



Return Address: Joni Hawthorne and David Gilpin  
PO Box 300  
Stevenson, WA  
98648

**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:** Joni Hawthorne & David Gilpin

**FILE NO.:** NSA-22-18

**DESCRIPTION:** Remodel/additions to accessory building circa 1960:

- Decommission unauthorized second dwelling and change of use/remodel to guest quarters.
- Expansion of guest quarters building footprint by 287 square feet of deck area within stream buffer.
- Addition of 258 square feet of roof area for the guest quarters.
- Gabion basket and wire fence (approximately 100 linear feet) and wire fence (approximately 500 linear feet) in deer winter range.

**LOCATION:** 112 Girl Scout Road, Stevenson, WA 98648  
Parcel #03-08-36-0-0-0400-00

**PARCEL NUMBER:** 03-08-36-0-0-0400-00

**ZONING:** SMA – Forest (F)

**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 addition is approved, the project still requires building permits and is under the jurisdiction of Skamania County's Building 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. Any fencing shall meet the requirements of Section 22.20.030(B). Staff shall approve fencing replacement before installation. Fencing will be reduced to the immediate areas of development (around the dwellings and garden). Fencing in all other areas shall be removed.
4. Gabion-basket wire fence is allowed for the porch expansion to coordinate with existing railings of the structure. Fencing outside of the porch shall meet deer and elk wintering range standards sited in Title 22, Section 22.20.030(B).
5. The materials and colors of project improvements as described in the site plan shall be dark earth tone in color and include natural materials such as stone and natural wood products. The exterior includes, but is not limited to, sides, doors, garage doors, decks, gutters, roofs, and trim.
6. The current non-compliant building colors (purple & teal) shall be painted dark earth tone in color or replaced with natural wood siding to match the existing painted sections. The approved colors are both Benjamin Moore - Regal Select Exterior in Flat Finish with the color Dakota Wood Green to replace the purple exterior walls and the door with Alligator Green.
7. The project applicant shall be responsible for the proper maintenance and survival of any required planted vegetation.
8. All existing tree cover screening the development from key viewing areas shall be retained except as is necessary for site development or safety purposes.
9. 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.

10. 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.
11. A buffer mitigation plan has been prepared to address any potential impact from stormwater inputs contributed to the wetlands by the addition; the report includes a buffer mitigation plan that proposes planting of native species and removal of noxious non-native plants within a 400-square-foot area adjacent to the site. The buffer mitigation plan shall be recorded with the County Assessor's office with the Notice of Decision of this application.
12. The maintenance and monitoring of the mitigation plan, pursuant to SCC 22.28.040, will run with the land regardless of property ownership.
13. 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.
14. The Community Development Department shall conduct at least one site visit during construction to verify the staked location of the structures prior to any ground disturbance taking place. A site visit for Final Inspection shall also be conducted by the Buildings Department. 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.
15. 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.
16. 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.
17. 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 13<sup>th</sup> day of November 2023, at Stevenson, Washington.



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