



# 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

### NOTICE OF DEVELOPMENT REVIEW

The Skamania County Community Development Department has received the following application:

<b>APPLICANT:</b> Tim Huntington	<b>DESCRIPTION:</b> Removal of the existing single-family residence, and construction of a 2,152 sq. ft. single-family residence in a different location.
<b>FILE NO:</b> NSA-24-04	
<b>LOCATION:</b> #01-05-11-2-0-0403-00	
<b>ZONING:</b> GMA- Residential (R-10)	

**This application is vested under the NSA Code that went into effect on July 13, 2022. The deadline for submitting written comments on the proposal is 20 days from the date of this notice.** Comments must be submitted in writing to the Department at 170 NW Vancouver Avenue, P.O. Box 1009, Stevenson, WA 98648. Those who fail to submit written comments in a timely manner will not be considered interested parties and will be precluded from appealing the Administrative Decision. Comments must address the review criteria and any comments received are a matter of public record.

A Cultural Resources Survey Determination by Chris Donnermeyer, USFS NSA Heritage Program Manager, concluded a Historic survey was required.

The application and supporting documents are available for free review at the Department office at the above address between 7:30 a.m. and 5:30 p.m., Monday through Thursday. Copies of all applications and supporting documents are available for purchase at \$0.15 per page for black and white copies and \$1.00 per page for color copies at the Community Development Department at the above address between 7:30 a.m. and 5:30 p.m., Monday through Thursday. Requests for copies must be paid for prior to the release of the documents.

October 3, 2024

Melissa Fahrni, Planner I  
Skamania County Community Development

## National Scenic Area – Land Use Application Checklist

**PLEASE NOTE:** This form must be completed and submitted with all required documents for the application to be considered complete. Staff will review the application and check for completeness before accepting any application. Review will not begin on your proposal until all of the required information listed below has been submitted.

RECEIVED  
SKAMANIA COUNTY

FEB 01 2024

STAFF      APPLICANT

- A non-refundable fee payable to Skamania County Treasurer:**
- Level I Review - \$900 (most applications)
  - Level II Review - \$1600 (large-scale uses listed in SCC 22.22.010(E)(1)(e))
  - Expedited Review - \$450 (only uses listed in SCC 22.10.050)
  - Reauthorization of Expired NSA Decision (no changes) - \$725

COMMUNITY DEVELOPMENT  
DEPARTMENT

**PLEASE NOTE:** If development is started prior to an application being submitted, the application fee will be three times (3x) the normal application fee.

- A completed National Scenic Area Land Use Application form:**
- Project narrative providing a detailed written description of the proposed use or development and a description of the current land uses for the parcel(s) involved. The narrative should describe how the proposal meets or exceeds each of the applicable approval criteria and standards.
  - Additional Information Required form
  - Detailed Request Form
  - Copy of Legal Description or Deed

- Physical samples of the exterior colors and exterior construction materials of the proposed structures:**
- Dark earth-tone colors found at the specific site or in surrounding landscape and materials that are non-reflective/low-reflectivity if the proposed development is topographically visible from Key Viewing Areas, or;
  - Earth tone colors found at the specific site if the proposed development is not visible from Key Viewing Areas and located in the Special Management Area.

- Site Plan:** Site Plans must be drawn to scale. The scale of the map must be large enough to allow the Community Development Department to determine the location and extent of the proposed use or development and to evaluate its effects on scenic, cultural, natural and recreation resources. The map must be prepared at a scale of one (1) inch equals 200 feet (1:2,400) or a scale providing greater detail. If a parcel is very large, the map does not need to show the entire parcel. Rather, it can show only those portions of the parcel affected by the proposed use. The map must include all of the following:

- North arrow
- Map scale
- Boundaries, dimensions and size of the subject parcel
- Significant terrain features or landforms
- Groupings and species of trees or other vegetation on the parcel
- Landscaping details including the location and species of vegetation that would be removed or planted, and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes
- Bodies of water and watercourses
- Location and width of existing and proposed roads, driveways and trails
- Location and size of existing and proposed structures
- Location of existing and proposed services, including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting
- Location and depth of all proposed grading and ditching

- If your project is located within the Special Management Area your site plan must also include the following:
  - Locations of sensitive wildlife or plant species
  - Locations of riparian and wetland areas
  - A description of erosion control measures to eliminate soil erosion and stream Sedimentation
  
- If your application involves a boundary line adjustment your site plan must also include the following:
  - Locations of the existing and proposed lot boundaries
  - Area of existing parcels in acres or square feet
  - Area of adjusted parcels in acres or square feet
  - Distance between existing and adjusted lines
  
- Elevation Drawings:** Elevation drawings must show the appearance of each side of proposed structures and must include natural grade, finished grade, and the length, width, and height of the structure as seen from a horizontal view. Elevation drawings must be drawn to scale.
  
