

Return Address: Todd Hill
PO Box 480
White Salmon, WA 98672

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: Todd Hill, for Eric Bernstein

FILE NO.: NSA-15-10

DESCRIPTION: A new single-family dwelling, two accessory buildings, and associated utilities.

LOCATION: Panorama Drive, Underwood and identified as Skamania County Parcel #03-10-21-2-0-0301-00

LEGAL: See attached page 6

ZONING: GMA – Small Scale Agricultural (Ag-2)

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.

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

Skamania County Community Development Department
NSA-15-10 (Bernstein) Administrative Decision
Page 2

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:** 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.
4. The annual energy production of the solar panel array shall not exceed the annual residential needs of the property.
5. A 100-ft. buffer is required from the adjacent vineyard located north of the subject parcel. This buffer may be reduced to 50 ft. as proposed with the planting of a continuous vegetative screen. Trees shall be at least 6 ft. high when planted and reach an ultimate height of at least 15 ft. The vegetation screen shall be planted along the appropriate parcel line, and be continuous. The vegetative screening must be completely planted during the first phase of development and maintained in good condition.
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. Project applicants shall be responsible for the proper maintenance and survival of any planted vegetation required.
8. 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.
9. 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

Skamania County Community Development Department
NSA-15-10 (Bernstein) Administrative Decision
Page 3

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.

10. The applicant shall plant eight screening trees east of the dwelling as indicated on the site plan. Planted trees shall be at least 4 ft. high at planting and shall be installed as soon as practicable, and prior to project completion.
11. The exterior of the proposed structures 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: Board-formed concrete walls: Scofield CHROMIX - Landmarks Grey, French Grey, or Shadow Slate; Siding: Oiled natural IPE; Siding: Cedar stained to match 10C or 11C in the Building in the Scenic Area Handbook; Siding/Roofing: Cor-ten; Solar panels: black. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
12. The applicant is responsible for regular maintenance and oiling of IPE siding to maintain its dark earth-tone color.
13. The exterior of the proposed buildings shall be composed of nonreflective materials or materials with low reflectivity. The proposed use of board form concrete, natural wood siding, and Cor-ten weathering steel satisfy this requirement.
14. The applicant shall accelerate the weathering of the Cor-ten with an acid wash at the time of installation. The applicant shall be required to promptly maintain or repair any future damage to this material that exposes smooth reflective metal.
15. Solar panels shall have a non-reflective coating.
16. The dwelling shall include permanent shading and screening structures as proposed to minimize the visual impacts of glass. The east elevation shall include 8 ft. deep overhangs and the south elevation shall include 12 ft. deep overhangs. Glazing shall have a visible light reflectivity rating of 11% or less.
17. 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.
18. All required screening trees shall be coniferous. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.
19. 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.
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.

Skamania County Community Development Department
NSA-15-10 (Bernstein) Administrative Decision
Page 4

- 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.

Dated and signed this 27th day of June 2018, at Stevenson, Washington.



Alan Peters, AICP
Assistant Planning Director

Skamania County Community Development Department
NSA-15-10 (Bernstein) Administrative Decision
Page 5

