

Return Address: Kim Cantrell  
62121 State Hwy 14  
Underwood, WA 98651

**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:** Kim Cantrell

**FILE NO.:** NSA-16-07

**DESCRIPTION:** A boundary line adjustment between parcel #03-10-21-4-0-0401-00 and parcel #03-10-21-4-0-0600-00, and the following developments on parcel #03-10-21-4-0-0401-00: 1. Removal and replacement of an existing single-family mobile home with a new single-family dwelling; 2. Remodel and additions to an existing two-family residence including an attached garage, dormers, and after-the-fact review of a rebuilt enclosed porch; 3. Installation of a new mound septic system with terraced rock retaining walls and a 6-ft. solid fence; and 4. Relocate existing gravel driveway.

**LOCATION:** 62121 State Hwy 14 & 62111 State Hwy 14, Underwood and identified as Skamania County Parcel #03-10-21-4-0-0401-00 and Parcel #03-10-21-4-0-0600-00.

**LEGAL:** See pp 7-8.

**ZONING:** GMA – Residential 10 (R-10) and GMA – Open Space (OS).

**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. A variance is granted to the side yard setback along the west property line for the proposed replacement dwelling. The dwelling may be located 7 ft. from this property line.
4. All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 20 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.
5. No development is permitted within the portion of the property zoned GMA – Open Space (OS).
6. Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Community Development Department.
7. The mobile home site shall be planted with native vegetation.
8. Project applicants shall be responsible for the proper maintenance and survival of any planted vegetation required.
9. 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.

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10. 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).
11. The applicant shall plant four screening trees and 15 screening shrubs. These trees and shrubs shall be planted in the approximate locations indicated on the approved site plan. Landscaping shall be installed as soon as practicable, and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.
12. The exterior of the proposed structure shall be dark earth-tone in color. The exterior includes, but is not limited to, sides, doors, garage doors, decks, gutters, roofs and trim. The following colors submitted by the applicant are consistent with this condition and are hereby approved:  
Siding/Trim: Sherwin Williams – Hill Country  
Accent Siding/Trim: Dark Brown shingles, matching the color sample submitted to Skamania County Community Development  
Roof: Pabco – Harvest Brown  
Fence: Sherwin Williams – Hill Country  
Retaining walls: Natural stone – Dark gray to be approved by the Community Development Department  
Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
13. The proposed development shall be composed of nonreflective materials or materials with low reflectivity. The proposed use of cedar siding and architectural composite roofing satisfies this requirement.
14. All exterior lighting shall be hooded or shielded at a 90° angle. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.
15. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained. At least half (1/2) of any trees planted for screening purposes shall be species native to the setting or commonly found in the area. At least half (1/2) of any trees planted for screening purposes shall be coniferous to provide winter screening.
16. All areas disturbed during construction shall be revegetated with native vegetation to the maximum extent practicable. Erosion control measures and Best Management Practices shall be used during all construction activities.
17. The proposed solid fence must be located outside of all water resource buffers.
18. The subject property includes several streams. A 50-ft. buffer is required from all intermittent streams and a 100-ft. buffer is required from all perennial streams. Buffers are measured from the ordinary high water mark. Except as otherwise approved, water resource buffers shall be retained in their natural condition. Where buffer disturbance occurs during project development,

revegetation with native vegetation shall be required and shall provide and maintain habitat diversity beneficial to the fish, wildlife and native plants.

19. The applicant shall notify the USFS Heritage Resource Program Manager for the Columbia River Gorge National Scenic Area, 10 days prior to the commencement of ground disturbing actions including: removal of the driveway, site prep for the house, excavation of footings, excavation of the septic system, etc.
20. 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.
21. 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.
  - 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.

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Dated and signed this 16<sup>th</sup> day of November, 2017, at Stevenson, Washington.



Alan Peters  
Assistant Planning Director

Unofficial  
Copy

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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-16-07 (Cantrell)

03-10-21-4-0-0600-00 (Baird)

### Parcel I

A tract of land located in the Southeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point marking the intersection between the Northerly right-of-way line of Primary State Highway No. 8 with the East line of the said Section 21, said point being 19.37 chains South  $00^{\circ} 08'$  West from the Quarter post on the East line of the said Section 21; thence South  $82^{\circ} 52'$  West following the Northerly right-of-way line of said highway 4.07 chains to a point; thence following the Northerly right-of-way line of said highway in a Southwesterly direction a distance of 200 feet to the true point of the tract hereby described; thence North 200 feet; thence West 125 feet; thence South to the intersection with the Northerly right-of-way line of said highway; thence following the Northerly right-of-way line of said highway in a Northeasterly direction to the true point of beginning.

