



Return Address: Scott Earl, Permit-It, LLC
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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: Scott Earl, Permit-It, LLC

FILE NO.: NSA-18-01

DESCRIPTION: After-the-fact review of a remodel to an existing single family dwelling, remodel of an existing accessory building, and construction of a concrete sidewalk and apron.

LOCATION: 22962 State Hwy 14, Washougal, Parcel no. 01-05-20-0-0-0100-00

LEGAL: See attached page 6

ZONING: Special Management Area – Public Recreation (P)

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.

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 comply with the following setbacks:
FRONT YARD: fifty (50) feet from the centerline of the street or road or twenty (20) feet from the front property line, whichever is greater.
SIDE YARD: twenty (20) feet.
REAR YARD: twenty (20) feet.
3. No unpermitted development shall occur within any portions of the property zoned SMA – Open Space (S-O).
4. The existing tree cover and any other vegetative landscaping screening the development from key viewing areas shall be retained.
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. 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.
7. The applicant shall plant 15 new trees north of the existing accessory building. The trees shall be planted in a row and shall be coniferous to provide screening. Screening trees shall be planted in rows as commonly found in the landscape.
8. All structures shall be finished in dark earth-tones found at the specific site or the surrounding landscape. All exterior surfaces, including doors, posts, decking, railings, eaves, etc. shall be finished in approved dark earth-tone colors. The following colors submitted by the applicant meet this requirement and are approved:
Dwelling & Accessory Building siding: Behr – Chipotle Paste
Dwelling & Accessory Building trim: Chocolate Brown (matching existing)
Dwelling & Accessory Building roofing: Pabco – Weathered Wood and Weathering Steel
Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.

9. The exterior of structures on lands seen from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity. The proposed use of wood and composite siding, architectural composition shingles, and weathering steel are consistent with this provision, except that weathering steel is approved for use only on the proposed porch addition to the single-family dwelling. Weathering steel is not approved for use on the accessory building. Glass deck railings are not allowed.
10. Exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding landscape setting.
11. Any seasonal lighting displays shall be permitted on a temporary basis only, not to exceed three months.
12. A 200 ft. buffer shall be preserved for each perennial or fish-bearing stream and a 50 ft. buffer shall be preserved for any intermittent streams on the subject property. All buffer zones shall be undisturbed.
13. Silt fences shall be placed east and south of the existing dwelling during construction, in addition to the silt fence indicated on the site plan. Within one year of project completion, 80 % of the project area with surface disturbances shall be established with effective native ground cover species or other soil-stabilizing methods to prevent soil erosion until the area has 80 % vegetative cover.
14. 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.
15. 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 2nd day of March 2020, 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:

Owners of Property within 500 ft. of the subject properties	Columbia River Gorge Commission
Friends of the Columbia Gorge	U.S. Forest Service - NSA Office
Yakama Indian Nation	Board of County Commissioners
Confederated Tribes of the Umatilla Indian Reservation	State of Washington Department of Commerce – Paul Johnson
Confederated Tribes of the Warm Springs	Department of Fish and Wildlife
Nez Perce Tribe	
Cowlitz Tribe	
Department of Archaeology and Historic Preservation	

LEGAL DESCRIPTION:

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 17 AND GOVERNMENT LOTS 1, 2 AND 3, IN SECTION 20, ALL IN TOWNSHIP 1 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 14, WITH THE EAST LINE OF THE WEST 390 FEET OF GOVERNMENT LOT 1, SAID POINT BEING THE MOST WESTERLY NORTHWEST CORNER OF THE GRAMS TRACT AS DESCRIBED IN BOOK 50 OF DEEDS AT PAGE 31 (RECORDED JUNE 25, 1962), SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 14 FOR A DISTANCE OF 215 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE EXCEPTED PARCEL NOTED IN THE GRAMS TRACT; THENCE SOUTH 73.45 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID EXCEPTED PARCEL; THENCE NORTH 84°30' EAST 162.00 FEET TO THE SOUTHEAST CORNER OF SAID EXCEPTED PARCEL; THENCE NORTH ALONG THE EAST LINE OF SAID EXCEPTED PARCEL, 110 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 14; THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE 145 FEET, MORE OR LESS, TO THE NORTH LINE OF SECTION 20; THENCE EAST ALONG THE LINE BETWEEN SECTIONS 17 AND 20 FOR A DISTANCE OF 1000 FEET, MORE OR LESS, TO A POINT THAT IS 1850 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 17, SAID POINT BEING THE SOUTHEAST CORNER OF THE U.S.A. TRACT AS DESCRIBED IN BOOK 121 OF DEEDS, AT PAGE 379, SKAMANIA COUNTY AUDITOR'S RECORDS; THENCE NORTH 268 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 14 AND THE NORTHEAST CORNER OF THE U.S.A. TRACT; THENCE NORTHEASTERLY AND EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE 2500 FEET, MORE OR LESS, TO A POINT THAT IS 140.00 FEET WESTERLY (AS MEASURED ALONG SAID RIGHT OF WAY LINE) FROM ENGINEER'S STATION 331+00, 50.00 FEET RIGHT (SHEET 3 OF 6, STATE ROAD NO. 8, WING CREEK TO PRINDLE, DATED JUNE 24, 1927); THENCE SOUTH (PARALLEL WITH THE WEST LINE OF GOVERNMENT LOT 1 OF SECTION 20), 970.00 FEET; THENCE SOUTHWESTERLY 3750 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 390 FEET OF GOVERNMENT LOT 1, THAT IS 810.00 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 810.00 FEET TO THE POINT OF BEGINNING.