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

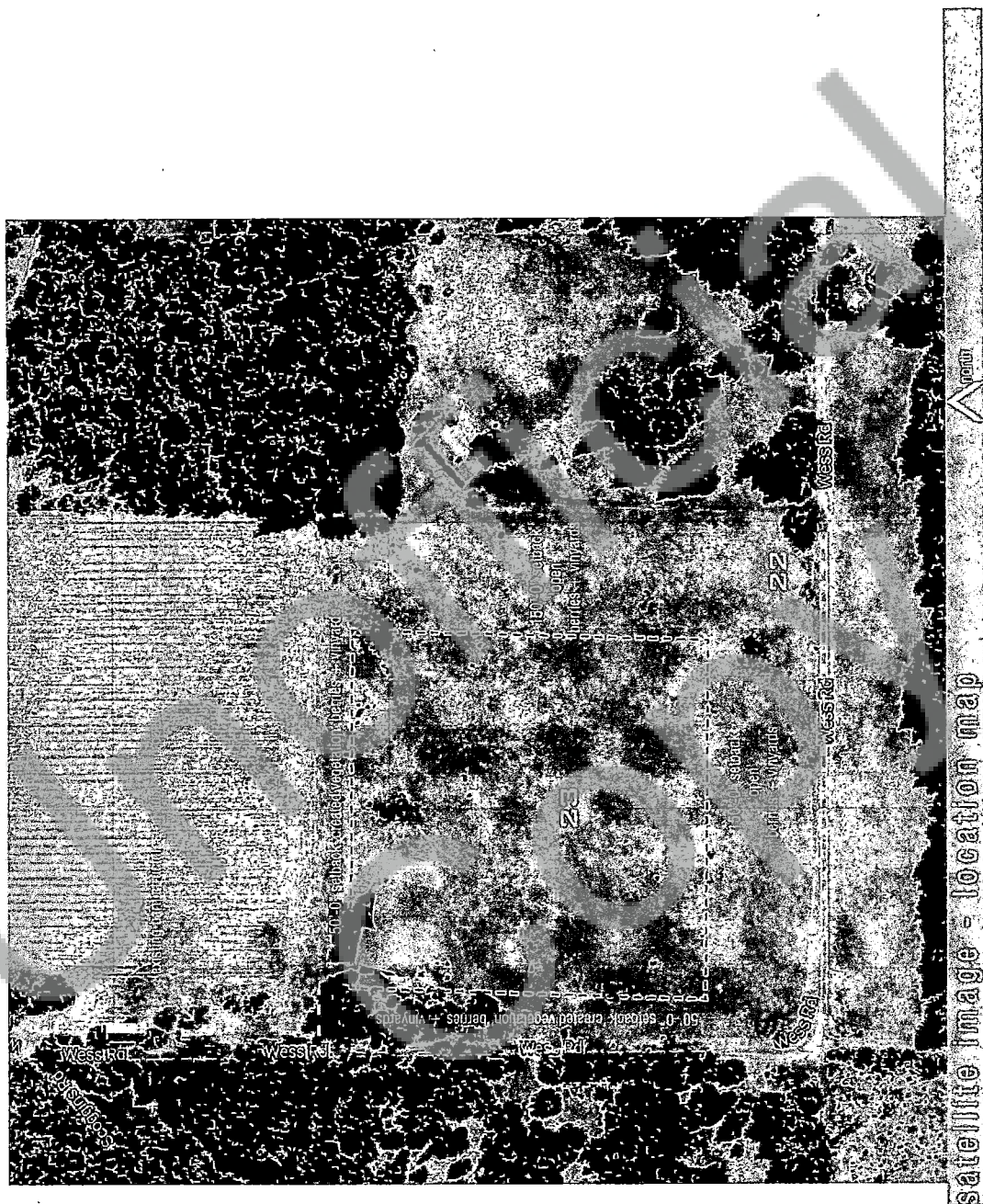
NSA-15-10 (Bernstein)

