



Return Address: Patty Moles
1040 Methodist Road
Hood River, OR
97031

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: Patty Moles and Ross Hoag

FILE NO.: NSA-19-43

DESCRIPTION: Remove and replace two existing single-family residences. Remove one accessory building. Construct new accessory building, driveway gate, well, septic system, associated utilities, and site improvements

LOCATION: 41 Finks Road, and identified as Skamania County parcel no. #03-08-28-0-0-0100-00.

LEGAL: See attached page 7.

ZONING: GMA – Commercial Recreation (CR)

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. A variance from the setbacks established in Sections 22.10.70(B)(1), SCC 22.18.050(A)(2), and 22.20.020(H)(4)(a) is granted to permit construction as shown on the approved site plan on file with the Community Development department.
3. 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.
4. The following are the minimum required setbacks for all structures except fences: 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, and REAR YARD: twenty (20) feet. A variance has been granted pursuant to Section 22.06.040 to permit development within the required front and east side yard setbacks as shown on the approved site plan.
5. Each replacement dwelling shall be used as single-family residences. Building plans will be reviewed prior to issue of building permits to ensure each replacement dwelling is a single-family residence and does not contain more than one cooking area or kitchen in either dwelling. An inspection shall be conducted of the dwellings prior to issuing certificates of occupancy to ensure this condition has been met.
6. A grading plan shall be submitted for review with the building permit application. Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. All graded areas left bare shall be re-seeded with native vegetation promptly and prior to final inspection by the Community Development department.
7. A 100-foot water resource buffer is required from the normal pool elevation of the Columbia River.
8. Except for development approved in the administrative decision, the 100-foot Columbia River water resource buffer shall be retained in its natural condition. Where buffer disturbance occurs during project development, revegetation with native vegetation shall be required and shall provide and maintain habitat diversity beneficial to the fish, wildlife, and native plants.
9. The proposed development shall be constructed using best management practices.

10. Areas disturbed during construction shall be rehabilitated to the maximum extent practicable.
11. 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.
12. The Community Development Department shall conduct at least two site visits during construction. One siting inspection is required to verify the staked location of the solar panel and underground electrical line prior to any ground disturbance taking place. 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.
13. The existing tree cover shall be retained and maintained in a healthy condition except as is necessary for development. Dead and dying trees shall be replaced in kind.
14. The following new plantings are required: Two (2) tall deciduous trees and one (1) tall evergreen tree shall be planted in the water resource buffer where the mobile home was located. At least three (3) tall evergreen trees and one (1) tall deciduous tree will be planted within 10 feet of the driveway gate. At least six (6) shrubs, one (1) evergreen and one (1) deciduous tree are required west of the driveway along the north property line. The berm west of the driveway shall be planted with at least three (3) shrubby trees and the berm east of the driveway shall be planted with at least two (2) shrubby trees. A continuous hedge line of shrubs is required between the garage and the east home. The hedge line must be at least 30 feet in length and planted with native evergreen shrubs capable of reaching a height of at least 15 feet within 5 years of planting. At least two (2) shrubs shall be planted between the garage and north property line. At least one (1) tall, evergreen tree and at least two (2) tall, shrubby trees shall be planted in the northeast corner of the property. All areas for these additional plantings are depicted on the approved planting plan on file with the Community Development Department.
15. New vegetation shall be sized to provide sufficient screening to make the development visually subordinate within five years or less from the commencement of construction. All required vegetation shall be selected from the recommended plants list found in the Scenic Resources Implementation Handbook and sized at least as large as the minimum sizes recommended in the handbook. 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.
16. All existing tree cover shall be retained. Dead or dying trees shall be replaced in kind. At least half of any trees planted for screening purposes shall be species native to the River Bottomlands setting and at least one-quarter of any trees planted for screening purposes shall be coniferous for winter screening. All trees, shrubs and vegetative ground cover

planted within the 100-foot Columbia River buffer area shall be native species found in the River Bottomlands setting.

17. The exterior of the proposed dwellings shall be dark earth-tones 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 and Trim: Flood wood stain - "Black Oak" (appears dark brown), Flood wood stain - "Ebony" (appears dark grey) Window casing: Andersen - "black" (appears black). Stonework: Eldorado Stonework: Eldorado Stone – roughcut "Moonlight" (appears dark grey). Roofing: GAF Everguard TPO - "Dark Bronze" (appears dark brown). Unfinished exposed concrete is not allowed. All concrete left exposed shall be finished in a dark earth-tone color consistent with these approved colors. Any proposed changes to these colors shall be submitted to the Community Development department for review and approval prior to their use.
18. Community Development staff will inspect the color palate of finished construction for adequate dark earth-tones and may request additional treatments to darken the finishes prior to final approval. Continued maintenance of exterior finishes to maintain sufficiently dark-earth tones is required.
19. The exterior of buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity. The proposed list of natural wood siding and trim, TPO membrane roofing, and manufactured stone veneer siding satisfies this condition, and are approved. Any proposed changes to the approved materials list shall be submitted to the Community Development department to review for consistency with the construction materials requirements and approval prior to their use.
20. The windows used shall be either grey or bronze tint over low-E glass with less than 11% exterior visible light reflectivity rating. The applicants shall submit a window manufacturer's specification sheet showing this detail for the windows to be installed prior to the release of the building permit.
21. The wooden jalousie shutters installed on the river facing facades shall be permanently affixed. The jalousie shutters shall not be adjustable, must be maintained by the applicants and successors in interest, and cannot be altered or removed.
22. 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.
23. An Inadvertent Discovery Plan embodying the provisions of SCC 22.22.060 (Condition #23) and SCC 22.22.070 (Condition #24) shall be prepared and posted in a conspicuous place at the development site and shall remain posted until all project activities are concluded.
24. 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.
25. 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 February, 2021, 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 03-10-28-0-0-0100-00

Legal Description:

That portion of Government lot 1 of Section 28, Township 3 North, Range 10 East of the Willamette meridian, more particularly described as follows:

Beginning at a point marking the intersection of the west line of the said Section 28 with the Southerly right of way line of Primary State Highway No. 8 as now constructed and established; thence following the Southerly line of said highway easterly a distance of 350 feet; thence South parallel to the west line of said Government Lot 1 to the meander line of the Columbia River; thence westerly following the meander line of the Columbia River to intersection with the west line of said Government Lot 1; thence North to the point of beginning.

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