



Return Address: William & Amber Emery
3100 SE 168th Ave #312
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: William & Amber Emery

FILE NO.: NSA-17-35

DESCRIPTION: A new single-family dwelling, garage, shed, wire fencing, driveway, and associated utilities.

LOCATION: 302 Duncan Creek Road, Skamania, Parcel no. #02-06-34-0-0-1200-00

LEGAL: See attached page 7

ZONING: GMA – Small Woodland (F-3)

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.

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. All buildings shall be surrounded by a maintained fuel break of fifty (50) feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than twenty-four (24) inches in height). Trees should be placed greater than fifteen (15) feet between the crowns and pruned to remove dead and low (less than eight (8) feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
5. Hazardous fuels shall be removed within the fuel break area.
6. Buildings with plumbed water systems shall install at least one (1) standpipe at a minimum of fifty (50) feet from the structure(s).
7. A pond, stream, tank or sump with storage of not less than 1,000 gallons, or a well or water system capable of delivering twenty (20) gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
8. Access drives shall be constructed to a minimum of twelve (12) feet in width and not exceed a finished grade of twelve percent (12%). Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment. However, variances to road provisions may be made after consultation with the local fire marshal and the Washington State Department of Natural Resources.
9. Within one (1) year of the occupancy of a dwelling, the Administrator shall conduct a review of the development to assure compliance with these this section.
10. Telephone and power supply shall be underground whenever possible.

11. 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.
12. Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than a quarter ($\frac{1}{4}$) inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
13. 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.
14. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than a quarter ($\frac{1}{4}$) inch mesh metal screen that is noncombustible and corrosion resistant.
15. The garage shall be reduced to a maximum footprint of 1,500 sq. ft.
16. The applicant shall record a declaration in the Skamania County Auditor's Office specifying that the owners, successors, heirs, and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm and forest practices is required.
17. 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.
18. 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.
19. 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.
20. The applicant shall be required to construct a landscaping berm and plant fifteen trees to provide vegetative screening. The berm may be continuous or may consist of up to three smaller berms, but must cover a width of 65 ft. and shall be located no further than 65 ft. from the dwelling. The crown of the berm shall be at least 18 in. above grade.

Seven coniferous trees shall be planted on the berm. Six trees shall be planted south of the existing driveway turnaround and two trees shall be planted west of the dwelling as indicated on the approved site plan. All trees shall be selected from the Building in the Scenic Area Recommended Plant List and of a variety that can reach a minimum mature height of 30 ft. according to this handbook and must be at least 6 ft. tall at the time of planting.

Except for the two trees near the dwelling, the berm and trees shall be installed as soon as practicable, and prior to framing. 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.

21. 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:
Siding: Sherwin Williams – Rock Bottom (Dark charcoal)
Trim: Sherwin Williams – Obsidian Glass (Dark charcoal)
Windows: Jeld-Wen – Bronze (Dark brown)
Stone: K2 Stone – Antique Montana Ledge Stone (Dark brown)
Dwelling & Garage Roofing: Decra – Weathered Timber (Dark brown)
Shed Roofing: GAF Timberline - Charcoal
Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
22. The exterior of the dwelling shall be composed of nonreflective materials or materials with low reflectivity. The proposed use of fiber cement siding, Decra shake roofing, and architectural composite roofing shingles satisfy this requirement. Exterior paint finishes shall be matte or low-luster.
23. Windows shall consist of specialty bronze tinted glass with a visible light reflectivity rating less than 11%.
24. 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. Wall mounted lights or sconces shall only be permissible on the north elevation of the dwelling, away from key viewing areas. Exterior lights on any other elevation shall be limited to lights recessed into porch ceilings.
25. Existing tree cover and recently planted trees located within 200 ft. of any building shall be retained. Thinning of trees on the remainder of the property may be allowed with an approved Forest Practices Application.
26. The seven trees to be planted on the berm shall all be coniferous trees. At least half of the remaining eight trees shall also be coniferous. Half of all trees shall be species native to the setting.
27. 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.

28. 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 25th day of April 2018, at Stevenson, Washington.