- Grading Plan:** Grading plans are required for any development involving more than 100 cubic yards of grading. Grading plans should be prepared by a professional engineer, engineering geologist or professional land surveyor licensed in the State of Washington. The grading plan must include the following elements:
  - A map of the site, prepared at a scale of one inch equals 200 feet (1:2,400) or a scale providing greater detail, with contour intervals of at least five (5) feet, including:
    - Existing and proposed final grades
    - Location of all areas to be graded, with cut banks and fill slopes delineated
    - Natural and finished grade
    - Estimated dimensions of graded areas
  - A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including:
    - Its purpose
    - An estimate of the total volume of material to be moved
    - The height of all cut banks and fill slopes, including cross-sectional diagrams and road profiles
    - Provisions to be used for compactions, drainage, and stabilization of graded areas
    - A description of plant materials used to revegetate exposed slopes and banks, including the species, number, size and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings
    - A description of any other interim or permanent erosion control measures to be used.
  
- Any additional information:** Other information may be submitted or required which may aid the Community Development Department in making an informed decision on the proposal.
  
- SEPA (if required) and non-refundable \$400 fee:** Staff will determine whether or not SEPA review is required. The construction of a single-family dwelling is exempt from SEPA review. Otherwise, development such as grading or filling within a critical area or a buffer (shoreline, wetland or habitat) may require that a SEPA review of the potential environmental impacts of the proposal be conducted.
  
- Shoreline Application:** If the project is located on a shoreline, a shoreline exemption or substantial development permit application must be submitted.

**Land Divisions:** If the project involves a land division where the parcels created are smaller than 20 acres, a Short Plat application and non-refundable \$850 fee is required.

**Additional requirements for certain uses or situations:** Applications for the following uses or developments shall include the additional information required under SCC Title 22 or as required by the Community Development Department.

- The production and/or development of mineral resources and expansion of existing quarries. See Section 22.12.070.
- Vegetation management projects in public rights of way along Scenic Travel Corridors. See Chapter 22.18.
- All buildings, roads or mining and associated activities proposed on lands visible from Key Viewing Areas. See Chapter 22.18.
- Large scale uses as defined in Chapter 22.22 shall include reconnaissance survey reports.
- Proposed uses that would alter the exterior architectural appearance of buildings and structures that are 50 years old or older, or would compromise features of the surrounding area that are important in defining the historic or architectural character or buildings that are 50 years old or older. See Chapter 22.22.
- New uses located in, or providing recreational access to the Columbia River or its fish bearing tributaries. See Chapter 22.20 and 22.24 of this Title.
- Any review use in a water resource zone. See Chapter 22.20
- Any review use within 1,000 feet of a sensitive plant wildlife area or site. See Chapter 22.20. Large scale uses shall also include field survey information.
- Any review use within 1,000 feet of a sensitive plant. See Chapter 22.20. Large scale uses shall also include field survey information.
- A single-family dwelling in conjunction with agricultural use on lands zoned Large-Scale Agriculture. See Chapter 22.14.
- A single-family dwelling not in conjunction with agricultural use on lands zoned Large-Scale agriculture. See Chapter 22.14.
- A single-family dwelling for an agricultural operator's relative. See Chapter 22.14.
- A single-family dwelling on lands zoned Small Woodland. See Chapter 22.14.
- Agricultural labor housing on lands zoned Commercial Forest, Large Woodland or Small Woodland. See Chapter 22.14.
- Agricultural buildings. See Chapter 22.14.



**Within the Special Management Area:**

- A single-family dwelling in the Forest, Agriculture, and Public Recreation zones. See Chapter 22.16.
- Forest practices in Forest, Agriculture, and Public Recreation zones. See Chapter 22.26.
- Any new use or development on lands zoned Open Space. See Chapter 22.30.
- Farm labor housing on lands zoned Agriculture, Forest or Public Recreation. See Chapter 22.26.
- Agricultural buildings. See Chapter 22.26.