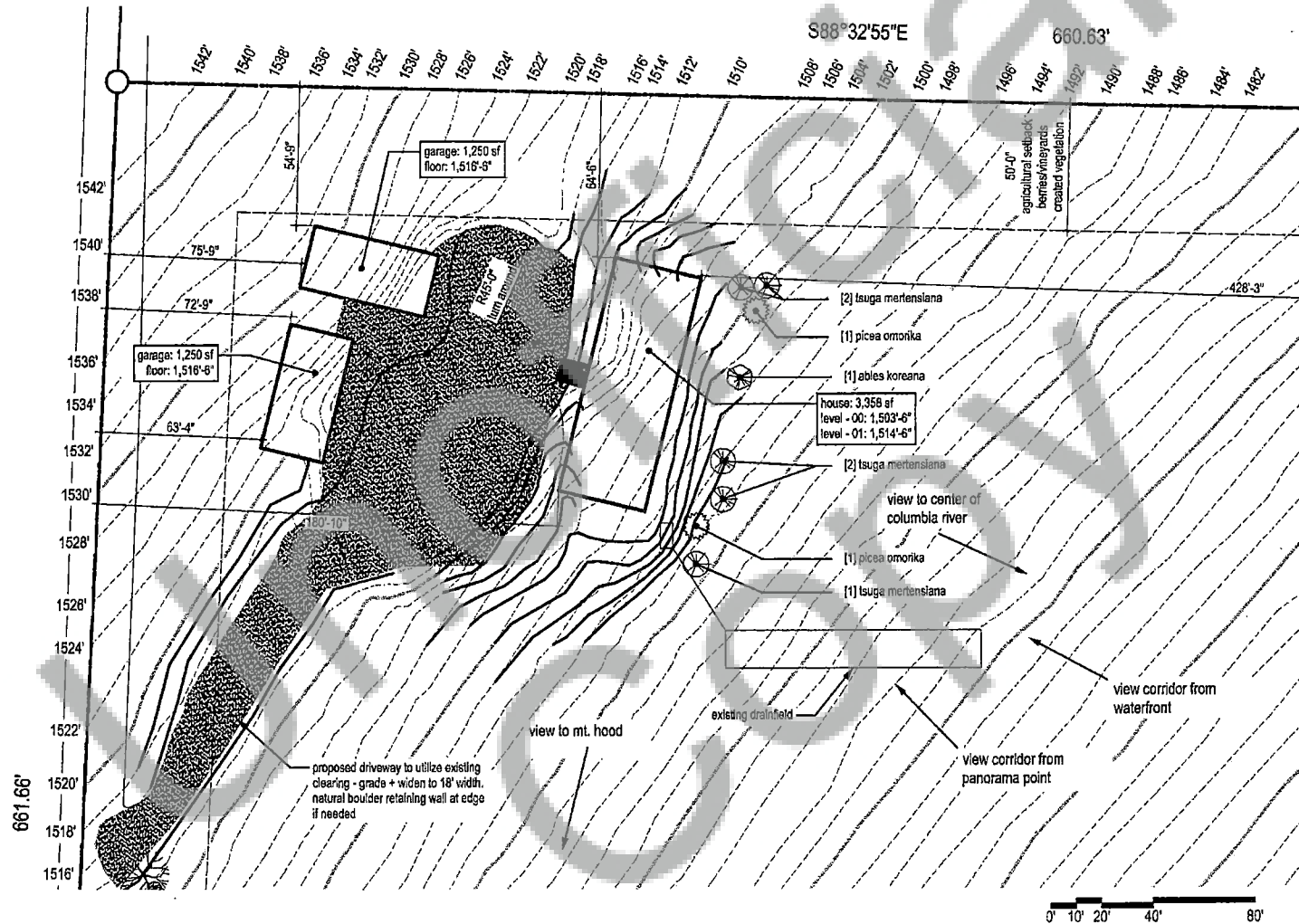
The South Half of the West Half of the Northwest Quarter of the Northwest Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Unofficial
Copy

