

Return Address: Michael and Teresa Spears
151 Romans Road
Skamania, WA, 98648

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: Michael and Teresa Spears

FILE NO.: NSA-18-16

DESCRIPTION: Replace an existing single-family dwelling with a new single-family dwelling in a different location. Remove an existing accessory building.

LOCATION: 151 Romans Road, Skamania and identified as Skamania County Parcel No. 02-06-33-0-0-1301-00

LEGAL: See attached page 6.

ZONING: GMA – Small Woodland (F-3) 20.

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.

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.

Skamania County Community Development Department
NSA-18-16 (Spears) Administrative Decision
Page 2

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 buildings shall be surrounded by a maintained fuel break of fifty feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than twenty-four inches in height). Trees should be placed greater than fifteen feet between the crowns and pruned to remove dead and low (less than eight feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
4. Hazardous fuels shall be removed within the fuel break area.
5. Buildings with plumbed water systems shall install at least one standpipe at a minimum of fifty feet from the structure(s).
6. A pond, stream, tank or sump with storage of not less than one thousand gallons, or a well or water system capable of delivering twenty gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
7. Access drives shall be maintained to a level that is passable to fire equipment.
8. Telephone and power supply shall be underground whenever possible.
9. Roofs of structures should be made of fire-resistant materials, such as fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
10. All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code.
11. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than one-fourth inch mesh metal screen that is noncombustible and corrosion resistant.

Skamania County Community Development Department
NSA-18-16 (Spears) Administrative Decision
Page 3

12. The administrator shall conduct a review of the development within one year to assure compliance with fire safety provisions found in SCC 22.14.050(A).
13. the existing single-family dwelling shall be removed within 30 days of the new residence receiving approval of final occupancy from the Skamania County building inspector. The Community Development Department will conduct one site visit 30 days after occupancy approval is granted for the new single-family residence to ensure the existing single-family residence has been removed in accordance with Section 22.14.050(E)(1)(z).
14. Applicant shall revegetate the disturbed areas left after removal of the existing manufactured home.
15. Only 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.
16. 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.
17. 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.
18. The existing tree cover screening proposed development from Key Viewing Areas to the east and south and within 50-100 feet of the proposed home to the west shall be retained and maintained in a healthy condition except as is necessary for development or to comply with the fire safety provisions of 22.14.050(A). Dead and dying trees shall be replaced in kind.
19. The exterior of the proposed structures shall be dark earth-tones 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: for the exterior walls - Granite (appears dark grey), Trim - Brown (appears dark brown); Roofing - Charcoal grey (appears dark grey). Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
20. The exterior of buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity. The proposed list of LP Smart Side and LP Cedar Shake siding, wood grain trim and IKO asphalt shingles satisfies this condition.

Skamania County Community Development Department
NSA-18-16 (Spears) Administrative Decision
Page 4

21. except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained. All screening trees are required to be maintained.
22. 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.
23. 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

Skamania County Community Development Department
NSA-18-16 (Spears) Administrative Decision
Page 5

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 11th day of October, 2018, at Stevenson, Washington.

Mike Beck

Mike Beck
Planner

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

Skamania County Community Development Department
NSA-18-16 (Spears) Administrative Decision
Page 6

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 Reservation
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

Skamania County Community Development Department
NSA-18-16 (Spears) Administrative Decision
Page 7

Legal Description

A tract of land in the Northwest Quarter of the Southwest Quarter of Section 33, Township 2 North, Range 6 East of Willamette Meridian, in the County of Skamania, State of Washington, Described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 33;

THENCE North $0^{\circ}30'23''$ East, 250.39 feet along the West line of said Northwest Quarter to a point at the centerline of the Bonneville Power Administration Easement;

THENCE North $72^{\circ}05'02''$ East, 653.62 feet along the centerline of said Bonneville Power Administration Easement;

THENCE North $0^{\circ}30'23''$ East, 302.98 feet parallel with said West line of said Northwest Quarter to a point on the South right-of-way line of Franz Road;

THENCE North $80^{\circ}51'01''$ East, 60.86 feet along said South line of said Franz Road to the start of a 720 foot radius curve to the right which the chord bears North $89^{\circ}33'38''$ East, 218.07 feet;

THENCE along said curve 218.91 feet;

THENCE continuing along said South right-of-way of said Franz Road the following described courses;

THENCE South $81^{\circ}43'45''$ East, 80.39 feet to the start of a 810.00 foot radius curve to the left which the chord bears North $81^{\circ}29'53''$ East, 467.50 feet;

THENCE along said curve 474.24 feet;

THENCE North $64^{\circ}43'30''$ East 22.40 feet; Said point being the Northerly point of that line established by Quit Claim Deed recorded in Book 169, Page 12, Skamania County Records;

THENCE South $01^{\circ}06'48''$ West, 851.86 feet parallel with the East line of said Northwest Quarter to a point on the South line of the Northeast Quarter of said Southwest Quarter; Said point also being the Southerly point of that line established in said Quit Claim Deed; Said point bears South $89^{\circ}15'25''$ East, 114.00 feet from the Southeast corner of said Northwest Quarter;

THENCE North $89^{\circ}15'25''$ West, 1,450.72 feet along the South line of said Northeast Quarter and also being along the South line of said Northwest Quarter to the POINT OF BEGINNING.