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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: Anna Alyayev
FILE NO.: NSA-22-07
DESCRIPTION: Construct single-family residence with attached garage and one accessory building with associated site improvements. Remove one accessory building.
LOCATION: 287722 State Route 14, identified as Skamania County parcel no. #01-05-01-0-0-1200-00.
ZONING: GMA - Large Woodland (F-2)
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.

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.

7. The exterior of the proposed structures shall be dark earth-tones in color. The exterior includes, but is not limited to, siding, accents, roofs, decking, and trim. The following colors submitted by the applicant are consistent with this condition and are hereby approved. For the house and accessory building exterior walls: Sherwin Williams – Siding: Behr - Carbon Copy (appears dark grey). Trim: Behr - Gardener's Soil (appears dark brown). Porch: Behr -Dark Walnut stain (appears dark brown). Roofing: IKO -Dual Black (appears black). Garage door: match home, or black (appears dark grey, or black). Any proposed changes to these colors shall be submitted for review and approval by the Community Development Department prior to application. A CONDITION OF APPROVAL shall state that Community Development staff shall inspect finished construction for sufficiently dark earth-toned finishes and may request additional applications of color to render sufficiently dark earth-tones prior to final approval. The dark-earth tones of all exterior surfaces shall be maintained.
8. The exterior of all buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity. Construction with natural wood or fiber cement horizontal seam lap siding, natural wood or fiber wood accents and trim, and composite shingles are considered low-reflective or non-reflective, and hereby approved. The use of painted metal siding or roofing is prohibited. Any proposed changes to these materials shall be submitted for review and approval by the Community Development Department prior to installation.
9. 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.
10. All existing tree cover shall be retained as much as possible for screening purposes, except as is necessary for site development or safety purposes. Required new screening trees shall all be coniferous, with no less than one half native species or trees commonly found in the area. Dead, dying or removed trees shall be replaced in kind.
11. -A 100-foot water resource buffer for the stream that bisects the property shall be retained in its natural condition. All plantings in the buffer area shall be native species. Expansion of the cleared yard area within the buffer is prohibited.
 - The use of the existing driveway through the buffer is allowed to continue.
 - The 100-foot stream buffer shall be flagged prior to the enactment of construction and shall remain flagged until final approval is granted.
 - Best Management Practices shall be used during project activities. Additional ground disturbance within the buffer is prohibited. The use of mechanized equipment within the buffer shall be limited to the maximum extent practicable. The applicant shall utilize erosion control measures as necessary, such as the installation of sediment fencing, distributing straw mulch on exposed soils, and reseeding denuded soils, in order to prevent erosion of sediment into the buffer area.
 - Building materials, refueling areas and equipment shall be stored and yarded outside of the buffer area.

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 92-foot variance to the 200-foot forest siting setback for dwellings required by 22.14.050(B)(1) is granted to allow the dwelling to be built 108 feet from the south property line as indicated on the approved site plan.
3. All development shall be consistent with the approved site plan, unless modified by the conditions of approval. If modified, the site plan shall be consistent with the conditions of approval. While the development satisfies the required lot line setbacks, a CONDITION OF APPROVAL shall state the following are the minimum required setbacks for all structures except fences: FRONT YARD: forty-five (45) feet from the centerline of State Route 14 or fifteen (15) feet from the front property line, whichever is greater; SIDE YARD: five (5) feet, and REAR YARD: fifteen (15) feet.
4. Only 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 prior to final inspection by the Community Development department.
5. The proposed development will achieve visual subordination when viewed from key viewing areas. CONDITIONS OF APPROVAL shall state:
 1. 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.
 2. 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.
6. At least four screening trees shall be planted in the area indicated on the approved site plan. All required screening trees shall be a minimum of five feet tall when planted and shall be selected from the Scenic Resources Implementation Handbook's recommended plants list. All screening vegetation shall be planted as soon as practicable, and prior to project completion.

12. A 100-foot buffer is required from the Ordinary High-Water Mark of the stream that flows across the property.
13. An Inadvertent Discovery Plan embodying the provisions of SCC 22.22.060 and SCC 22.22.070 shall be prepared and posted in a conspicuous place at the development site and shall remain posted until final approval is granted for this project. A standalone copy of Sections 22.22.060 and 22.22.070 shall be provided with the building permit. The cultural resource protection review process is concluded.
14. The procedures set forth in Section 22.22.070(A through E) be followed when human remains are discovered during construction activities. An Inadvertent Discovery Plan embodying the provisions of (SCC 22.22.060 and) SCC 22.22.070 shall be prepared and posted in a conspicuous place at the development site and shall remain posted until final approval is granted for this project.

Mandy Hertel

Mandy Hertel
Land Use 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