<b>FOR DEPARTMENT USE ONLY</b>		
Reviewed By:	Complete: <input type="checkbox"/> Yes <input type="checkbox"/> No	Date:

# National Scenic Area – Land Use Application

(Please complete application in ink)

<b>APPLICANT:</b> Tim Huntington and Eri Stern		E-mail:Tim@thehuntingtons.com
Address:mailing 72 Patrick Lane		Phone: erihawkins@gmail.com
Washougal, WA 98671		( email please)
<b>PROPERTY OWNER:</b> Dan Huntington		E-mail:dan@thehuntingtons.com
Address: 72 Patrick Lane		Phone:360-253-1120
Washougal, WA 98671		
<b>PROJECT SITE ADDRESS:</b> xxx Beverly Road, Washougal, WA 98671		
Tax Lot/Parcel # 01051120040300		Total acres:3.37
Section:1 1	Township:T1N	Range:R5E Milepost (if known):
<input checked="" type="checkbox"/> GMA <input type="checkbox"/> SMA Land Use Designation (zone):Rural residential/coniferous		
Please attach the Legal Description of the tax lot/parcel of this application. (If you do not already know the Legal Description you may obtain it from the County Auditor).		
<b>PROJECT NARRATIVE:</b> (Attach additional sheets if necessary)		
See attached page		
<b>APPLICANT SIGNATURE(S):</b>		Date: 2/1/2024   6:48 AM PST
		
DocuSigned by: Timothy Huntington		
<b>OWNER SIGNATURE(S)*:</b>		Date: 1/31/2024   5:35 PM PST
		
DocuSigned by:		
<i>*A site visit is conducted as part of the NSA review process. Signature of the property owner(s) authorizes the Community Development Department and other Agency personnel reasonable access to the site in order to evaluate the application.</i>		
<b>FOR DEPARTMENT USE ONLY</b>		
Date received:		
Date complete:		
File #:		
Notes:		

PARCEL : 01051120040300

822 RIVERSIDE DR,  
WASHOUGAL, WA 98671

**EXHIBIT A**

LOT 2,  
HUNTINGTON SHORT PLAT,  
ACCORDING TO THE PLAT THEROF,  
RECORDED IN BOOK "3" OF PLATS PAGE "222",  
RECORDS OF SKAMANIA COUNTY, WASHINGTON

TOGETHER WITH THAT PORTION DESCRIBED UNDER  
AUTIDOR'S FILE NO. 2017-001667

We are applying to build a new house and demolish the existing house at 822 Riverside Drive. The house is located in rural residential / coniferous woodlands south of Highway 14 at mp 27. It is one mile from Cape Horn Trailhead, and in a small community of residential homes. It is a small neighborhood with over 25 homes. Presently there is a house, studio and shed being used. They were there when the property was bought in 1988-1990. The existing house is at the end of its usable lifespan. It is a 1965 Bend Impala that is 10 by 56 feet inside of a house shell. We believe the trailer was old when it was placed here. There is an attached covered parking area. It is south of Riverside Drive near the railroad tracks. After completion of the new house, we would take down the old house, replacing it with a 6"x8' utility shed for power.

The proposed new homesite is sited to be visually subordinate to the key viewing areas due to topography and the forested landscape on Beverly Road. It does not break any skyline visible from key viewing areas. To the south there are evergreen and deciduous trees that shelter it from the river and Highway 84. To the west is a woods that is higher in elevation than the building site that shelters the site's view towards Cape Horn and to the North are trees that shelter the view from Highway 14, which is approximately 160' above the homesite. Indeed the reason the site was chosen was because it is an open bench in the middle of the woods. The entry to the homesite will be a driveway cooking off Beverly Drive, a private gravel road, that is approximately the same elevation of the building site so there will be less than 100 yards of dirt moved. The home will be a three bedroom home plus an attached garage. The materials used will be hardiboard sheeting which is a good product for fire precaution. The area is already an open bench so this will minimize the tree removal. Four alders in the homesite area and two in the septic field area will need to be removed. The total trees to be removed is 6.

