



Return Address: Randy Pelkey and Karin Harjo  
192 Sooter Road  
Underwood, WA  
98651

**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:** Randy Pelkey and Karin Harjo  
**FILE NO.:** NSA-21-33  
**DESCRIPTION:** Residential remodel with 2,264 sq. ft. addition and associated site improvements.  
**LOCATION:** 51 Thomas Road, identified as Skamania County parcel no. #03-10-22-0-0-0802-00.  
**LEGAL:** See attached page 8.  
**ZONING:** GMA - Small Woodland (F-3) 20 & GMA - Open Space (OS)  
**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: twenty (20) feet from the north property line; SIDE YARD: twenty (20) feet, and REAR YARD: twenty (20) feet.
4. A 148-foot variance to the 200-foot forestland setback for dwellings established in SCC 22.14.050(B)(1) is granted to allow the dwelling addition to be built as depicted on the approved site plan.
5. Development shall comply with the fire safety provisions for the Small Woodland (F-3) Zone listed in Skamania County Code Section 22.14.050(A). These provisions are listed as conditions of approval nos. 7-17.
6. The applicant and successors in interest shall contact the Community Development Department prior to removal of any additional trees for fire protection. A site visit shall be arranged by calling the Community Development inspection line at 509-427-3922 or by emailing [permitcenter@co.skamania.wa.us](mailto:permitcenter@co.skamania.wa.us). Community Development staff shall conduct a site visit to assess the proposed tree removal in accordance with the fire safety provisions, scenic resource protection provisions, and Administrative Decision conditions of approval prior to tree removal. Planting additional trees may be required for screening purposes to compensate for the trees to be removed.
7. All buildings shall be surrounded by a maintained fuel break of fifty feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than twenty-four inches in height). Trees should be placed greater than fifteen feet between the crowns and pruned to remove dead and low (less than eight feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
8. Hazardous fuels shall be removed within the fuel break area.
9. Buildings with plumbed water systems shall install at least one standpipe at a minimum of fifty feet from the structure(s).

10. A pond, stream, tank or sump with storage of not less than one thousand gallons, or a well or water system capable of delivering twenty gallons per minute shall be provided. If a well pump is located on-site, the electrical service shall be separate from the dwelling.
11. Access drives shall be constructed to a minimum of twelve feet in width and not exceed a grade of twelve percent. Turnouts shall be provided at a minimum of every five hundred feet. Access drives shall be maintained to a level that is passable to fire equipment. However, variances to road provisions may be made after consultation with the local fire marshal and the Washington State Department of Natural Resources.
12. Within one year of the occupancy of a dwelling, the administrator shall conduct a review of the development to assure compliance with this section.
13. Telephone and power supply shall be underground whenever possible.
14. Roofs of structures should be made of fire-resistant materials, such as fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
15. Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than one-fourth inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
16. All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building Code.
17. Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than one-fourth inch mesh metal screen that is noncombustible and corrosion resistant.
18. The location of the dwelling and fifty-foot fuel break shall be staked prior to any ground disturbance taking place. The Community Development Department staff shall verify the staked locations of the home and required fifty-foot fuel break to ensure no additional trees will be removed south of the home.
19. The residential addition cannot contain or be used to establish a second dwelling unit.
20. 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. All graded areas left bare shall be re-seeded with native vegetation promptly and prior to final inspection by the Community Development Department.
21. Project applicants shall be responsible for the proper maintenance and survival of any required planted vegetation.
22. 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.