### Parcel II

A tract of land located in the Southeast Quarter of Section 21, Township 3 North, Range 10 East, of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point marking the intersection between the Northerly right-of-way line of Primary State Highway No. 8 with the East line of the said Section 21, said point being 19.37 chains South  $00^{\circ} 08'$  West from the Quarter post on the East line of the said Section 21; thence South  $82^{\circ} 52'$  West following the Northerly right-of-way line of said highway 4.07 chains to a point; thence following the Northerly right of way line of said highway in a Southwesterly direction a distance of 200 feet to the true point of the tract hereby described; thence North 200 feet; thence West 125 feet; thence North 8 feet; thence East 135 feet; thence South 208 feet, more or less, to the intersection with the Northerly right-of-way line of said highway; thence following the Northerly right-of-way line of said highway in a Westerly direction to the true point of beginning.

03-10-21-4-0-0401-0 (Downwinder)

**A tract of land located in the Southeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, described as follows:**

**Beginning at a point marking the intersection between the Northerly right of way line of Primary State Highway No. 8 with the East line of the said Section 21, said point being 19.37 chains South 00° 06' West from the Quarter post on the East line of the Said Section 21; Thence South 82° 52' West following the Northerly right of way line of said highway 4.07 chains to the initial point of the tract hereby described; thence following the Northerly right of way line of said highway in a Southwesterly direction a distance of 475 feet, more or less, to the Southwest corner of the tract of land conveyed to Lee A. Yager and Nora F. Yager, husband and wife, by Deed dated January 9, 1967, and recorded at Page 30 of Book 57 of Deeds, under Auditor's File No. 68130, records of Skamania County, Washington. Thence North to intersection with the North line of the South Half of the Northeast Quarter of the Southeast Quarter of the said Section 21; Thence East along said North line to a point North 00° 06' East of the initial point; Thence South 00° 06' West to the initial point;**

**EXCEPTING THEREFROM that portion conveyed to James Desirey etux by instrument recorded in Book 58, Page 361.**

**ALSO EXCEPTING THEREFROM that portion conveyed to Lee Yager etux by instrument recorded in Book 57, Page 30.**

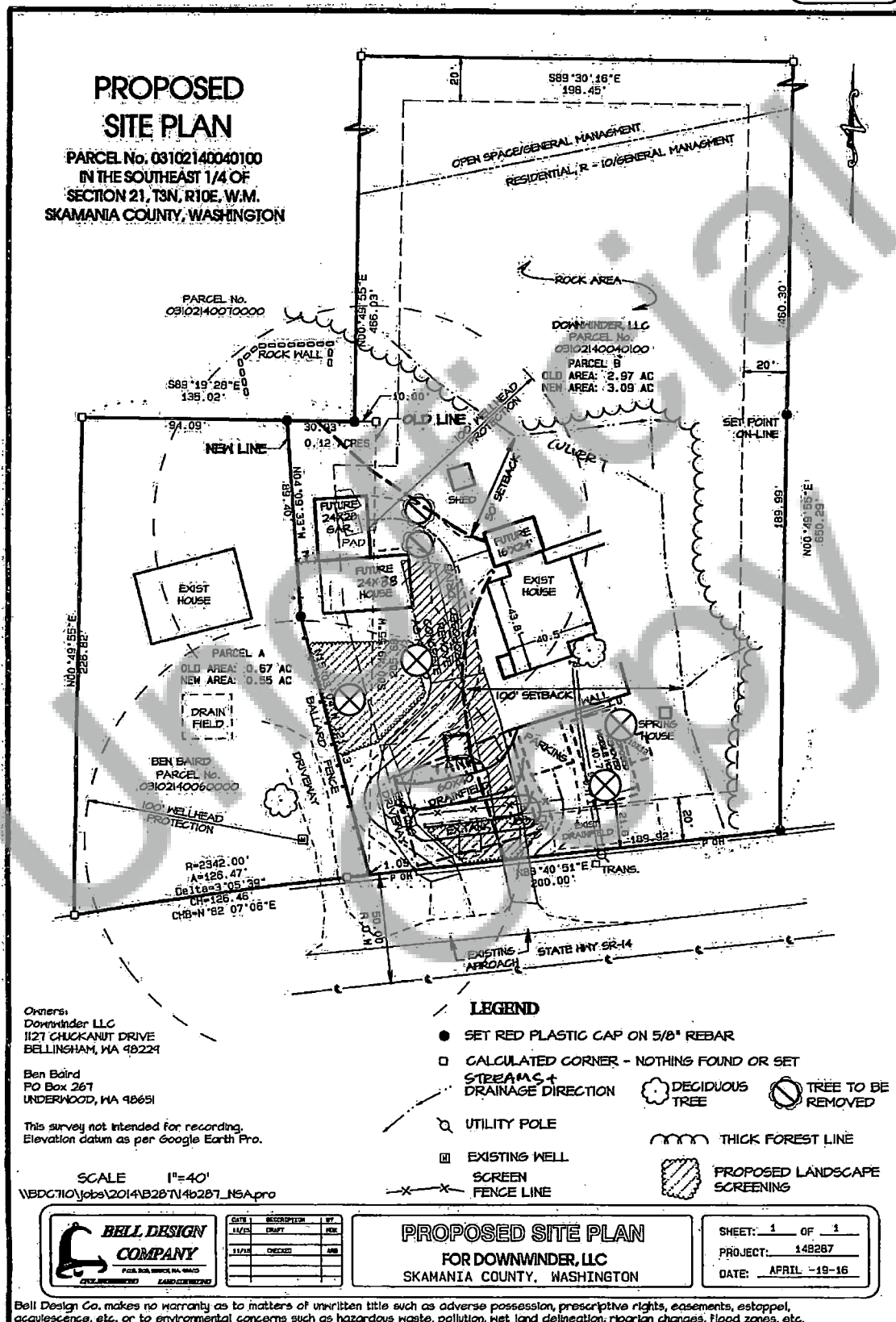
**ALSO EXCEPTING THEREFROM that portion conveyed to Matthew Bronson by instrument recorded in Book 158, Page 729.**