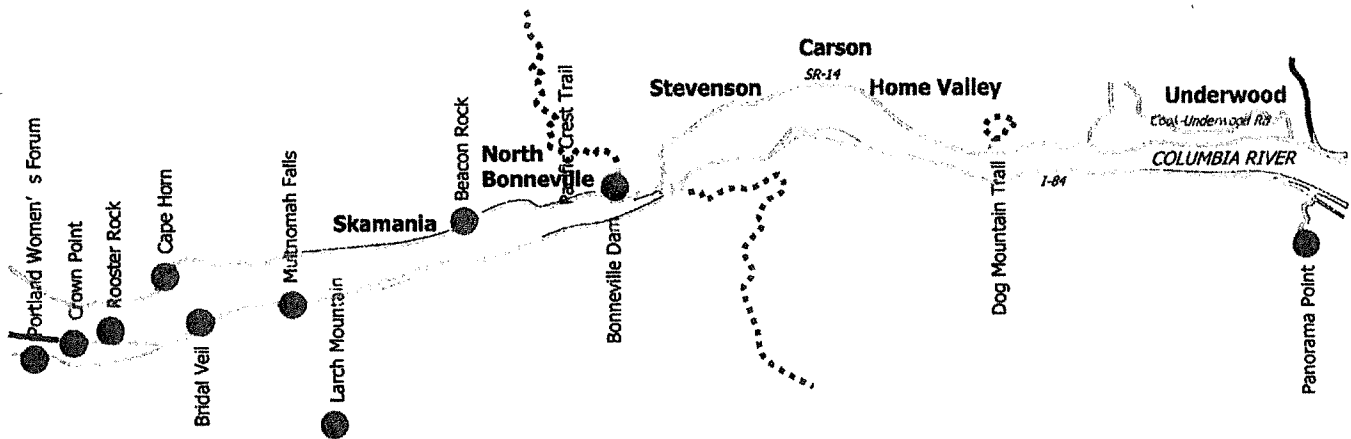


# NSA Land Use Application – Additional Information Required

## KEY VIEWING AREAS

The areas listed below are roads, parks, and other vantage points from which the public may view Gorge scenery. Most properties within the National Scenic Area are visible from one or more of these KVAs. Please check the KVAs that are seen from the development site:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Historic Columbia River Highway | <input type="checkbox"/> Cook-Underwood Road           | <input type="checkbox"/> Washington State Route 142      |
| <input type="checkbox"/> Crown Point                     | <input type="checkbox"/> Rowena Plateau                | <input type="checkbox"/> Oregon Highway 35               |
| <input type="checkbox"/> Interstate 84                   | <input type="checkbox"/> Portland Women's Forum        | <input type="checkbox"/> Sandy River                     |
| <input type="checkbox"/> Multnomah Falls                 | <input type="checkbox"/> Bridal Veil State Park        | <input type="checkbox"/> Pacific Crest Trail             |
| <input type="checkbox"/> Washington State Route 14       | <input type="checkbox"/> Larch Mountain                | <b>Special Management Area:</b>                          |
| <input type="checkbox"/> Beacon Rock                     | <input type="checkbox"/> Rooster Rock State Park       | <input type="checkbox"/> Old Washington State Route      |
| <input type="checkbox"/> Panorama Point Park             | <input type="checkbox"/> Bonneville Dam Visitor Center | <input type="checkbox"/> 14 Wyeth Bench Road             |
| <input type="checkbox"/> Cape Horn                       | <input type="checkbox"/> Columbia River                | <input type="checkbox"/> Larch Mountain Road             |
| <input type="checkbox"/> Dog Mountain Trail              | <input type="checkbox"/> Washington State Route 141    | <input type="checkbox"/> Sherrard Point (Larch Mountain) |



## VISUAL SUBORDINANCE

The proposed development is sited to achieve visual subordination from Key Viewing Areas by utilizing existing topography and existing vegetation.

## MAINTAIN TOPOGRAPHY

The proposed development is designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

## SKYLINE

The proposed development does not break the skyline as seen from any KVA. The skyline is formed where the surface of the earth meets the sky except in existing densely forested landscapes with thick, unbroken coniferous tree cover characteristic to its setting, where the skyline may be formed by the top of the vegetative canopy.

## COMPATIBILITY

The proposed development is compatible with the general scale (height, dimensions and overall mass) of existing nearby development.

Is any structure on the property 50 years or older?  NO  YES, list structures and age:

1. Trailer house 1965 2. studio 1965 3. shed 1965

Is the proposed development site adjacent to any agricultural uses?  NO  YES, explain type:



## NSA Land Use Application – Detailed Request Form

**EXISTING IMPROVEMENTS:** Please list any existing buildings or structures on the subject property.

Building or Structure	Square Footage	Height	Year Built (if known)
Studio	1376	22 feet	approx 1965
shed	192	12	approx 1965
Existing trailerhome	1952	18	apptox 1965

**PROPOSED IMPROVEMENTS:** Please list any development or improvements proposed with this application and identify all proposed materials and colors. Colors must be dark earth-tones and materials must be non-reflective or low-reflectivity if the proposed development is topographically visible from Key Viewing Areas. You must also submit physical samples of any proposed exterior colors and exterior construction materials.

