of commencement of construction the permit shall expire. Completion of the structure for this purpose means the completion of the exterior surface(s) of the structure; and compliance with all conditions of approval in the land use approval, including, but not limited to, painting of the exterior of the structure.

**APPEALS:**

**The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.**

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 1009, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

**A copy of this Decision, including the Staff Report, was sent to the following:**

Persons submitting written comments in a timely manner  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Cowlitz Tribe  
Department of Archaeology and Historic Preservation  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners  
State of Washington Department of Commerce – Paul Johnson  
Department of Fish and Wildlife

**Legal Description**

NSA-17-06 (Walters)

#02-06-26-4-0-1600-00

**A TRACT OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 899.4 FEET NORTH AND 250 FEET WEST OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, (SAID POINT BEING THE SOUTHWEST CORNER OF THE M.B. CRANE TRACT); THENCE NORTH 02°16' EAST ALONG THE WEST LINE THEREOF 200 FEET; THENCE WEST 72 FEET; THENCE SOUTHERLY 200 FEET TO A POINT ON THE NORTH LINE OF THE STREET 42 FEET WEST OF THE SOUTHWEST CORNER OF SAID CRANE TRACT; THENCE EAST ON THE NORTH LINE OF SAID STREET 42 FEET TO THE POINT OF BEGINNING.**

**TOGETHER WITH A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 IN TOWNSHIP 2 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP MARKED TERRA SURVEYING LS 18731, SET ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, BEING A POINT NORTH 01°42'37" WEST, A DISTANCE OF 493.00 FEET FROM THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, SAID POINT OF COMMENCEMENT BEING DESCRIBED AS THE POINT OF COMMENCEMENT OF THAT TRACT OF LAND CONVEYED TO JAMES L. LANKFORD AND PATTY LANKFORD, ET UX, BY REAL ESTATE CONTRACT RECORDED ON MAY 12, 1994, IN BOOK 143, PAGE 89, SKAMANIA COUNTY DEED RECORDS; THENCE NORTH 01°42'37" WEST ALONG THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, A DISTANCE OF 406.40 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO JAMES A. KALLAS AND GLENDA J. KALLAS ET UX, BY WARRANTY DEED RECORDED MARCH 29, 1979, IN BOOK 76, PAGE 323, SKAMANIA COUNTY DEED RECORDS, SAID CORNER ALSO BEING A CORNER OF THE SAID LANKFORD TRACT; THENCE SOUTH 88°17'23" WEST ALONG THE LINE OF SAID LANKFORD TRACT, A DISTANCE OF 235.38 FEET TO A POINT IN THE LINE OF THE TRACT OF LAND CONVEYED HOUSEHOLD FINANCE CORPORATION III, BY WARRANTY DEED RECORDED JANUARY 28, 2002, IN BOOK 219, PAGE 788, SKAMANIA COUNTY DEED RECORDS AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:**

**THENCE CONTINUING SOUTH 88°17'23" WEST ALONG THE SOUTH LINE OF SAID HOUSEHOLD FINANCE CORPORATION III TRACT, A DISTANCE OF 14.64 FEET TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO GARY R. HAINS, BY QUIT CLAIM DEED RECORDED APRIL 4, 1988, IN BOOK 158, PAGE 306, SKAMANIA COUNTY DEED RECORDS; THENCE CONTINUING SOUTH 88°17'23" WEST ALONG THE SOUTH LINE OF SAID GARY R. HAINS TRACT, A DISTANCE OF 42.00 FEET TO A 5/8" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP MARKED TERRA SURVEYING LS 18731, SET AT THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 8°05'37" EAST, A DISTANCE OF 31.61 FEET; THENCE SOUTH 79°51'04" EAST, A DISTANCE OF 47.61 FEET; THENCE NORTH 07°26'30" EAST, A DISTANCE OF 41.71 FEET TO THE POINT OF BEGINNING.**

