

Return Address: Tom and Jackie Fry  
531 Skamania Landing Road  
Skamania, 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/  
PROPERTY  
OWNER:** Tom and Jackie Fry

**FILE NO.:** NSA-14-35

**PROJECT:** To consolidate two 7,000 sq. ft. parcels into one 14,000 sq. ft. parcel, and to construct a 2,616 sq. ft. house (two-story house with a basement garage) that will be 28 ft. in height, driveway, covered porch/deck, an on-site septic system, and associated utilities.

**LOCATION:** Skamania Landing Road, Skamania; Section 34 of T2N, R6E, W.M. and is identified as Skamania County Tax Lot Numbers 02-06-34-1-4-3500-00 and 02-06-34-1-4-3600-00.

**LEGAL:** Lots 8 & 9 Block 3 of the Woodard Marina Estates Subdivision, Book A Pages 114-115.

**ZONING:** General Management Area - Residential (R-1).

**DECISION:** Based upon the record and the Staff Report, the application by Tom and Jackie Fry, described above, **subject to the conditions set forth in this**

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**Decision**, is found to be consistent with SCC Title 22 and **is hereby approved**.

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) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval. (See attached)
- 3) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side yard:** 5 feet. **Rear yard:** 15 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.
- 4) A five (5) foot variance to the front yard setback shall be allowed in order for the house to be sited 40 feet from the centerline of Skamania Landing Road and 20 feet from the south property line.
- 5) Prior to a building permit being issued the applicants shall record the boundary line adjustment deeds to execute the consolidation of lots. See Boundary Line Adjustment informational packet.

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- 6) Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Community Development Department.
- 7) Any excess materials that are not utilized for backfill on site will be required to be disposed of outside of the National Scenic Area or in a previously approved disposal site.
- 8) Planted vegetation shall be maintained to ensure survival.
- 9) Except as is necessary for site development or safety purposes, on site screening trees shall be retained as marked by staff on the site plan. The limbing up of screening trees beyond eight (8) feet off the ground, and/or topping of trees is prohibited.
- 10) The applicant shall plant either two large shrubs or trees for screening purposes south of the dwelling, in the area marked on the site plan by staff. Shrubs shall be a minimum of 3 feet in height and trees a minimum of five feet in height as measured from the top of root wad at the time of planting. The applicant shall use the *Building in the Scenic Area Handbook, Recommended Plants for Screening* document when selecting screening vegetation.
- 11) At least one of the two large shrubs/trees planted for screening purposes shall be species native to the setting or commonly found in the area, and at least one of the two large shrubs/trees planted for screening purposes shall be coniferous to provide winter screening.
- 12) Screening vegetation 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.
- 13) The exterior of the proposed dwelling and retaining wall shall be dark earth-tone 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: for the house exterior walls – dark green by Sherwin Williams matching the sample submitted on October 14, 2014; trim – Olive Green by Sherwin Williams matching the sample submitted on October 14, 2014; and roofing – dark brown. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to issuance of the building permit.
- 14) The concrete walls of the garage basement and retaining walls shall be tinted or painted a dark earth tone in color, or be constructed of dark rock materials. The applicant shall provide a sample to the Community Development Department of concrete tinted dark earth tone in color for approval prior to the issuance of a building permit.

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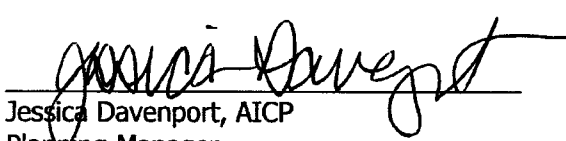
- 15) Structures shall be composed of non-reflective materials or materials with low reflectivity. The Hardi Plank siding, Hardi trim, concrete, and PVC membrane roofing are approved for use.
- 16) The windows used shall be either grey or bronze over low E glass with 11-15% exterior visible light reflectivity rating. The applicant shall submit a window manufacturer's specification sheet showing this detail for the windows to be installed prior to the release of the building permit.
- 17) 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. See enclosed Lighting Brochure.
- 18) The height of the dwelling shall not exceed 28 feet from top of finished grade to roof peak on the north side of the dwelling and 22 feet from top of finished grade to roof peak on the south side of the dwelling, consistent with the elevation drawings submitted by the applicant.
- 19) 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.
- 20) The Community Development Department will conduct at least two site visits during construction, one to verify the location of the structures as stated by the Administrative Decision 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](mailto:permitcenter@co.skamania.wa.us).
- 21) 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.