Building or Structure	Square Footage	Height	Material & Color (List material, vendor, and color)
<b>Dwelling</b>	2152	26	
Main/Body			Benjamin Moore graphite 1603 hardiboard panels
Trim			" " Arborcoat <del>dark slate</del> <sup>ASHLAND</sup> semisolid stain, wood
Roof			Pabco Cascade antique black composite roofing
Doors			Milguard fiberglass color black bean
Windows			Milguard fiberglass black bean
<b>Other Building(s)</b>	48 ft	10	
Main/Body			Benjamin Moore graphite 1603, hardiboard panel
Trim			" " Arborcoat <del>dark slate</del> <sup>ASHLAND</sup> semisolid stain, wood
Roof			Pabco Cascade antique black composite roofing
Doors			Benjamin Moore graphite 1603, wood door
Windows			none
<b>Decking</b>			
<b>Fencing</b>			

**Indicate Water Source.**

Individual well:  Existing  Proposed

Public water system (PUD,etc):  Existing, indicate system name: May Water System  Proposed

Existing spring water right: Indicate water right number:

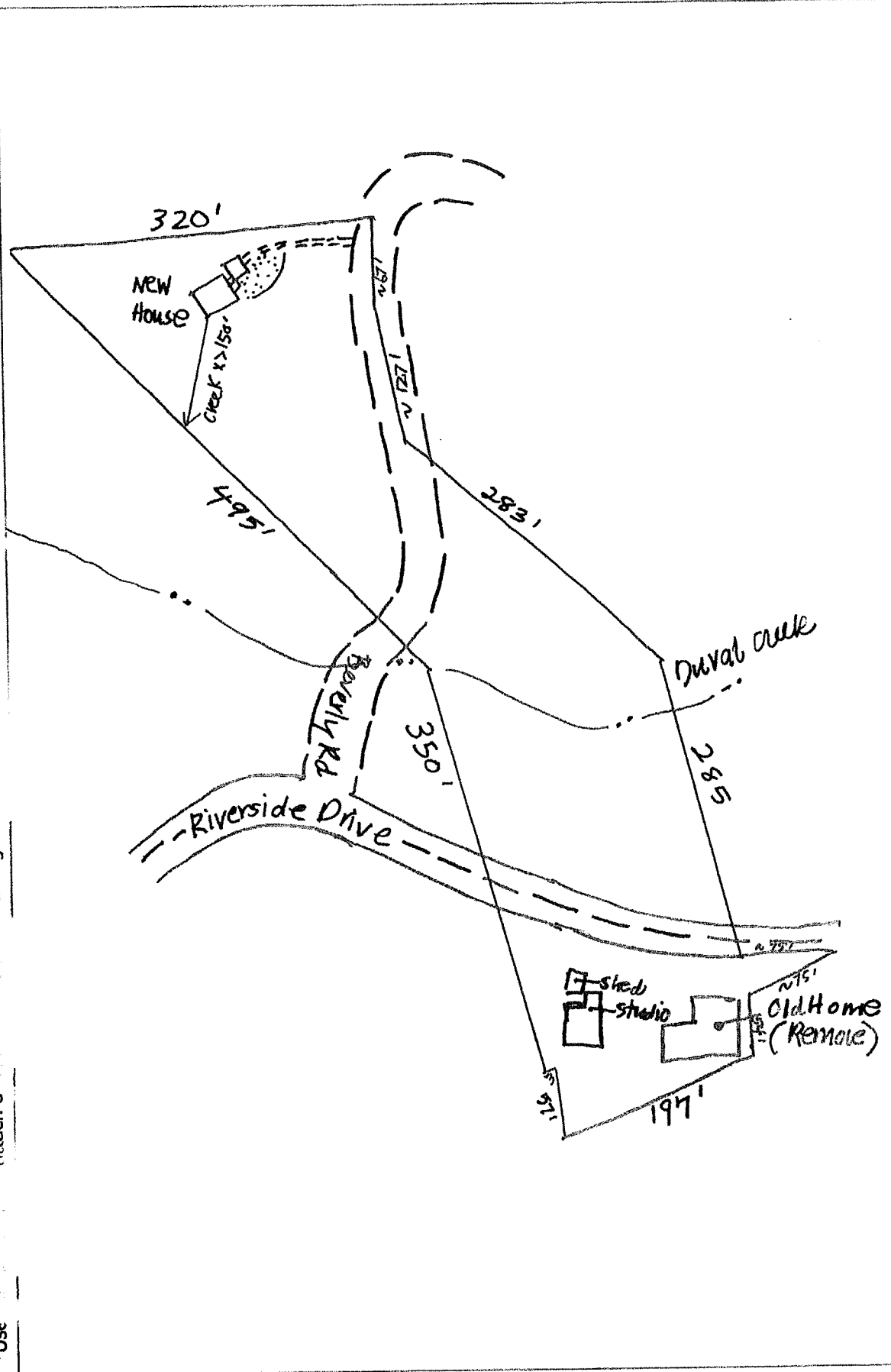
**Indicate Method of Sewage Disposal.**

Existing on-site septic system: If records exist, please attach.