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**Site Plan**

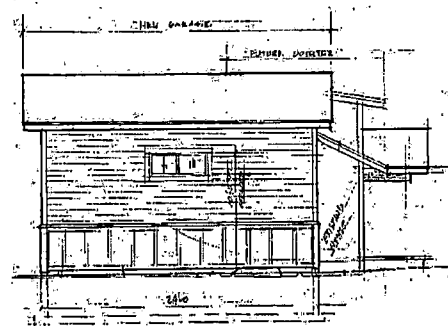
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SCREENING TREE 15 SCREENING SHRUBS 

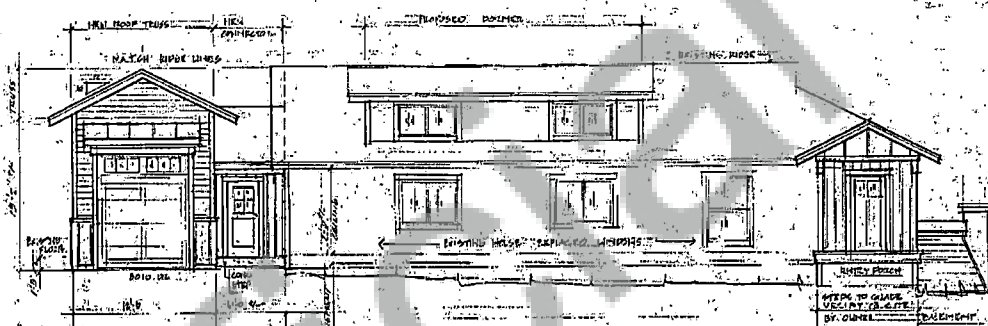
SEP 25 2017

Bell Design Company

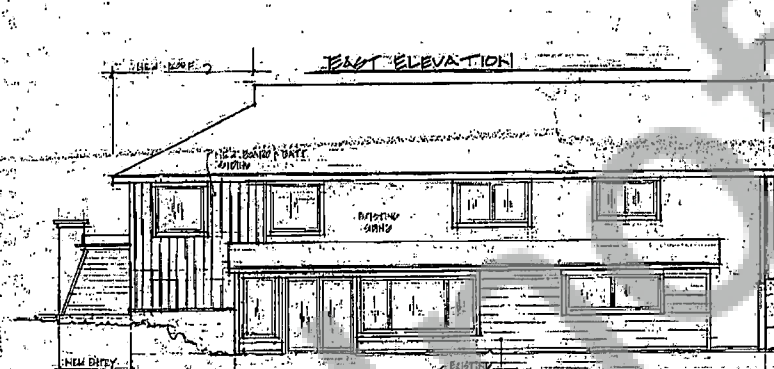
**Elevations**  
NSA-16-07 (Cantrell)