Site Plan

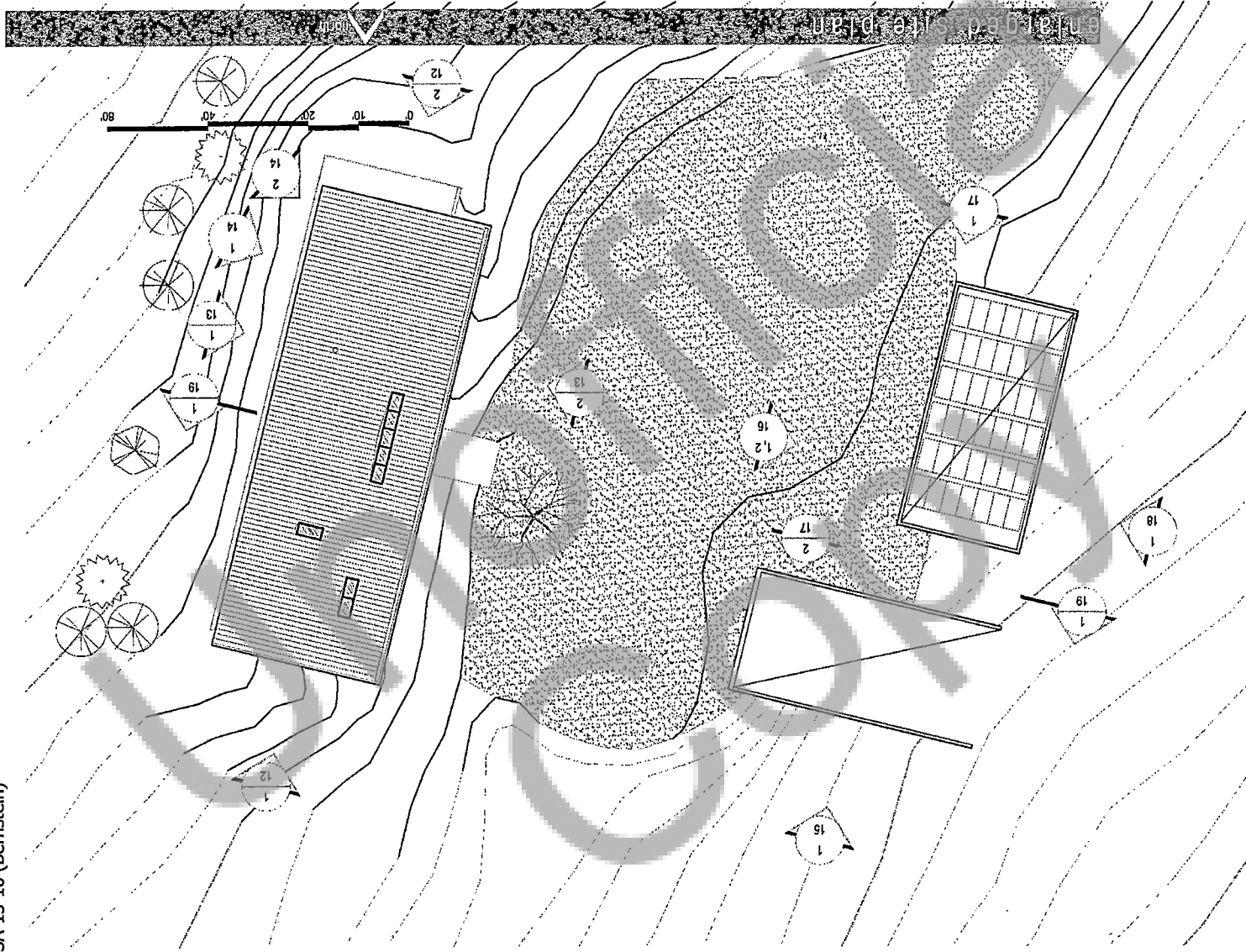
NSA-15-10 (Bernstein)