Proposed on-site septic system: Indicate total number of bedrooms: Existing: Proposed: 3 bedroom

\*Use [unclear] attach a [unclear] drawing. You [unclear] include all of the items listed in the site plan checklist on pp. iv and v.

SITE PLAN



fff

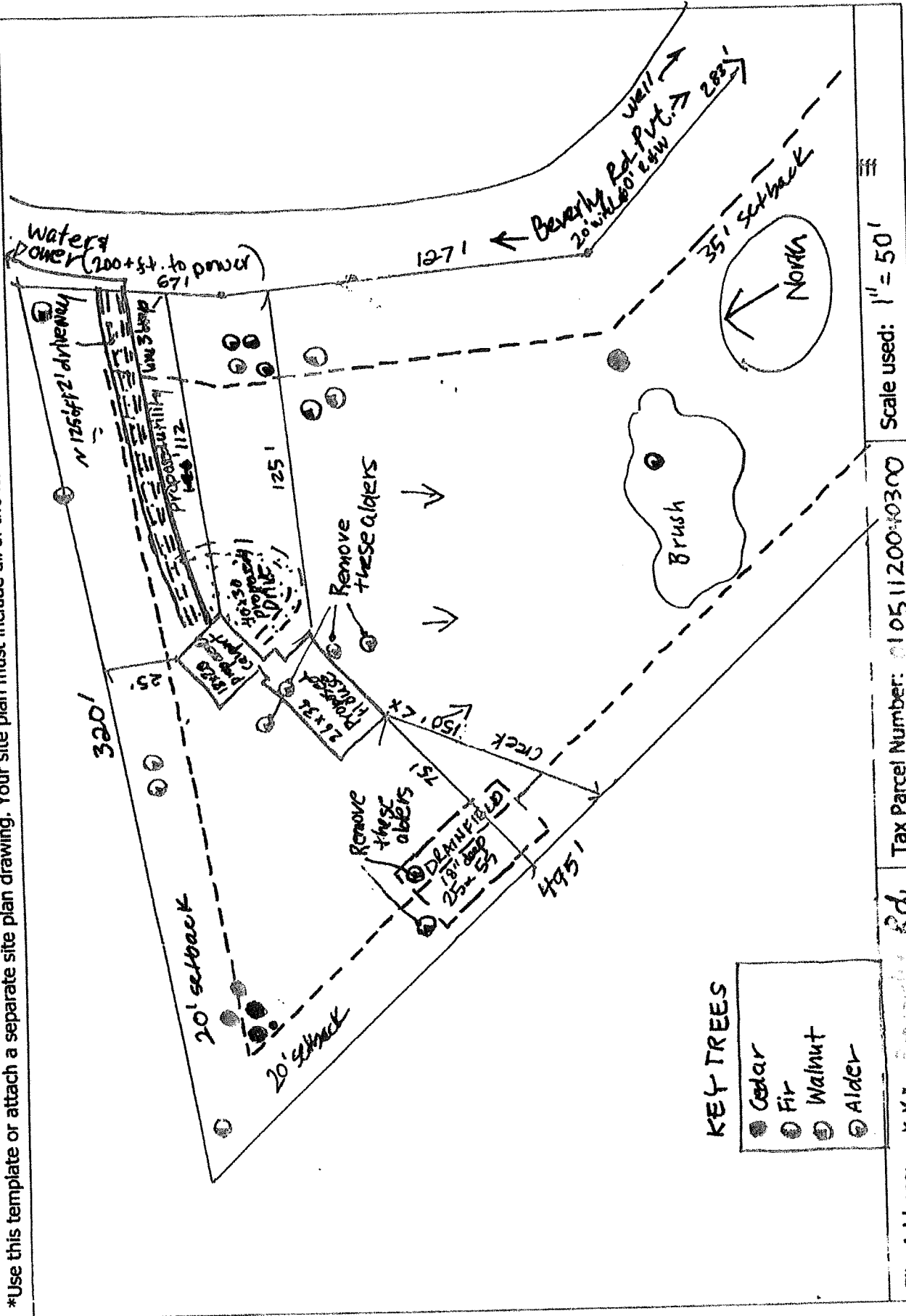
Scale used: 1" = 125'

Tax Parcel Number: 0105 1120040300

Site Address: XXX Beverly Rd

### SITE PLAN

\*Use this template or attach a separate site plan drawing. Your site plan must include all of the items listed in the site plan checklist on pp. iv and v.