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- 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.
- 22) 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.

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Dated and Signed this 2nd day of April, 2015, at Stevenson, Washington.



Jessica Davenport, AICP  
Planning Manager  
Planning Division

#### NOTES

Any new residential development, related accessory structures such as garages or workshops, fences, and additions or alterations 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 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



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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.

**WARNING**

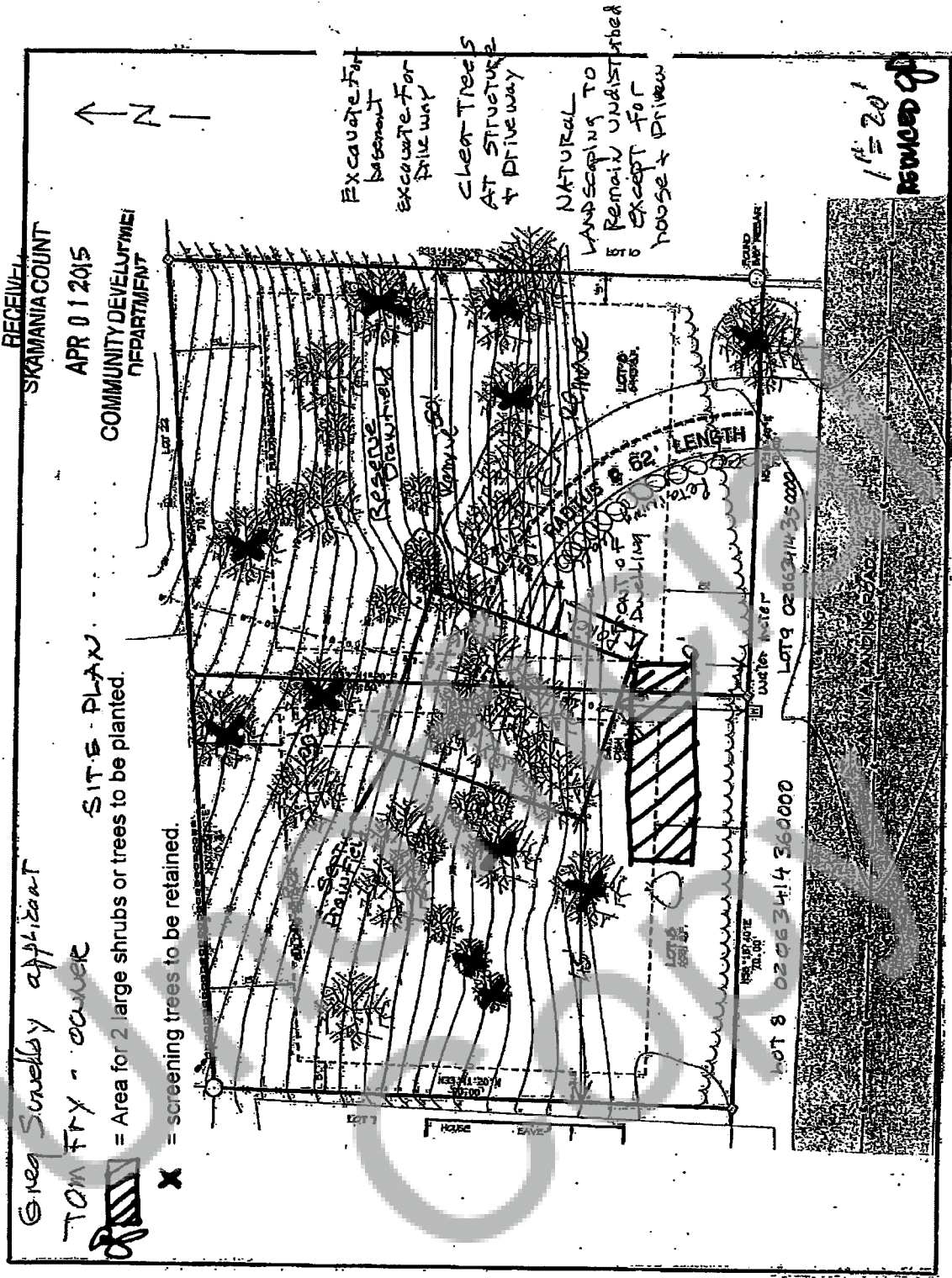
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Administrative Decision or any amendments thereto.