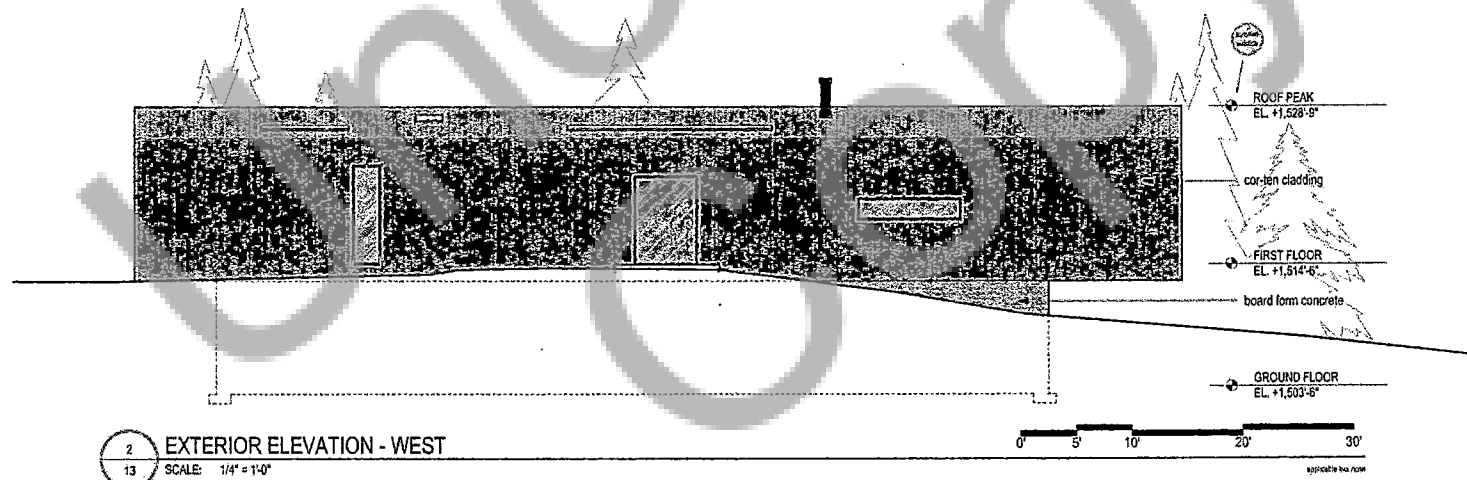
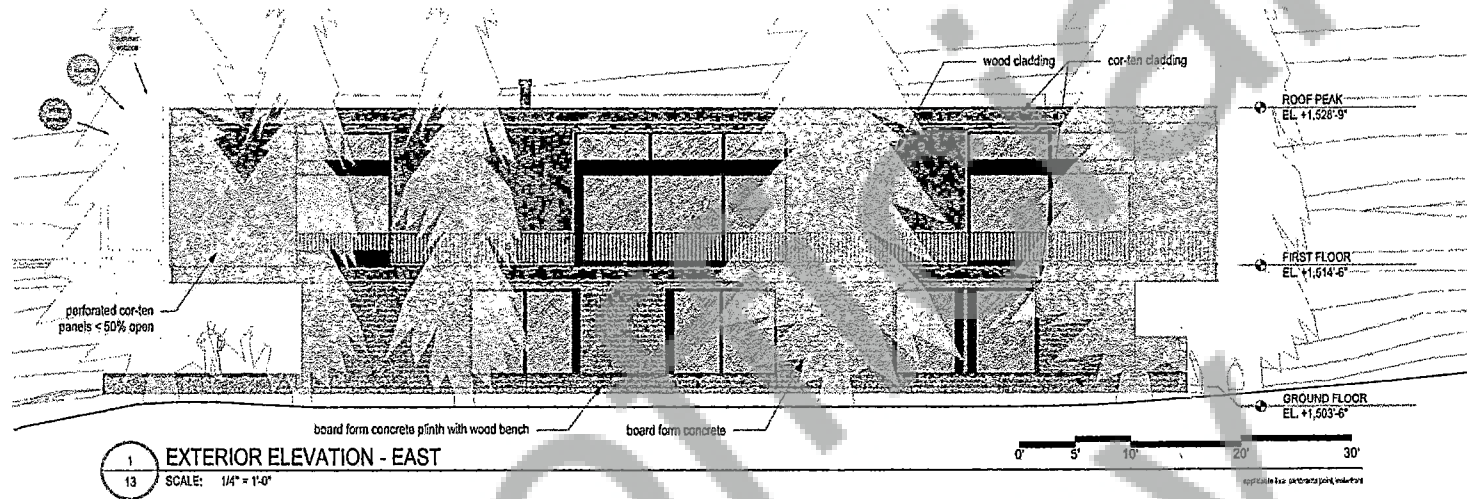


Site Plan
NSA-15-10 (Bernstein)

Site Plan
NSA-15-10 (Bernstein)