Scale used: 1" = 50'

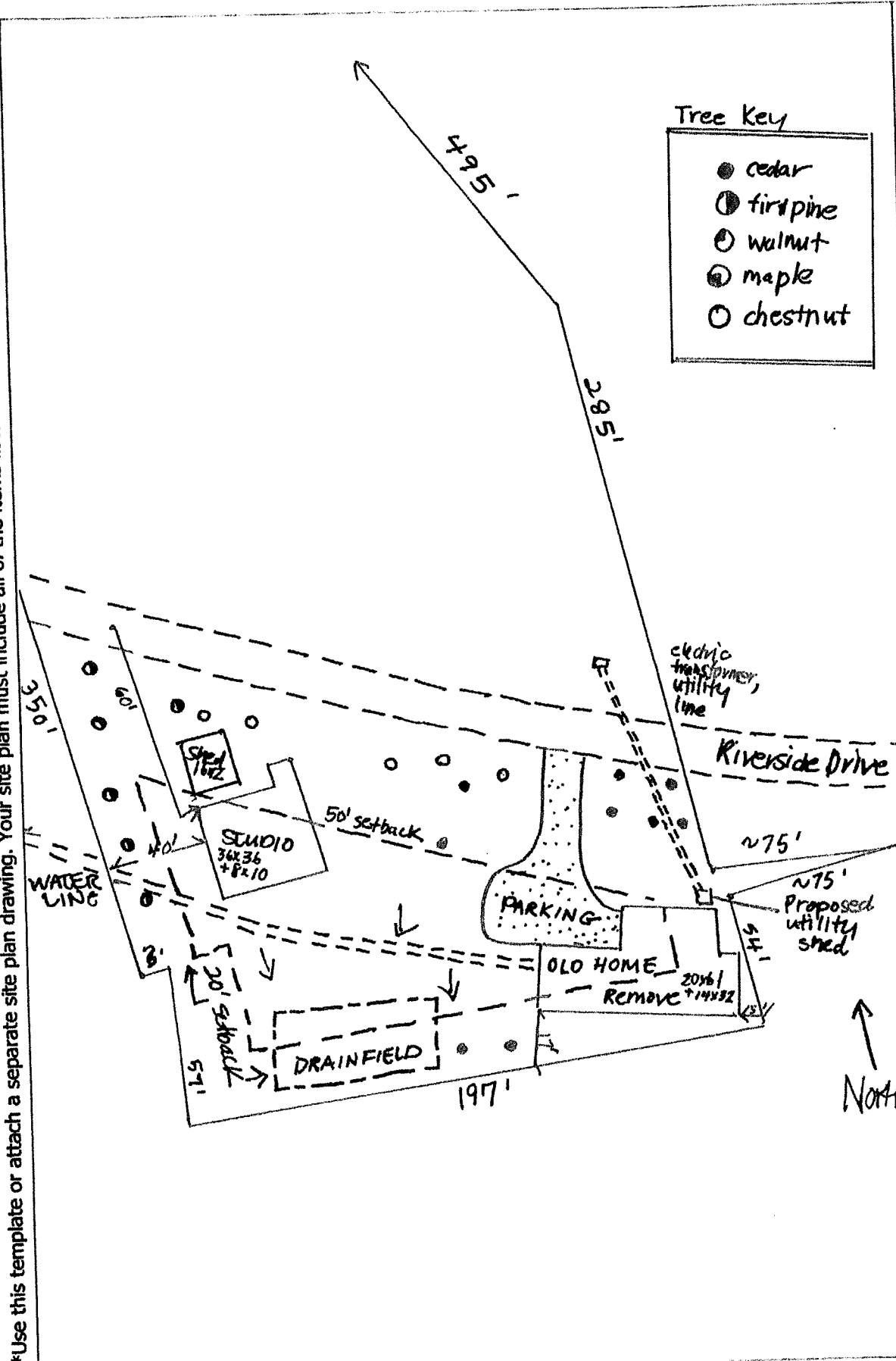
Tax Parcel Number: 01051120010300

Site Address: XXX Beverly Rd

2. Proposed building site.

# SITE PLAN

\*Use this template or attach a separate site plan drawing. Your site plan must include all of the items listed in the site plan checklist on pp. iv and v.