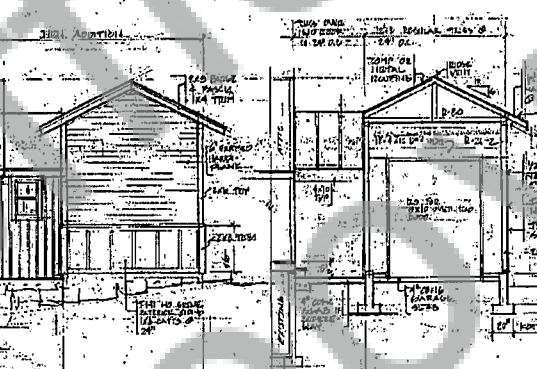
NORTH ELEVATION



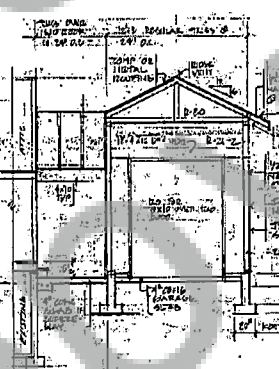
WEST ELEVATION



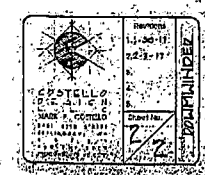
EAST ELEVATION



SOUTH ELEVATION



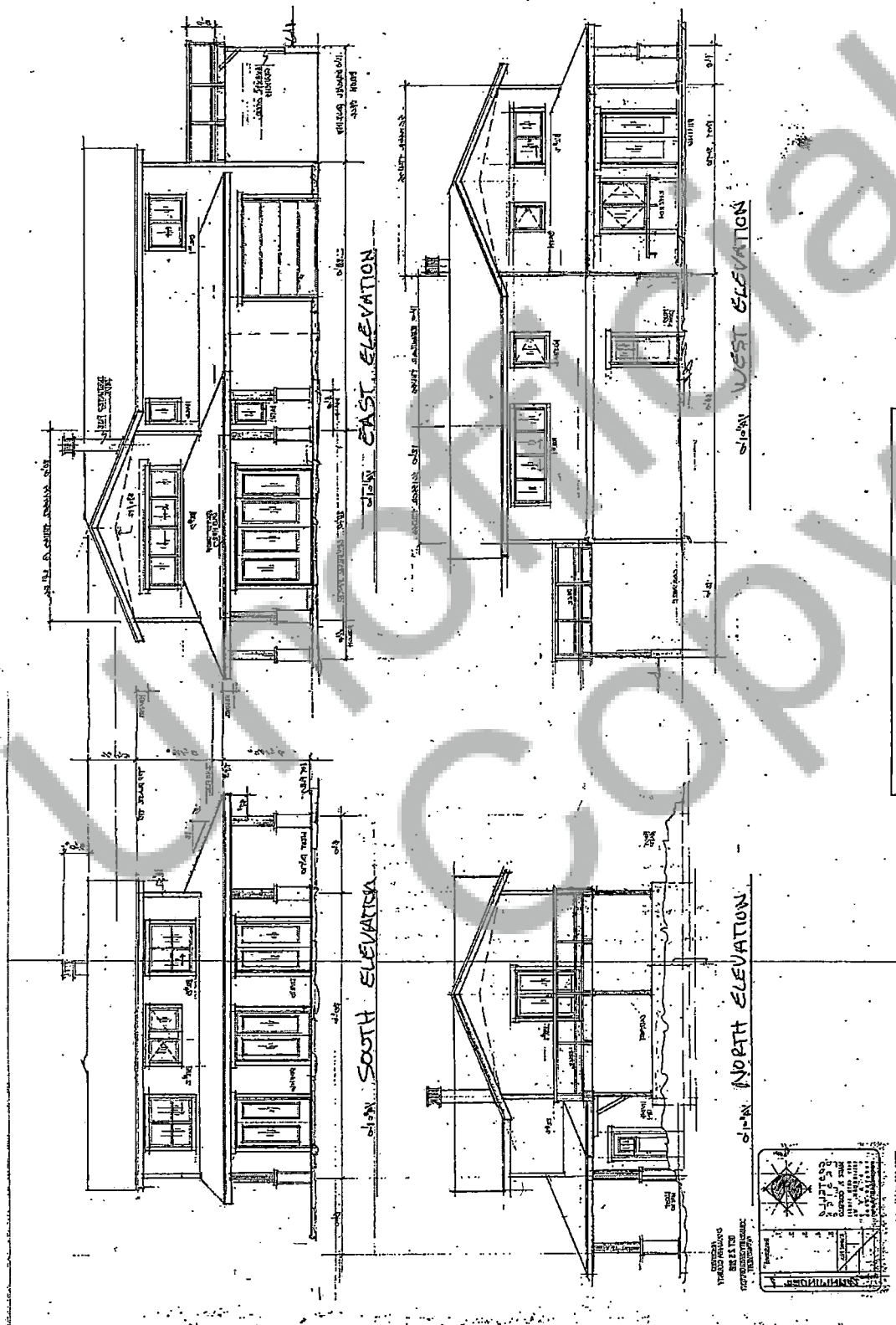
CROSS SECTION