A copy of the Decision was sent to the following:

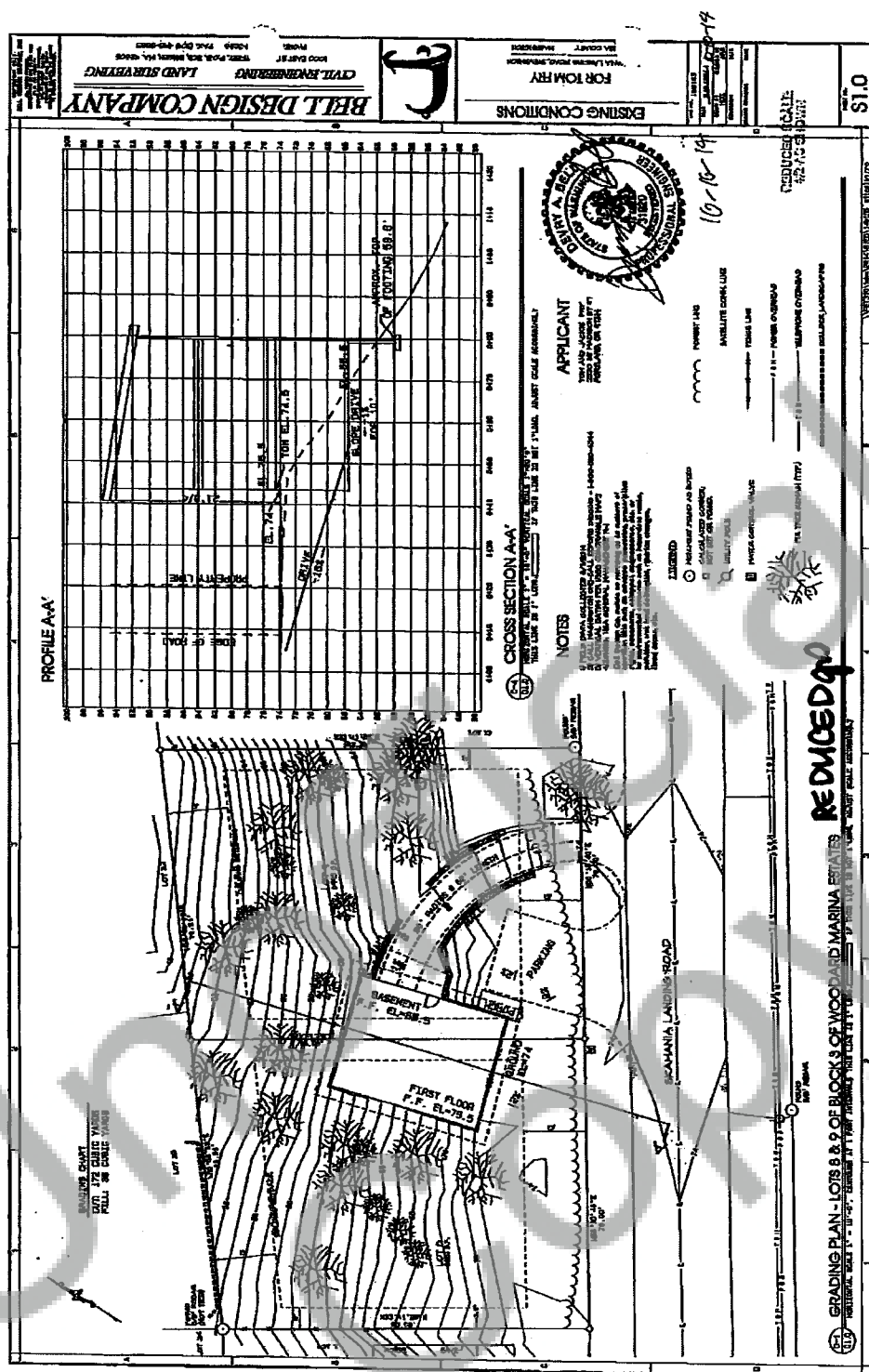
Skamania County Building Division

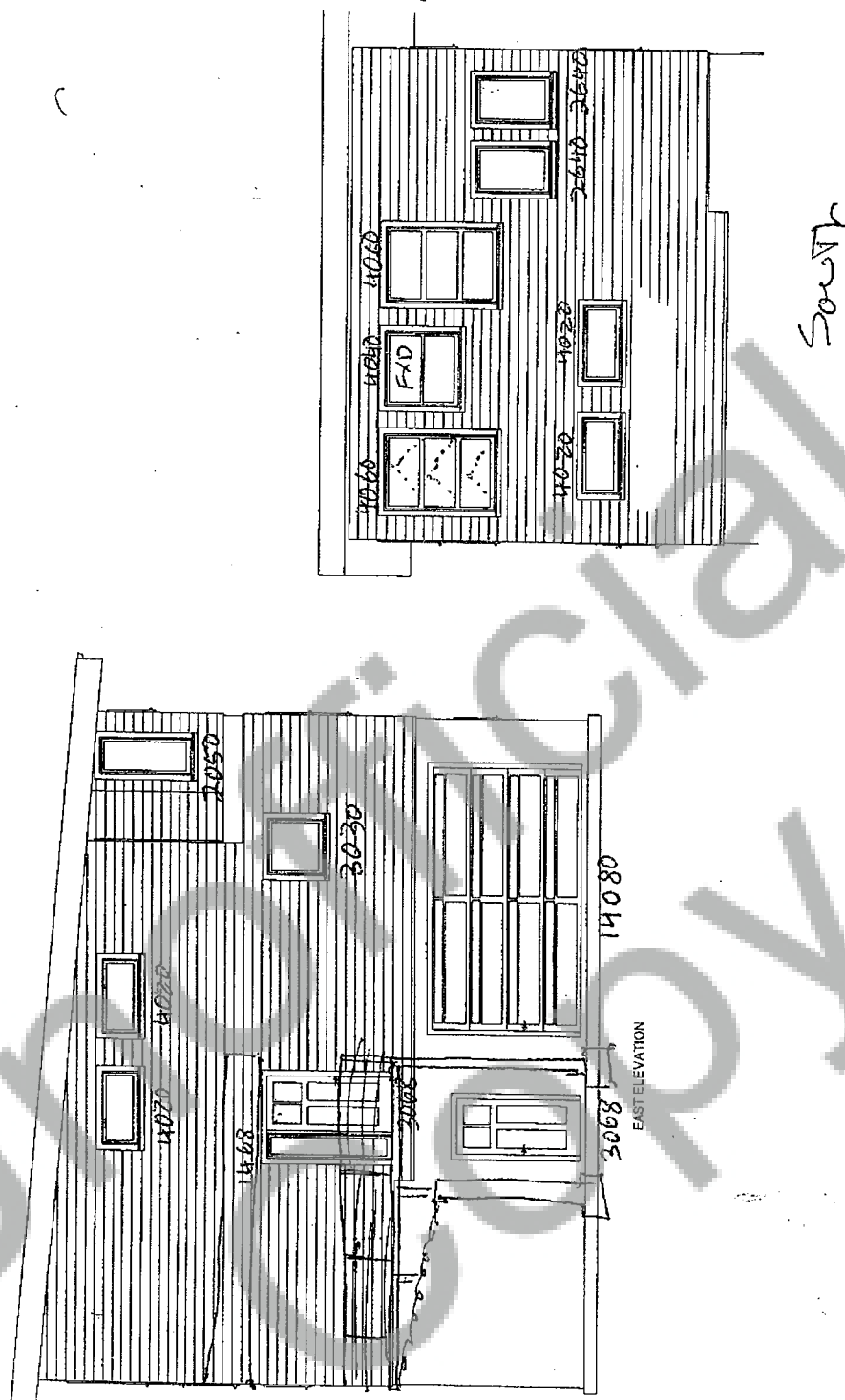
A copy of this Decision, including the Staff Report, was sent to the following:

Greg Sundby, aqcBuilders  
Persons submitting written comments in a timely manner  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs (electronic)  
Nez Perce Tribe  
Cowlitz Tribe  
Department of Archaeology and Historic Preservation  
Columbia River Gorge Commission (electronic)  
U.S. Forest Service - NSA Office (electronic)  
Board of County Commissioners (electronic)  
State of Washington Department of Commerce – Paul Johnson (electronic)  
Department of Fish and Wildlife (electronic)









1744 Sq. Ft. New Residence  
W/872 Sq. Ft. Garage  
aqcBuilders, Inc.  
371 State Rt. 14  
Stevenston, WA 98648

Tom & Jackie Fry  
Skamania Landing Rd.  
Parcels 02063414350000,  
02063414360000  
1/29/2015

