

Return Address: Janet Stone  
61 Ternahan Rd  
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:** Janet Stone

**FILE NO.:** NSA-25-13

**DESCRIPTION:** Utilize existing residence as a short-term vacation rental.

**LOCATION:** 61 Ternahan Rd  
#03-10-20-3-4-1300-00

**ZONING:** GMA – Residential R-5

**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 the commencement of the approved project.
2. 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: fifty (50) feet from the centerline of Cook Underwood Road or twenty feet from the front property line, whichever is greater; SIDE YARD: twenty (20) feet, and REAR YARD: twenty (20) feet.
3. The owner of the subject parcel may rent the dwelling for up to ninety (90) room nights per year.
4. Dedicated on-site parking shall be provided to accommodate all guests. Parking areas shall be screened so they are not visible from key viewing areas.
5. Overnight accommodations shall be operated in a way that will prevent disturbances to neighboring properties not typical of a residential neighborhood, including but not limited to loud music, loud noises, excessive traffic, speeding, noisy and uncontrolled parties, junk, debris, trespassing, or garbage accumulation in the yards, barking dogs, or excess vehicles, boats or recreational vehicles parked in such a way as to block access to other residents that utilize the existing right of way on Ternahan Lane. The rental shall not be used at any time to host commercial events.
6. Functioning carbon monoxide detectors and smoke detectors shall be kept in operating order and installed as required by the International Residential Code (IRC). At least one functioning fire extinguisher shall be installed within the dwelling unit.
7. Overnight accommodation may employ up to three employees other than the residents of the dwelling.
8. Under Chapter 64.37 RCW, owners must maintain primary liability insurance to cover the dwelling in the aggregate of not less than one million dollars and shall remit all applicable local, state, and federal taxes.
9. Approvals for overnight accommodation shall be valid for no more than two years. Landowners must reapply or renew an approval for the use and demonstrate past compliance with conditions of approval through financial and other records. The administrator may renew an existing permit for an additional two years if that permit has not expired. A new permit is necessary if the overnight accommodation permit has expired. An existing permit shall not be renewed, and a new permit shall not be approved if there have been past violations, including failure to file a

new application while still operating overnight accommodations. The operator shall post a copy of the current permit in a conspicuous place in the dwelling. (Ord. 2021-05 (Att. A), 12-14-21).

10. All existing tree cover screening for development from key viewing areas shall be retained, except as necessary for site development or safety purposes.
11. The existing tree cover shall be retained as much as possible, except as is necessary for site development, safety purposes, or as part of forest management practices.
12. All exterior lighting shall be hooded or shielded at a 90° angle. Hoods/shields should be made of a non-reflective, opaque material that does not allow light to pass through.
13. 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.
14. 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 15<sup>th</sup> day of September 2025, in Stevenson, Washington.



Melissa Fahrni, Planner I  
Skamania County Community Development

unofficial  
copy

**NOTE:**

Any new development not included in this approved site plan 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 comments 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 \$3,450.00 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

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