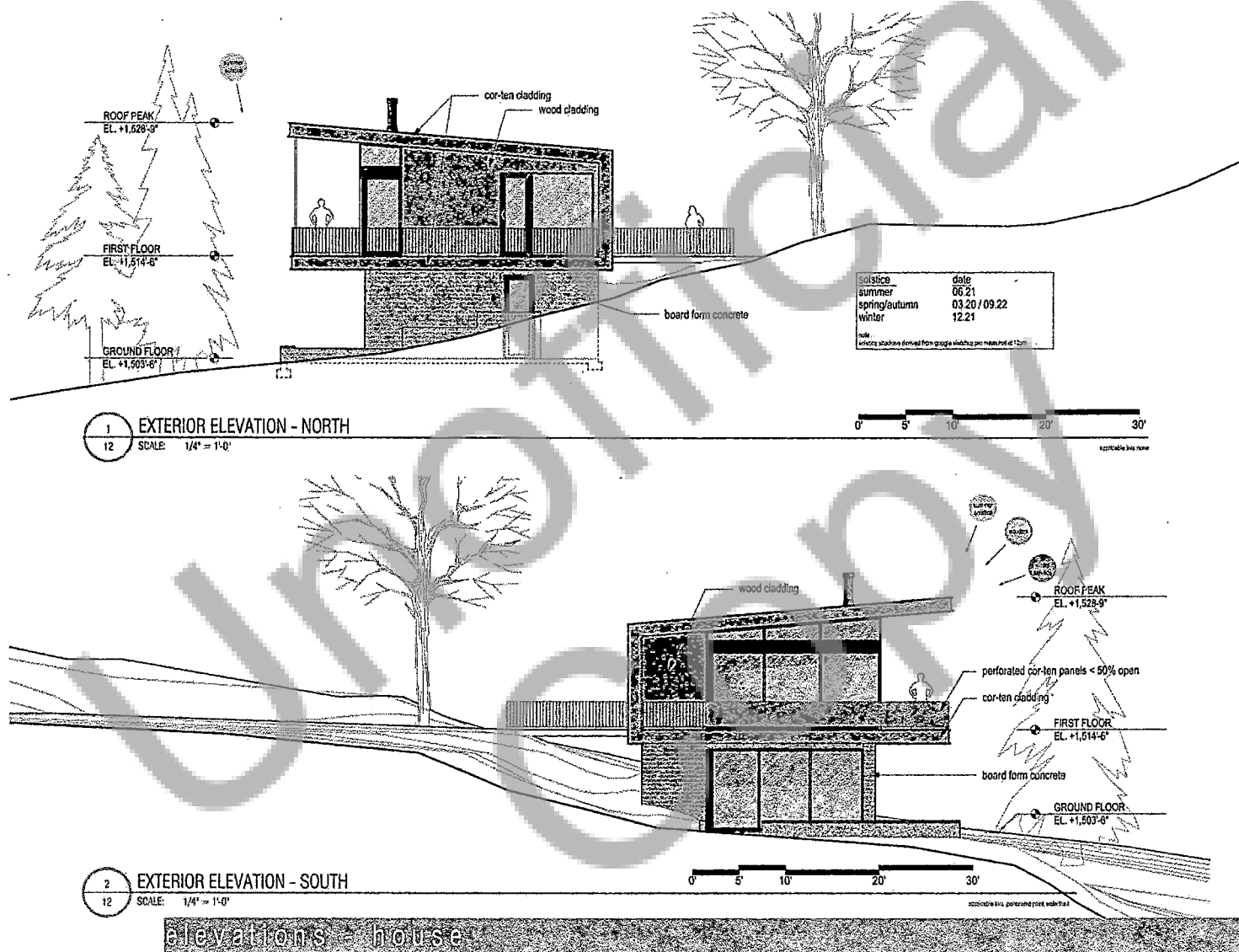


Elevations
NSA-15-10 (Bernstein)