23. The Community Development Department shall conduct at least two site visits during construction, one siting inspection to verify the staked location of the structure and fifty-foot fuel break 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](mailto:permitcenter@co.skamania.wa.us).
24. Additional screening landscaping is required. The applicant shall install landscaping for screening as shown on the approved landscape plan on file with Skamania County Community Development and as described in this decision to achieve visual subordination.
25. An earthen berm shall be constructed at the southeast corner of the residence. The berm shall be at least forty (40) feet in length and extend at least twenty (20) feet along the south façade and at least twenty (20) feet along the east façade. The berm shall be built up at least four feet in height above the finished surrounding grade.
26. At least four (4) coniferous trees shall be planted for screening purposes between the southwest facing long axis of the home and the bluff, and at least two (2) coniferous trees shall be planted for screening purposes between the southeast side of the dwelling and the bluff. These screening trees shall be placed so their crowns will be at least five feet from the home in accordance with accepted Firewise fire protection standards, and so that the crowns of these trees at maturity are separated by fifteen feet consistent with the fire protection safety standards established in Section 22.14.050(A)(1).
27. At least twenty (20) new shrubs are required for screening purposes. At least six (6) shrubs shall be planted south of and within 5-10 feet of the south side of the dwelling immediately west of the covered patio area, and at least eight (8) shrubs shall be planted atop the earthen berm at the southeast corner of the dwelling. At least three (3) shrubs shall be planted within 5-10 feet of the southwest corner of the dwelling, and at least three (3) shrubs shall be planted south of and within 5-10 feet of the bedroom window west of the great room. All shrubs planted for screening purposes shall be coniferous and shall be spaced uniformly to provide maximum screening.
28. All required new plantings shall be selected from the recommended plants list found in the Scenic Resources Implementation Handbook. All required new screening trees shall be at least five feet tall at time of planting. All required 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. 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. Landscaping shall be installed as soon as practicable, and prior to project completion.

29. The exterior of all 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: for the siding: Shou Sugi Ban (charwood) – delta black (appears black). Exterior Concrete: Board form – Portico stain – Charcoal (appears dark grey); Ground face block – Charcoal Grey (appears dark grey). Trim: Unspecified trims – black (appears black) Roofing: Membrane roof – 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 for review by the Community Development Department for acceptably dark earth-tones prior to their application. Community Development staff shall inspect the home for acceptably dark-earth colors before issuing final approval for this project. Additional coats of color may be required in order to achieve acceptable dark-earth tones before final NSA approval is issued.
30. 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 board-form concrete, ground face concrete block, Shou Sugi Ban charred wood siding, and vinyl membrane roofing satisfies this condition, and are approved. The use of painted metal siding or roofing is not allowed. Any proposed changes to the approved materials list shall be submitted to the Community Development department for review and approval prior to installation.
31. All windows on the south, east and west facades shall be rated 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.
32. 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.
33. Except as is necessary for construction of access roads, building pads, leach fields, etc., all existing tree cover within 50-200 feet of the home that screens the development from key viewing areas shall be retained for screening purposes. All screening trees and plantings are required to be maintained. Dead, dying or removed screening trees shall be replaced in kind.
34. An Inadvertent Discovery Plan embodying the provisions of SCC 22.22.060 (Condition #35) and SCC 22.22.070 (Condition #36) shall be prepared and posted in a conspicuous place at the development site and shall remain posted until all project activities are concluded.
35. 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.
36. 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 14<sup>th</sup> day of July, 2022, at Stevenson, Washington.

*Mike Beck*

Mike Beck, AICP  
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 03-10-22-0-0-0802-00

Legal Description:

Commencing at the Southwest corner of the North half of Government Lot 3 of Section 22, Township 3 North, Range 10 East, W.M, Skamania County, State of Washington;  
Thence along the South line of said North half South  $89^{\circ}26'00''$  East, a distance of 912.91 feet to the Point of Beginning;  
Thence North  $35^{\circ}40'20''$  East, a distance of 535.40 feet;  
Thence South  $89^{\circ}40'20''$  East, a distance of 286.01 feet;  
Thence South  $00^{\circ}58'49''$  West, a distance of 438.87 feet to a point on the South line of the North half of Government Lot 4;  
Thence North  $89^{\circ}26'00''$  West, a distance of 591.23 feet to the Point of Beginning.

Contains 4.41 Acres, more or less.