

Skamania County, WA
Total: \$107.50
ADMIN
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2019-002063

10/28/2019 11:27 AM

Request of: JANET WAINWRIGHT



Return Address: Janet Wainwright
4001 SW Cloverdale St.
Seattle, WA 98136

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: Janet Wainwright

FILE NO.: NSA-19-14

DESCRIPTION: Construct 20' x 22' x 10' fabric-roofed carport.

LOCATION: 92 Tucker Road South, and identified as Skamania County Parcel No. ~~02-27-3-0-0104-00~~ 02062780010400 gwn

LEGAL: See attached page 5.

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. A fifteen (15) foot variance to the 50-foot front yard setback for structures required by SCC 22.10.070(B)(1) is granted to allow the carport placement no closer than 35 feet from the centerline of Tucker Road as shown on the approved site plan.
4. Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted.
5. The existing tree cover shall be retained as much as possible except as necessary for site development, safety purposes, or forest management practices.
6. An Inadvertent Discovery Plan embodying the provisions of SCC 22.22.060 (Condition #7) and SCC 22.22.070 (Condition #8) shall be prepared and posted in a conspicuous place at the development site and shall remain posted until all project activities are concluded.
7. 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.
8. 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 9th day of October, 2019, at Stevenson, Washington.

Mike Beck

Mike Beck
Planner

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

Parcel 02-27-3-0-0104-00

Legal Description:

Beginning at the Southwest corner of the Southwest Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington; thence North $01^{\circ} 05' 09''$ East as measured along the West line of said Southwest Quarter 757.95 feet; thence South $88^{\circ} 55' 59''$ West 652.93 feet to the centerline of Road "A"; thence Northerly along the centerline of Road "A" to the intersection of Road "A" and Road "C", said point being North $01^{\circ} 05' 09''$ East 1,293.63 feet and South $88^{\circ} 55' 59''$ East 1,083.75 feet from the Southwest corner of said Southwest Quarter; thence North $34^{\circ} 04' 03''$ West 126.16 feet to beginning of a 100 foot radius curve to the left; thence along said curve 118.56 feet; thence South $78^{\circ} 00' 11''$ West 24.87 feet to the True Point of Beginning; thence continuing South $78^{\circ} 00' 11''$ West 121.89 feet to the beginning of a 100 foot curve to the left; thence along said curve 60.54 feet; thence South $43^{\circ} 18' 55''$ West 95.63 feet to the beginning of a 50 foot radius curve to the right; thence along said curve 47.14 feet; thence North $31^{\circ} 20' 43''$ West 318.61 feet; thence North $01^{\circ} 05' 09''$ East 689.64 feet; thence South $89^{\circ} 08' 43''$ West 499.50 feet; thence South $01^{\circ} 05' 09''$ West 360.08 feet; thence South $46^{\circ} 05' 08''$ West, 141.42 feet; thence South $43^{\circ} 54' 51''$ East 141.42 feet; thence South $01^{\circ} 05' 09''$ West 302.30 feet to the centerline of Road "C" and the True Point of Beginning.

The centerlines of Roads "A", "B" and "C" are more particularly described in a real estate contract dated April 30, 1975 and recorded in Book 70 of Deeds, Pages 13 and 14, auditor file no. 81400, records of Skamania County, Washington.

Also known as Lot 4 of Survey recorded in Book 1, Page 82, Skamania County Records.

TOGETHER with easements 60 feet in width for roads "A", "B", and "C" as more particularly described in real estate contract dated April 30, 1975 and recorded in Book 70 of Deeds, Pages 13 and 14, records of Skamania County, Washington