Two-family dwelling remodel

## Elevations

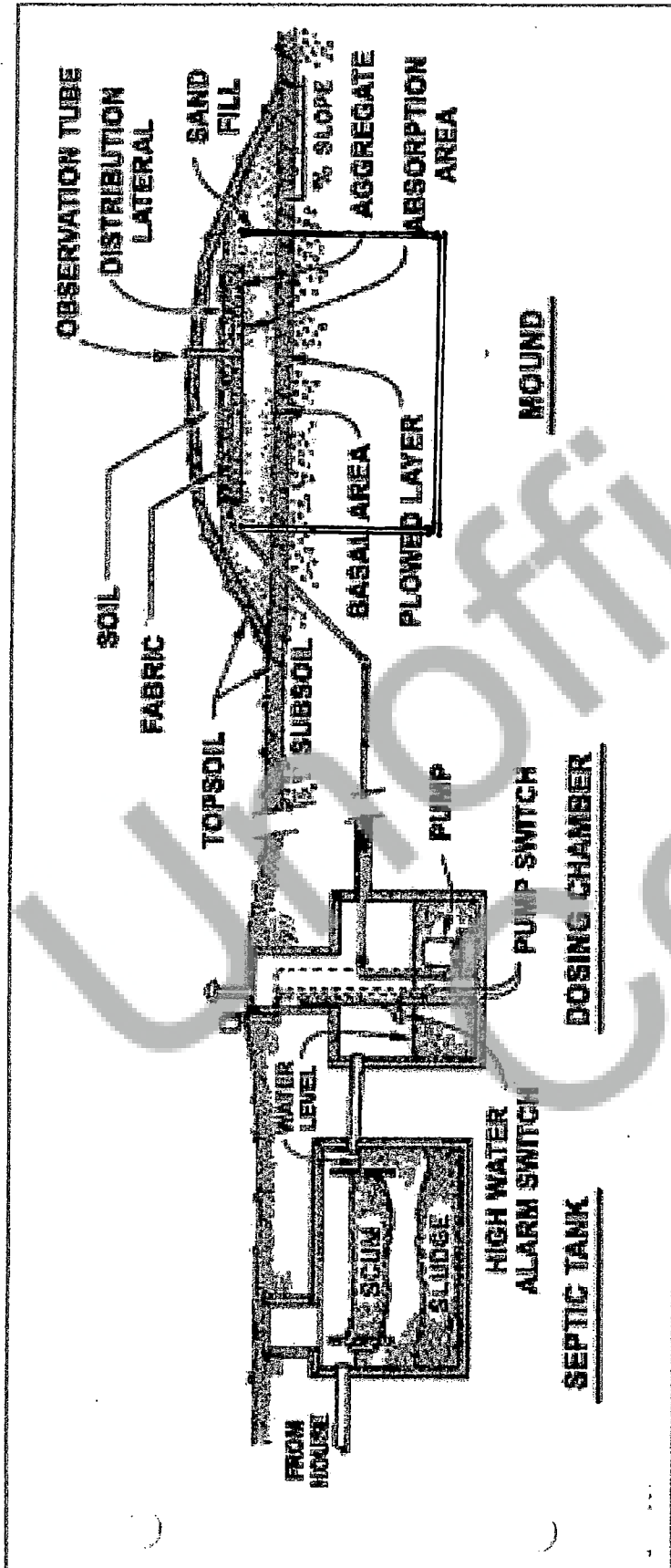
NSA-16-07 (Cantrell)



One-family dwelling replacement

## Elevations

NSA-16-07 (Cantrell)



Mound septic

**Elevations**  
NSA-16-07 (Cantrell)

# Landscrap Elevation Plan South Property line

