

Return Address: Cam Thomas
52 Thomas Road
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

REVISED ADMINISTRATIVE DECISION

APPLICANT: Cam Thomas

FILE NO.: NSA-17-32

DESCRIPTION: Lot line adjustments affecting four parcels.

LOCATION: 51 Thomas Road, 52 Thomas Road, 191 Sooter Road, Underwood; Parcel nos. 03-10-22-0-0-0801-00, 03-10-22-0-0-0800-00, 03-10-22-0-0-0802-00, and 03-10-22-1-4-0800-00

LEGAL: See attached pp. 5 - 9

ZONING: GMA – Residential 1 (R-1), GMA – Residential 2 (R-2), GMA – Small Woodland (F-3), 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.

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

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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 approved site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
3. On Parcels A - C, 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. On Parcel D, 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 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.

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5. 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.

Dated and signed this ~~16th day of November 2017~~ 7th day of February 2019, at Stevenson, Washington.



Alan Peters, AICP
Assistant Planning Director
Planning Division

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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:

All owners of property within 500 ft. of the subject properties
Friends of the Columbia Gorge
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

Legal Description of Adjusted Parcel A

Beginning at the Southwest corner of the North half of Government Lot 3 of Section 22, T3N, R10E, W.M, Skamania County, State of Washington;

Thence along the South line of said North half of Government Lot 3 South 89°26'00" East, a distance of 458.22 feet;

thence North 01°36'49" East, a distance of 82.01 feet;

thence North 02°03'19" West, a distance of 147.52 feet to the beginning of a curve concave to the northeast having a radius of 60.00 feet and a central angle of 15°23'01" and being subtended by a chord which bears North 50°51'18" West, 16.06 feet;

thence northwesterly along said curve, a distance of 16.11 feet;

thence North 43°09'47" West tangent to said curve, a distance of 30.72 feet to the beginning of a curve tangent to said line;

thence northwesterly a distance of 96.52 feet along the curve concave to the east, having a radius of 70.00 feet and a central angle of 79°00'03"; thence North 35°50'16" East tangent to said curve, a distance of 90.91 feet to the beginning of a curve tangent to said line;

thence northeasterly a distance of 11.72 feet along the curve concave to the northwest, having a radius of 100.00 feet and a central angle of 6°42'44";

thence South 89°40'20" East, a distance of 1036.02 feet;

thence South 00°58'49" West, a distance of 438.87 feet to a point on the South line of the North half of Government Lot 4;

thence along said South line South 89°26'00" East, a distance of 420.00 feet;

thence North 00°58'49" East, a distance of 499.65 feet;

thence North 89°19'22" West, a distance of 58.30 feet;

thence North 88°44'36" West, a distance of 170.49 feet;

thence North 51°18'00" East, a distance of 221.39 feet;

thence North 00°55'40" East, a distance of 21.40 feet;

thence North 85°32'59" West, a distance of 30.30 feet;

thence South 51°18'00" West, a distance of 182.56 feet;

thence North 89°03'58" West, a distance of 208.63 feet;

thence North 89°14'18" West, a distance of 208.20 feet;

thence North 55°52'25" West, a distance of 339.30 feet;

thence North 01°08'57" East, a distance of 824.42 feet;

thence North 38°46'45" West, a distance of 389.51 feet;

thence North $89^{\circ}09'03''$ West, a distance of 742.70 feet to a point on the North-south Center section line of Section 22;

thence along said center section line South $01^{\circ}07'18''$ West, a distance of 1868.80 feet to the Point of Beginning.

Containing 43.31 Acres, more or less.

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Legal Description of Adjusted Parcel B

Commencing at the Southwest corner of the North half of Government Lot 3 of Section 22, T3N, R10E, W.M, Skamania County, State of Washington;

Thence along the South line of said North half South $89^{\circ}26'00''$ East, a distance of 458.22 feet to the Point of Beginning;

Thence North $01^{\circ}36'49''$ East, a distance of 82.01 feet;

thence North $02^{\circ}03'19''$ West, a distance of 147.52 feet to the beginning of a curve concave to the northeast having a radius of 60.00 feet and a central angle of $15^{\circ}23'01''$ and being subtended by a chord which bears North $50^{\circ}51'18''$ West 16.06 feet;

thence northwesterly along said curve, a distance of 16.11 feet;

thence North $43^{\circ}09'47''$ West tangent to said curve, a distance of 30.72 feet to the beginning of a curve tangent to said line;

thence northwesterly a distance of 96.52 feet along the curve concave to the east, having a radius of 70.00 feet and a central angle of $79^{\circ}00'03''$;

thence North $35^{\circ}50'16''$ East tangent to said curve, a distance of 90.91 feet to the beginning of a curve tangent to said line;

thence northeasterly a distance of 11.72 feet along the curve concave to the northwest, having a radius of 100.00 feet and a central angle of $6^{\circ}42'44''$;

thence South $89^{\circ}40'20''$ East, a distance of 750.01 feet;

thence South $35^{\circ}44'08''$ West, a distance of 535.40 feet to a point on the South line of the North half of said Government Lot 3;

thence along said South line North $89^{\circ}26'00''$ West, a distance of 454.69 feet to the Point of Beginning.

Containing 6.25 Acres, more or less.

Legal Description of Adjusted Parcel C

Commencing at the Southwest corner of the North half of Government Lot 3 of Section 22, T3N, R10E, W.M, Skamania County, State of Washington;

Thence along the South line of said North half South $89^{\circ}26'00''$ East, a distance of 912.91 feet to the Point of Beginning;

Thence North $35^{\circ}44'08''$ East, a distance of 535.40 feet;

thence South $89^{\circ}40'20''$ East, a distance of 286.01 feet;

thence South $00^{\circ}58'49''$ West, a distance of 438.87 feet to a point on the South line of the North half of Government Lot 4;

thence North $89^{\circ}26'00''$ West, a distance of 591.23 feet to the Point of Beginning.

Containing 4.41 Acres, more or less.

Legal Description of Adjusted Parcel D

Beginning at the most North corner of Lot 1 of Sooter Tracts as recorded in Volume A, Page 138 of Short Plats, Section 22, T3N, R10E, W.M, Skamania County, State of Washington;

Thence South $46^{\circ}48'08''$ West, a distance of 121.41 feet;
thence South $51^{\circ}18'00''$ West, a distance of 221.39 feet;
thence South $88^{\circ}44'36''$ East, a distance of 170.49 feet;
thence South $89^{\circ}19'22''$ East, a distance of 71.53 feet;
thence South $00^{\circ}40'38''$ West, a distance of 33.50 feet to a point of cusp on a curve concave to the southeast having a radius of 173.00 feet and a central angle of $53^{\circ}59'15''$ and being subtended by a chord which bears North $28^{\circ}11'53''$ East 157.05 feet;
thence northerly along said curve, a distance of 163.01 feet;
thence North $55^{\circ}11'30''$ East tangent to said curve, a distance of 51.64 feet; thence North $46^{\circ}34'35''$ West, a distance of 133.43 feet to the Point of Beginning.

Containing 0.83 ACRES, more or less.