

Skamania County, WA
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Request of: PAULA LONDON



Return Address: Paula London
33406 NE Washougal River Road
Washougal, WA
98671

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: Paula London

FILE NO.: NSA-18-41

DESCRIPTION: Construct single family residence with accessory building and site improvements.

LOCATION: Prindle Road, Prindle and identified as Skamania County Parcel No. 01-05-11-1-0-1100-00.

LEGAL: Commencing at a point 988.29 feet South and 229.01 feet West of the Northeast corner of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, said point being on the North line of County Road and 30 feet East from the Southeast corner of Lot 4, Block "A", Prindle Township, thence North 32° 36' West 276.2 feet; thence North 52° 29' east 207.2 feet; thence South 39° 03' East 280 feet to County Road; thence along the North line of said road South 51° 35' West to the point of beginning.

ZONING: GMA - Residential 10 (R-10)

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 development shall be consistent with the approved site plan on file with Skamania County Community Development, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
3. The following minimum lot line setbacks shall apply for all structures except fences: FRONT YARD: forty-five (45) feet from the centerline of the street or road or fifteen (15) feet from the front property line, whichever is greater; SIDE YARD: five (5) feet; REAR YARD: fifteen (15) feet.
4. No commercial use or home occupation may be established on this property unless applied for and approved through the county's National Scenic Area land use application review process.
5. 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.
6. 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. 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.
7. The screened porch of the home shall remain screened. Installing glass panels on the screened porch, either as storm windows or permanently, is prohibited, unless subsequently approved as part of a future development review.

8. The detached accessory building shall not accommodate a cooking area or kitchen facility. Building plans will be evaluated to ensure the accessory building is not provided with any provisions to accommodate a future kitchen facility (venting, range hood, etc.).
9. At least six new trees and at least eight shrubs shall be planted in the areas shown on the approved site plan. Of these six trees, at least two shall be coniferous to provide winter screening. All required trees and shrubs shall be selected from the "Recommended Plants for Screening" list found in the Scenic Resources Implementation Handbook, and sized to provide sufficient screening to make the development visually subordinate within five years or less from the commencement of construction.
10. 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.
11. The exteriors of the proposed buildings shall be dark earth-tone colors. The exteriors include, but are not limited to, sides, doors, decks, concrete, gutters, roofs and trim. The following colors submitted by the applicant are consistent with this condition and are hereby approved: for the building exterior walls and trim – SW 3022 Black Alder – (appears black); SW3023 Flagstone – (appears dark grey); Benjamin Moore -Amherst Grey stain – (appears dark grey); railings - #31 – (appears black); roofing – dark grey. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction. Community Development staff shall inspect for sufficiently dark earth-toned finishes prior to final approval. The applicant may be required to apply additional coats of stain to render sufficiently dark earth tones on the finished construction.
12. The exterior of buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity. The proposed use of natural cedar shake, natural wood trim and composite 3-tab shingles meets this condition. The use of painted metal is not allowed.
13. 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.
14. Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. Areas left bare during construction shall be promptly reseeded with native vegetation and prior to project receiving final approval.
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.
16. A 100' water resource buffer is required for an identified water resource as shown on the approved site plan. The water resource buffer shall be retained in its present condition. New encroachment into the water resource buffer is prohibited.

17. An Inadvertent Discovery Plan embodying the provisions of SCC 22.22.060 and SCC 22.22.070 shall be prepared and posted in a conspicuous place at the development site and shall remain posted until final approval is granted for this project
18. 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.
19. 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 22th day of July, 2019, at Stevenson, Washington.

Mike Beck

Mike Beck
Planner

Unofficial
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NOTE:

Any new development not included in the approved site plan on file with the Skamania County Community Development department 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 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