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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: Sharon Thornagle

FILE NO.: NSA-23-05

DESCRIPTION: Construct single-family residence with utilities, septic, gravel driveway and associated appurtenances on an undeveloped parcel.

LOCATION: 602 Home Valley Cutoff Road, identified as Skamania County parcel no. #0308-26-0-0-0600-00.

ZONING: GMA - Small Woodland (F-3) 20

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 declaration shall be signed by the landowner and recorded with the Skamania County Auditor specifying the owners, successors, heirs, and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm and forest practices on lands classified as F-1, F-2, F-3, Ag-1 and Ag-2.
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. All development shall be consistent with the approved site plan on file with the Community Development Department, unless modified by conditions of approval. If modified, the site plan shall be consistent with conditions of approval.
5. A 180-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.
6. A variance to the side yard lot line setback is granted to allow construction as indicated on the approved site plan.
7. A 100-foot water resource buffer measured from the stream's ordinary high-water mark is required to protect the perennial stream east of the home site. The 100-foot water resource buffer shall be conspicuously demarcated with stakes and flagging prior to the commencement of project activities, and shall remain flagged until final approval is granted.
8. The water resource buffer on the property shall be retained in its natural condition. If 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. New uses and further encroachment in the water resource buffer are prohibited unless reviewed and approved in a subsequent administrative decision.

9. The existing driveway within the water resource buffer shall be decommissioned and reseeded with native vegetation prior to final approval.
10. Equipment, refueling stations and building materials shall be stored and yarded outside of the water resource buffer area.
11. 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. 12-22.
12. 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.
13. Hazardous fuels shall be removed within the fuel break area.
14. Buildings with plumbed water systems shall install at least one standpipe at a minimum of fifty feet from the structure(s).
15. 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.
16. 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.
17. Within one year of the occupancy of a dwelling, the administrator shall conduct a review of the development to assure compliance with this section.
18. Telephone and power supply shall be underground whenever possible.
19. 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.
20. 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.
21. 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.

22. 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.
23. 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.
24. The applicant shall be responsible for the proper maintenance and survival of any required planted vegetation.
25. 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.
26. The Community Development Department shall conduct at least two site visits during construction, one siting inspection to verify the staked location of the structure 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.
27. Except as is necessary for construction of access roads, building pads, leach fields, etc., all existing tree cover to the south, east and west of the homesite that provide screening from key viewing areas shall be retained.
28. The applicant and successors in interest shall contact the Community Development Department prior to removing any potential hazard trees to allow assessment of the hazard. Authorization to remove hazard trees is required.
29. Additional screening vegetation is required. At least two (2) tall, shrubby trees and at least two (2) shrubs are required between the home and west property line, at least two (2) tall, shrubby trees and at least two (2) shrubs are required within 60 feet south of the dwelling, and at least two (2) tall, shrubby trees are required near the southern toe of the fill placed south of the home site. Areas for new screening vegetation are indicated on the approved site plan. 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 screening trees shall be at least two and a half inches in diameter at breast height (2½" DBH or larger) when planted and all screening vegetation shall be selected from the Scenic Resources Implementation Handbook's recommended plants list.
30. At least three of the required new screening trees shall be coniferous and at least three shall be species native to the setting. All screening trees and plantings are required to be maintained. Dead, dying or removed screening trees shall be replaced in kind.

31. 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.
32. The exterior of all 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: James Hardie Cement Siding - Empire (appears dark grey); Trim: James Hardie Cement Trim- Turkish Coffee (appears dark brown)
Roofing: CertainTeed Architectural Shingles - Black Walnut (appears blackish-brown). Any proposed changes to these colors shall be submitted for review and approval 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.
33. 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 cement board or natural wood siding and trim with asphalt composite shingles satisfies this condition, and are approved. The use of painted metal 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.
34. Each window array of continuous glass or closely spaced glass surfaces shall be fifty square feet or less in size. Building plans shall be evaluated to ensure compliance with this condition prior to the release of the building permit.
35. 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.
36. An Inadvertent Discovery Plan embodying the provisions of SCC 22.22.060 (Condition #37) and SCC 22.22.070 (Condition #38) shall be prepared and posted in a conspicuous place at the development site and shall remain posted until all project activities are concluded.
37. 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.

38. 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 12th day of April, 2023, at Stevenson, Washington.



Joshua Neblock
Planner II

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 03-08-26-0-0-0600-00

Legal Description:

PARCEL 1:

A tract of land located in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ S W $\frac{1}{4}$) of Section 26, Township 3 North, Range 8 E. W. M., described as follows:

Beginning at the northeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 26; thence north 89° 4' west 646 feet; thence south 01° 35' east 311.15 feet to the initial point of the tract hereby describe, said point also being the southwest corner of a tract of land conveyed to Earl Hickenlooper and Dorothy Mae Hickenlooper, husband and wife, by deed recorded at page 137 of Book 43 of Deeds, Records of Skamania County, Washington; thence south 89° 47' east 140 feet to the southeast corner of said Hickenlooper tract; thence south 01° 35' east 347.63 feet to a point on the south line of that tract of land conveyed to the grantor by deed recorded at page 481 of Book 50 of Deeds, Records of Skamania County, Washington; thence along said south line south 89° 43' west 140 feet to a point; thence north 01° 35' west 348.85 feet to the initial point; said tract containing 1.12 acres, more or less.

PARCEL 2:

That portion of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$; SW $\frac{1}{4}$) of Section 26, Township 3 North, Range 8 E.W.M., described as follows:

Beginning at the northeast corner of the Southwest Quarter (SW $\frac{1}{4}$) of the said Section 26, thence north 89° 47' west 646 feet to the initial point of the tract hereby described; thence south 01° 35' east 311.15 feet; thence south 89° 47' east 140 feet; thence north 01° 35' west 311.15 feet; thence north 89° 47' west 140 feet to the initial point; EXCEPT that portion thereof conveyed by the grantors to the grantees by deed dated January 25, 1952, and recorded February 8, 1952, at page 177 of Book 34 of Deeds, Records of Skamania County, Washington.