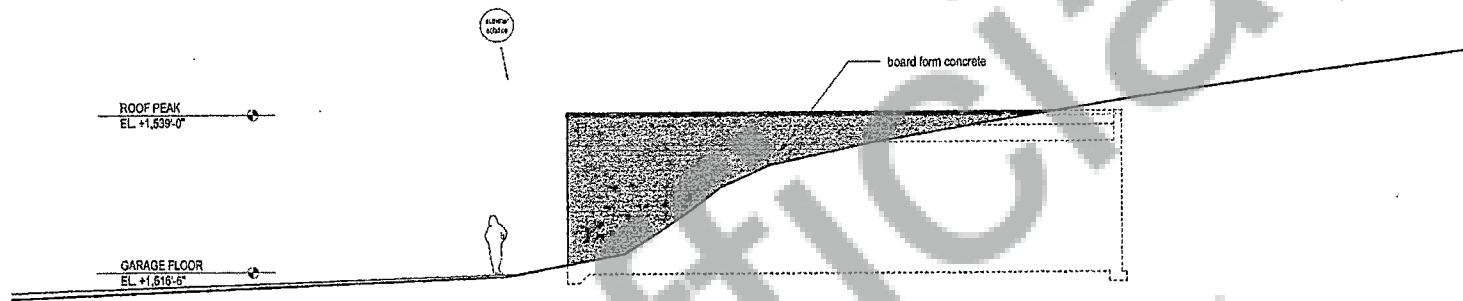


elevations - house

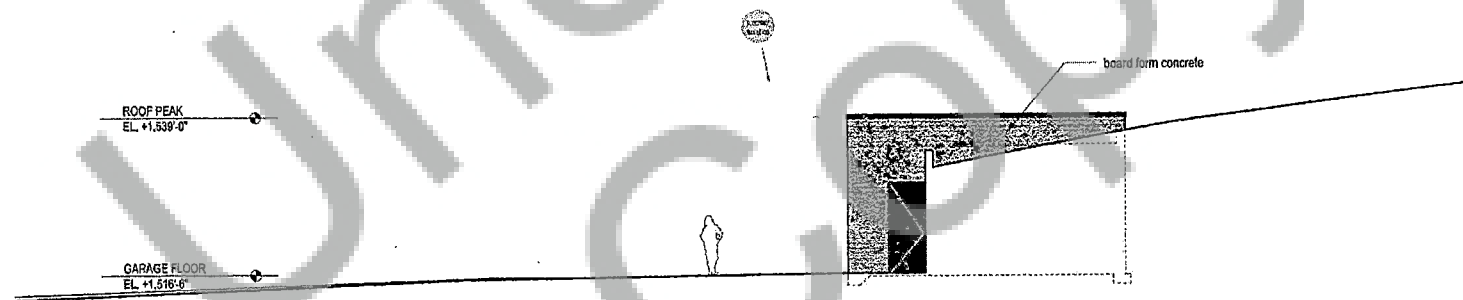
Elevations
NSA-15-10 (Bernstein)



Elevations
NSA-15-10 (Bernstein)



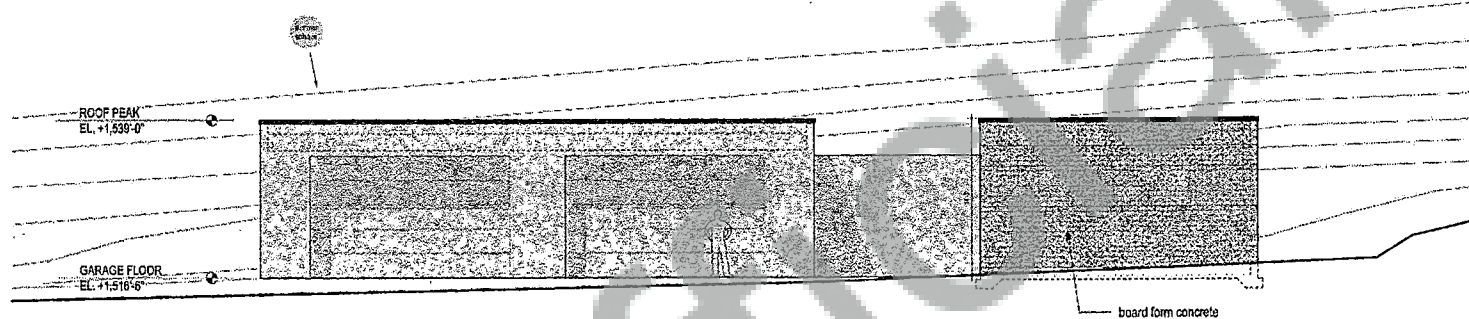
1
15 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



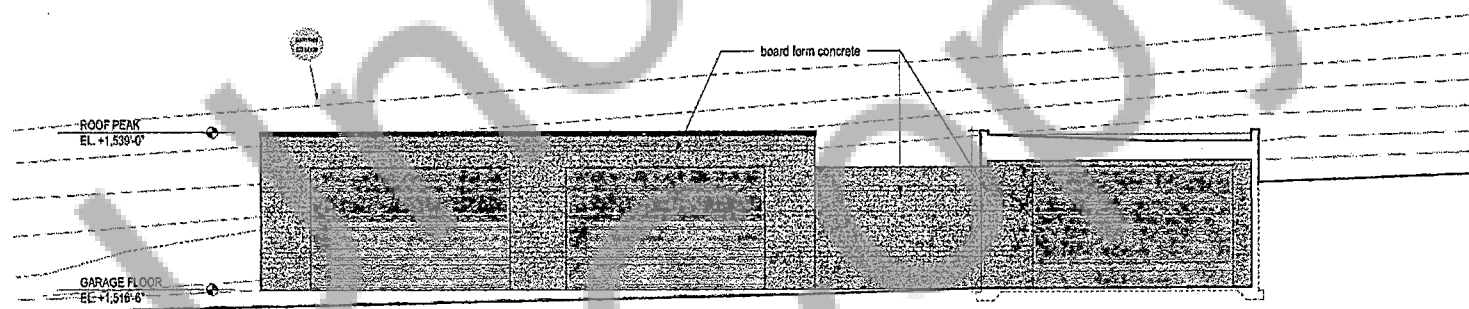
2
15 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

