



Return Address: Pear Ridge LLC
PO Box 115
Underwood, WA
98651-0115

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: Jason Mann, for Pear Ridge LLC
FILE NO.: NSA-20-52
DESCRIPTION: Single-family residence (agricultural dwelling), three accessory buildings, in-ground pool, and associated site improvements. Decommission existing agricultural labor housing triplex and convert building to agricultural use.
LOCATION: Kollock Knapp Road, Underwood, identified as Skamania County parcel no. #03-10-20-0-0-0800-00.
LEGAL: See attached page 7.
ZONING: GMA – Large Scale Agriculture (Ag-1) 60
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 are the minimum required setbacks for all structures except fences: FRONT YARD: fifty (50) feet from the centerline of Kollock Knapp Road or twenty (20) feet from the front property line, whichever is greater; SIDE YARD: twenty (20) feet, and REAR YARD: twenty (20) feet.
4. The converted agricultural building shall not contain cooking areas or kitchens and shall not be used to establish separate dwelling units. Existing cooking areas and kitchen facilities shall be removed. Community Development Staff shall conduct an inspection of the converted agricultural building prior to final approval to verify compliance with this condition.
5. The day-to-day activities of one or more residents of the agricultural dwelling shall be principally directed to the agricultural use of the land.
6. The accessory buildings shall not contain cooking areas or kitchens and shall not be used to establish separate dwelling units, unless reviewed and approved in a subsequent administrative decision. Building plans will be evaluated to ensure the accessory buildings are not provided with any provisions to accommodate future kitchen facilities (venting, range hood, etc.). Community Development Staff shall conduct an inspection of the accessory buildings prior to final approval to verify compliance with this condition.
7. Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. Grading activities shall be limited to the maximum extent practicable. Graded areas left bare shall be re-seeded with native vegetation promptly and prior to final inspection by the Community Development Department.
8. A grading plan is required and shall be submitted with the building permit application materials.
9. The project applicant shall be responsible for the proper maintenance and survival of any required planted vegetation.

10. All existing tree cover screening the development from key viewing areas shall be retained except as is necessary for site development or safety purposes.
11. At least two rows of pear trees shall be retained south of the agricultural dwelling as shown on the approved site plan. These two rows of screening trees shall be retained even if the applicant or successors in interest choose to abandon the pear orchard or agricultural operation.
12. The existing 400-foot Douglas fir windrow east of the agricultural dwelling and the existing 700-foot Douglas fir windrow west of the agricultural building shall be maintained in their current configurations for screening purposes.
13. An agricultural buffer shall be established east of the new home and accessory buildings consisting of a continuous line of trees at least 100 feet in length. Existing trees can be used to establish the agricultural buffer. Newly planted agricultural buffer trees shall be at least six (6) feet high when planted and reach an ultimate height of at least fifteen (15) feet.
14. All required agricultural buffer trees shall be maintained in good condition so that the buffer tree line remains continuous. Dead, dying and removed trees shall be replaced in kind.
15. All required screening trees shall be maintained so the tree lines remain continuous. Dead, dying, and removed screening trees shall be replaced in kind.
16. In addition to the required agricultural buffer trees and retained windrow screening trees, at least eight new tall, shrubby trees and eight shrubs are required for screening purposes south and east of the agricultural dwelling in the areas shown on the approved site plan.
17. All required screening 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 trees shall be at least five feet tall at time of planting and shall be species capable of reaching at least 30 feet in height. All required vegetation shall be selected from the recommended plants list found in the Scenic Resources Implementation Handbook.
18. 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.
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 Shou Sugi Ban char wood siding and trim, textured concrete and PVC membrane roofs meet this requirement. 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 prior to their use.
20. The exterior of the proposed structures 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: Brushed Shou Sugi Ban wood, Carbon color (appears dark brown/black). Roofing: GAF – Grand Sequoia (appears dark grey). Vertical concrete: Surecrete EcoStain - Magnet (appears dark grey). All vertical exposed concrete is required to be finished in dark-earth tones. Any proposed changes to these colors shall be submitted to the Community Development department for review and approval prior to application.

21. Community Development staff shall inspect the primary siding, trim, and concrete finish colors, and may request additional treatments to darken the finishes prior to final approval. All exterior surfaces shall be maintained in their approved dark-earth tones.
22. All south facing windows shall be rated to 11% or less exterior visible light reflectivity rating. The applicant 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.
23. A detailed window schedule shall be submitted with the building permit application materials that demonstrates all continuous arrays of south-facing windows on the agricultural dwelling are equal or less than 50 sq. ft. each and separated by at least 18 inches of solid, opaque, non-reflective to low-reflective material. Building permits shall not be released unless the window fenestration is consistent with the conditions of approval.
24. The garage deck railing shall be solid and present a uniform solid appearance along the entire length of the rail assembly. All vertical components of the deck railing shall be solid wood or polymer wood equivalent. Wire deck railing or spindle construction is prohibited. Building plans shall be reviewed prior to building permit issue to ensure compliance with this condition. Alternately, the garage windows may be consistent with condition of approval #23.
25. 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.
26. 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.
27. The Community Development Department shall 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.

28. An Inadvertent Discovery Plan embodying the provisions of SCC 22.22.060 (Condition #29) and SCC 22.22.070 (Condition #30) shall be prepared and posted in a conspicuous place at the development site and shall remain posted until all project activities are concluded.
29. 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.
30. 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 4th day of August, 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 03-10-20-0-0-0800-00

Legal Description:

The West Half of the Southwest Quarter of Section 20 and the West 16 rods of the Southeast quarter of the Southwest quarter of Section 20, all in Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania and State of Washington.

EXCEPT that portion thereof lying Northerly of the center line of the county road known and designated as the Kollock Road.

ALSO EXCEPT a tract of land located in the Southwest Quarter (SW 1/4) of Section 20, Township 3 North, Range 10 E.W.M., described as follows:

Beginning at the southwest corner of the said Section 20; thence along the south line of the said Section 20 South 88°53' East, a distance of 1,305.31 feet; thence North 1,590.13 feet to the center line of County Road No. 3130 designated as the Kollock-Knapp Road, said point being the initial point of the tract hereby described; thence South 279 feet; thence North 44°16' West, a distance of 623.85 feet; thence North 279 feet to the centerline of said Kollock-Knapp Road; thence following the centerline of said road Southeasterly 624 feet, more or less, to the initial point.

TOGETHER WITH that portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington, lying Southerly of the county road known and designated as the Kollock Road.

EXCEPT that parcel of land located in the South Half of the Southwest Quarter of Section 20, Township 3 North, Range 10 East, Willamette Meridian, County of Skamania, State of Washington, more fully described as follows:

Commencing at a point South 88°49'56" East, a distance of 1101.67 feet from the Southwest corner of said Section 20, said point is on the South line of said Section 20 and is the True Point of Beginning; thence continuing along the South line South 88°49'56" East, a distance of 271.20 feet; thence North 1°10'04" East, a distance of 211.99 feet to a Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence North 87°53'13" West, a distance of 271.23 feet to another Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence South 1°10'04" West, a distance of 216.46 feet, more or less, to the True Point of Beginning.