Alan Peters, AICP
Assistant Planning Director

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-17-35 (Emery)

PARCEL I

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 88°31'23" WEST 1332.71 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°48'41" WEST 780.45 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE NORTH LINE OF DUNCAN CREEK ROAD; THENCE ALONG SAID NORTH LINE OF DUNCAN CREEK ROAD THE FOLLOWING COURSES AND DISTANCES:

ALONG A 357.50 FOOT RADIUS CURVE TO THE LEFT 153.85 FEET, THE LONG CHORD WHICH BEARS NORTH 79°20'40" EAST 152.67; THENCE ALONG A 376.54 FOOT RADIUS CURVE TO THE RIGHT 226.70 FEET, THE LONG CHORD WHICH BEARS NORTH 84°15'48" EAST 223.29 FEET; THENCE SOUTH 78°29'20" EAST 125.55 FEET; THENCE ALONG A 205.39 FOOT RADIUS CURVE TO THE RIGHT 114.53 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 62°30'51" EAST 113.05 FEET; THENCE SOUTH 46°32'23" EAST 126.27 FEET; THENCE SOUTH 49°52'17" EAST 31.89 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID NORTH LINE OF DUNCAN CREEK ROAD AND THE CENTERLINE OF AN EXISTING DRIVEWAY; THENCE ALONG THE CENTERLINE OF SAID EXISTING DRIVEWAY THE FOLLOWING COURSES AND DISTANCES:

NORTH 42°53'42" EAST 16.06 FEET; THENCE ALONG A 32.06 FOOT RADIUS CURVE TO THE RIGHT 32.39 FEET, THE LONG CHORD WHICH BEAR NORTH 71°50'43" EAST 31.03 FEET; THENCE SOUTH 79°12'17" EAST 39.78 FEET; THENCE ALONG A 88.44 FOOT RADIUS CURVE TO THE LEFT 251.70 FEET, THE LONG CHORD WHICH BEARS NORTH 19°15'27" EAST 174.94 FEET; THENCE LEAVING SAID CENTERLINE NORTH 26°32'28" EAST 371.99 FEET; THENCE NORTH 78°36'59" EAST 763.41 FEET TO THE CENTERLINE OF NIELSON ROAD (FORMERLY KNOWN AS DUNCAN CREEK ROAD); THENCE NORTHWESTERLY, ALONG SAID CENTERLINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 88°31'23" WEST 289.98 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

PARCEL II

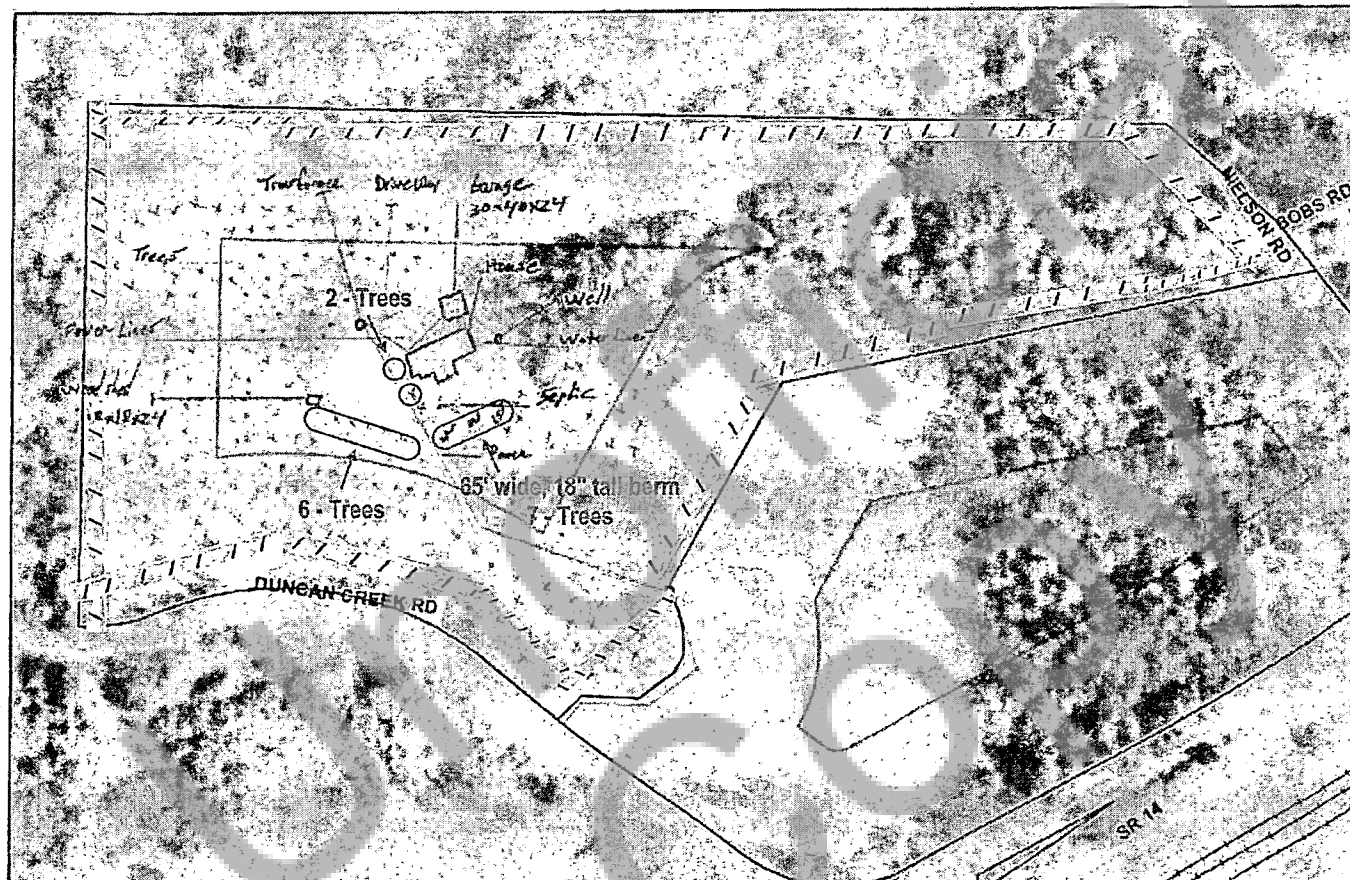
TOGETHER WITH:

A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES LOCATED IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON BEING 30.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 01°05'10" WEST 891.93 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°54'50" WEST 614.95 FEET MORE OR LESS TO THE INTERSECTION OF THE NORTH LINE OF DUNCAN CREEK ROAD AND THE CENTERLINE OF AN EXISTING PRIVATE DRIVEWAY AND THE TRUE POINT OF BEGINNING OF THIS DESCRIBED CENTERLINE; THENCE ALONG THE CENTERLINE OF SAID EXISTING PRIVATE DRIVEWAY THE FOLLOWING COURSES AND DISTANCES:

NORTH 42°53'42" EAST 16.06 FEET; THENCE ALONG A 32.06 FOOT RADIUS CURVE TO THE RIGHT 32.39 FEET, THE LONG CHORD OF WHICH BEARS NORTH 71°50'43" EAST 31.03 FEET; THENCE SOUTH 79°12'17" EAST 39.78 FEET; THENCE ALONG A 88.44 FOOT RADIUS CURVE TO THE LEFT 251.70 FEET, THE LONG CHORD WHICH BEARS NORTH 19°15'27" EAST 174.94 FEET TO THE TERMINUS POINT OF THIS DESCRIBED CENTERLINE.

Site Selection



302 Duncan Creek Road, Skamania, Washington
Parcel Number: 02063400120000

0 200 400 800 Feet

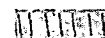
Legend

x - Trees - 2+ year old

~ - Berms

σ - Utilities

□ - Structures



Fence

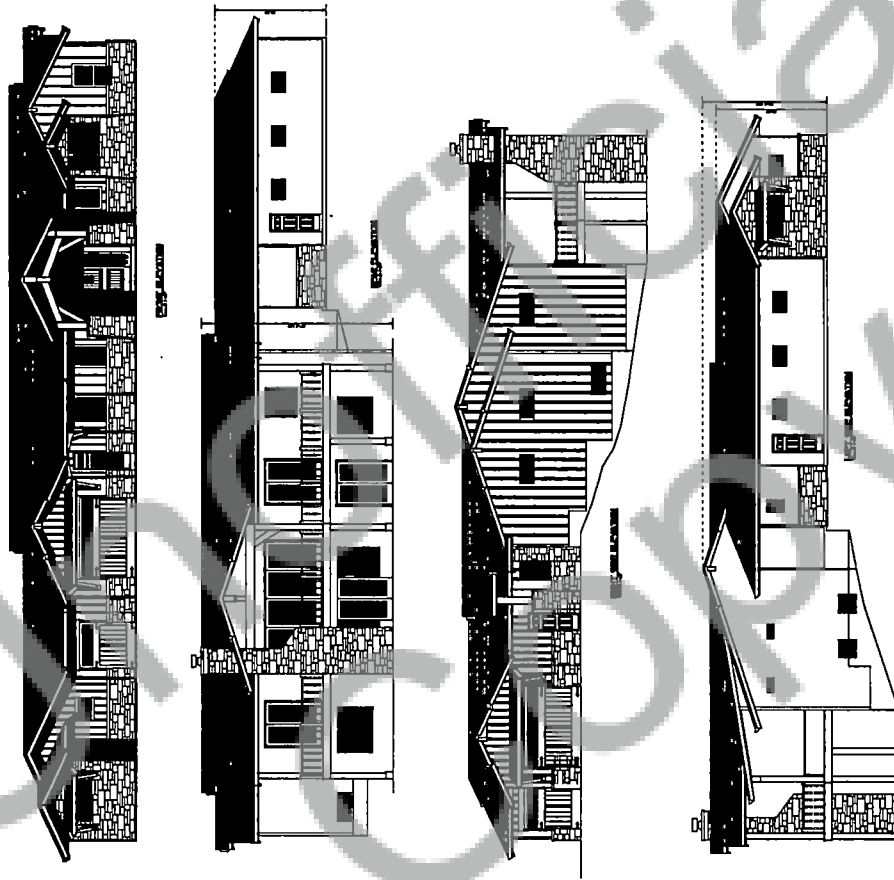


NORTH

Not to scale

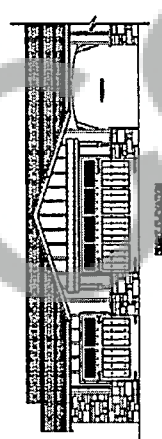
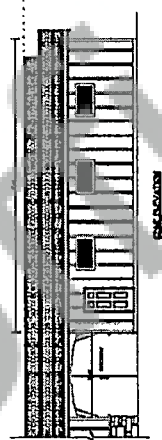
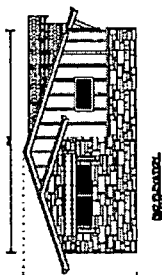
Elevations

NSA-17-35 (Emery)



Elevations

NSA-17-35 (Emery)

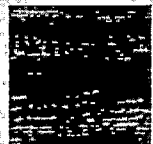


Accessory Building#2

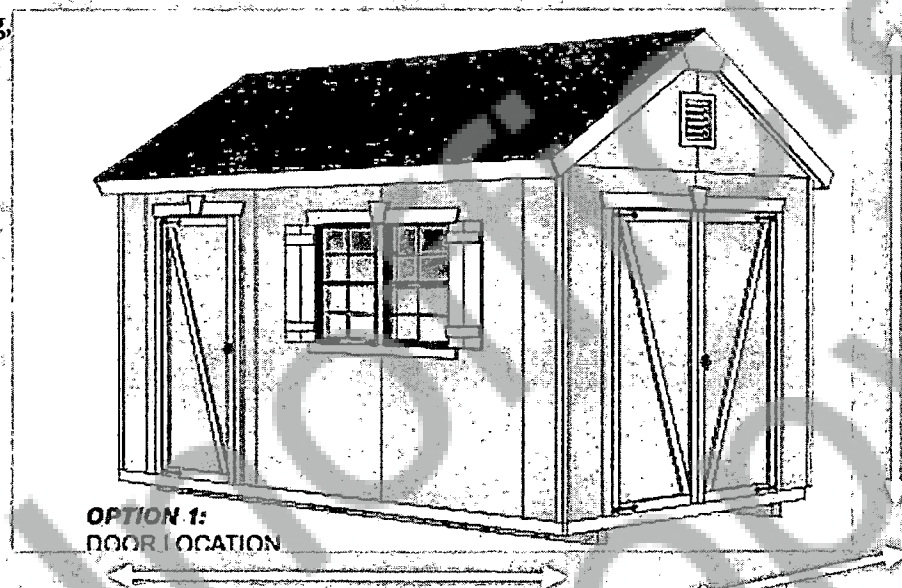
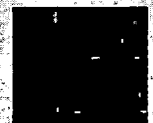
Siding: Wood siding,
same color of house
body



Trim: Dark brown



Shingle:
GAF- Timberline
Color- Charcoal



OPTION 1:
DOOR LOCATION

14' Long

8' Wide

12' Height