Scale used: 1" = 50'

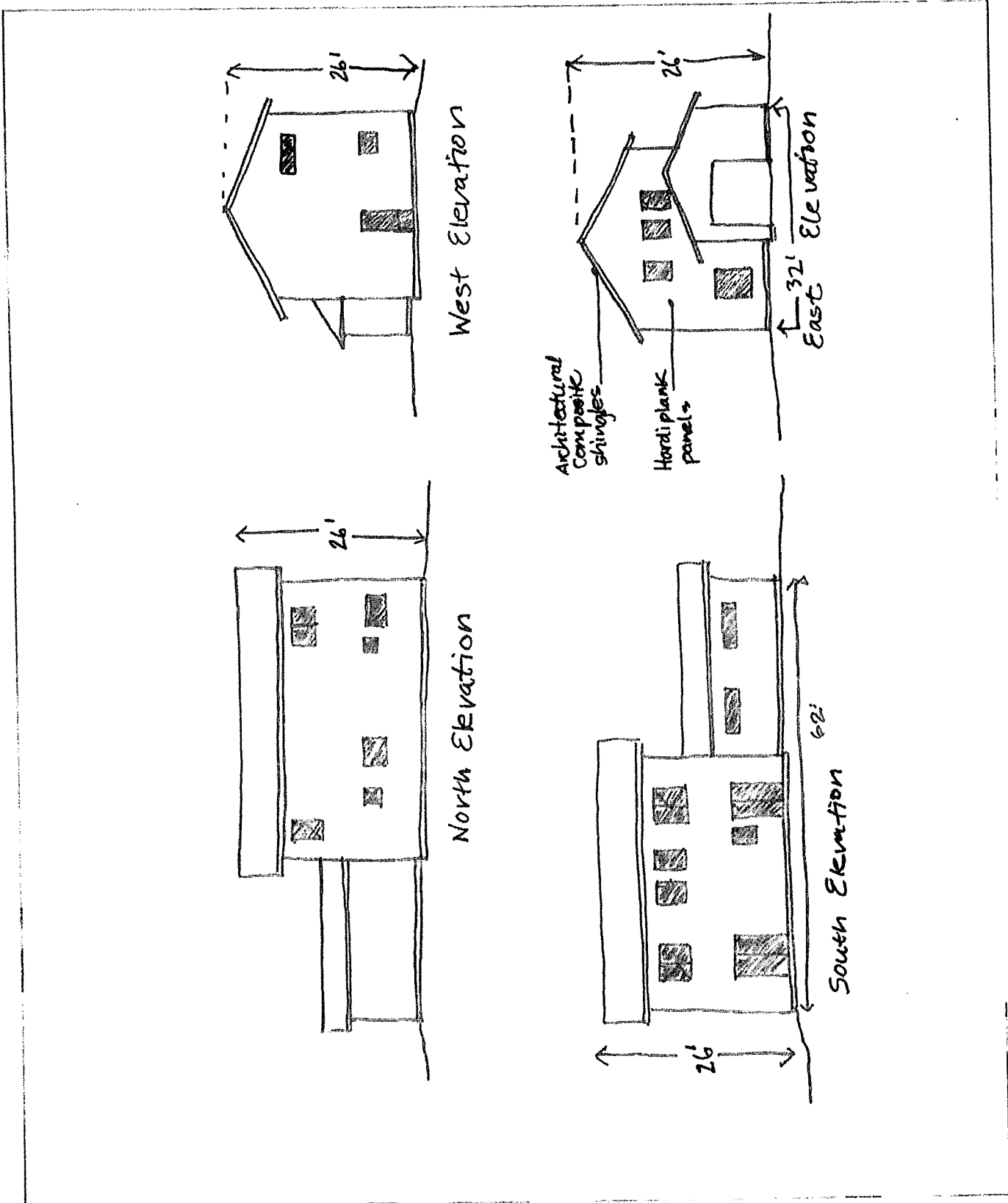
Tax Parcel Number: 01051120040300

Site Address: XXX Beverly Road

3. Area of house removal on lot

# ELEVATION DRAWINGS

\*Use this sheet or attach a separate drawing. The elevation drawings must meet the requirements on page v.



Scale used: 1 inch = 20 feet xxx Beverly Road , tax id 01051120040300





**Skamania County**  
**Community Development**