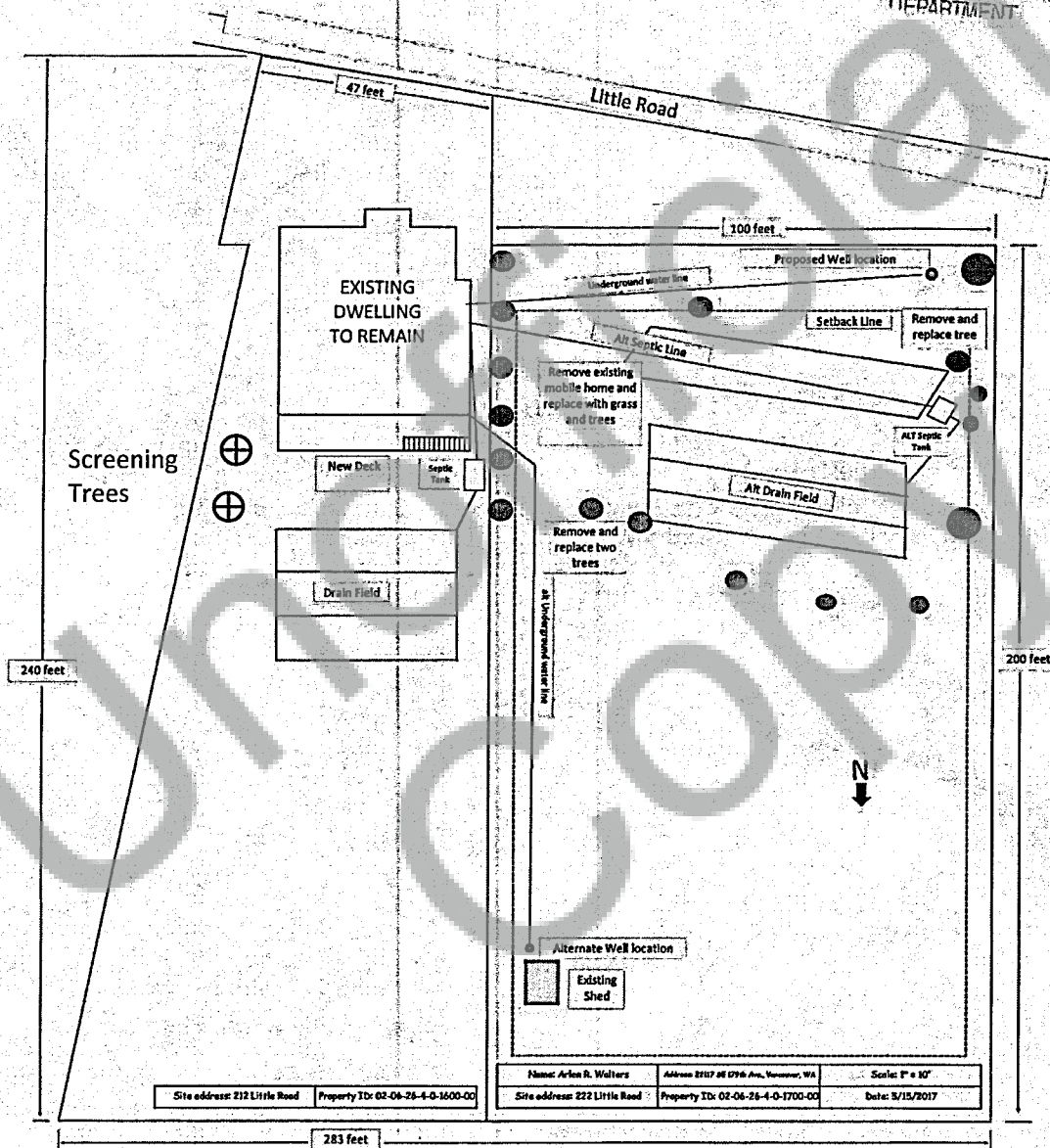
#02-06-26-4-0-1700-00

**A tract of land located in the Southwest Quarter of the Southeast Quarter of Section 26, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, more particularly described as follows:**

**Beginning at a point 899.4 North and 292 feet West of the Southwest corner of the Southeast Quarter of the Southeast Quarter of the said Section 26, said point being the Southwest corner of tract of land conveyed to Lawrence Dufraine by deed dated December 8, 1936, and recorded December 11, 1936, at Page 118 of Book Z of Deeds, records of the Skamania County, State of Washington; thence North 06°23' West along the Westerly line of the said Dufraine tract a distance of 200 feet to the Northwest corner thereof; thence West 100 feet; thence South 06°23' East 200 feet to the Point of Beginning.**