elevations - garage

Elevations
NSA-15-10 (Bernstein)



1 EXTERIOR ELEVATION - EAST
16 SCALE: 1/4" = 1'-0"

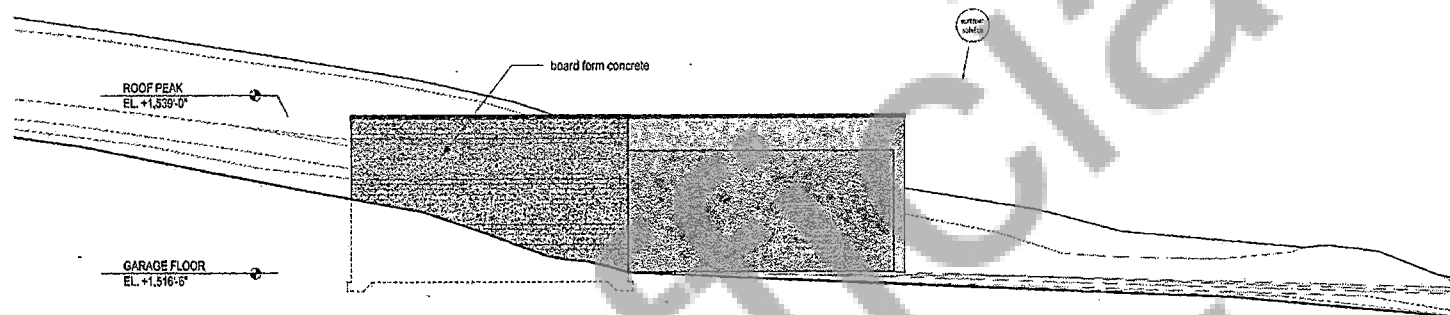


2 EXTERIOR ELEVATION - EAST
16 SCALE: 1/4" = 1'-0"

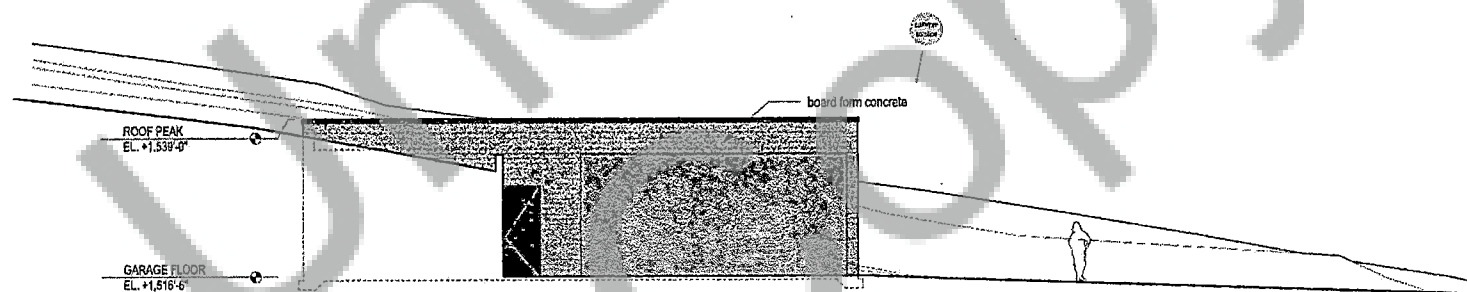


elevations - garage

Elevations
NSA-15-10 (Bernstein)



1
17 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



2
17 EXTERIOR ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

elevations - garage

Elevations
NSA-15-10 (Bernstein)