**Site Plan**  
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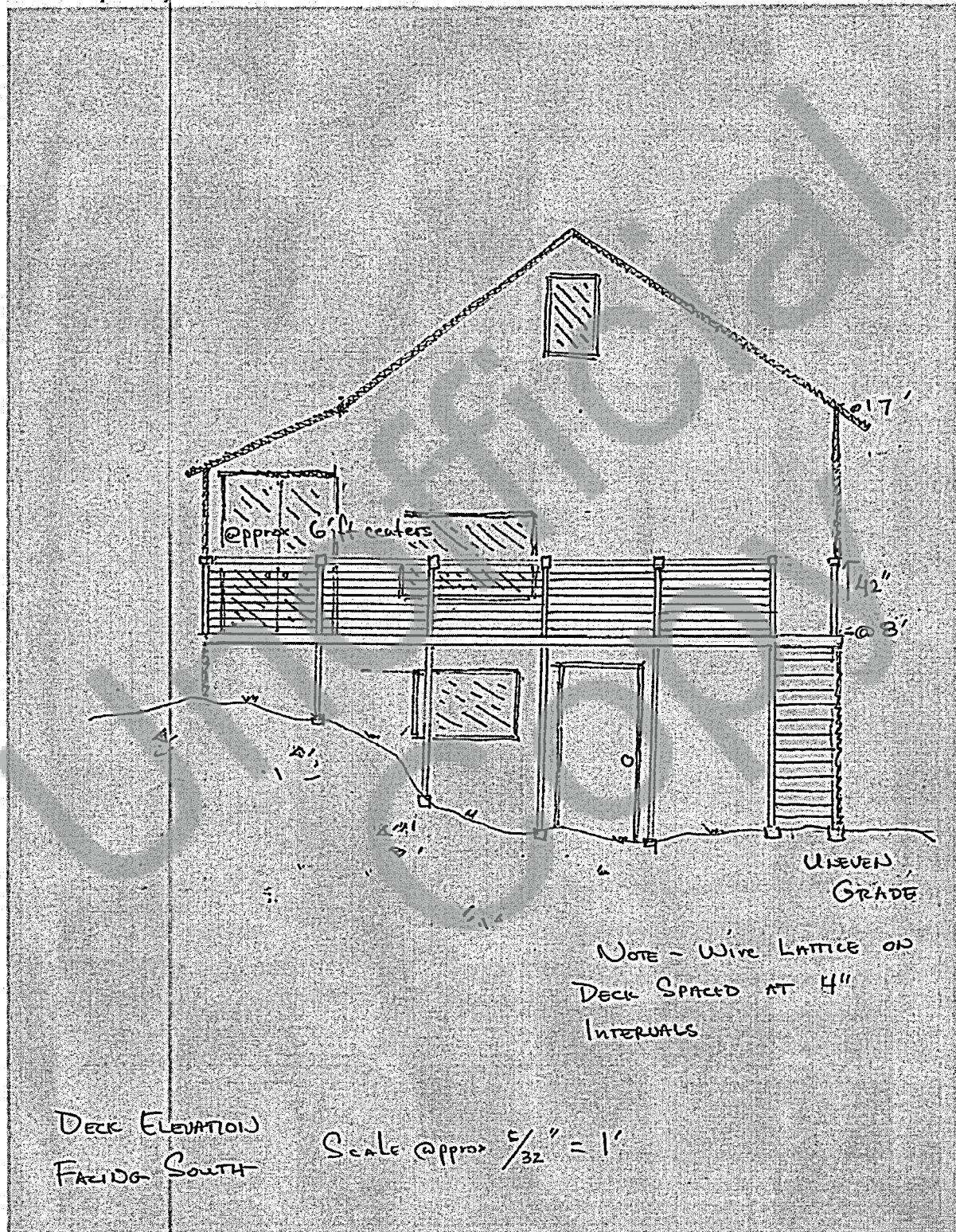


LOTS TO BE CONSOLIDATED



# Elevations

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# Elevations NSA-17-06 (Walters)

