

Return Address: Robin Hale  
P.O. Box 115  
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/  
PROPERTY  
OWNER:** Robin Hale

**FILE NO.:** NSA-14-26

**PROJECT:** To construct a single-family dwelling that will be a total of 5,837 sq. ft. in size including the built in basement garage, attached carport and covered decks, and to construct a detached garage with a 1,495 sq. ft. footprint and 738 upper level space. The applicant has proposed to construct the detached garage first and to live in an apartment on the upper floor during the construction of the single-family dwelling, removing the kitchen upon completion of the dwelling. This project will include construction of a new driveway and gravel parking area, rock walls/terracing, an on-site septic system and associated utilities.

**LOCATION:** 31 Sutherland Road, Underwood, Section 22 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-22-0-0-1100-00.

**LEGAL:** See attached page(s) 8.

**ZONING:** General Management Area – Small Woodland.

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**DECISION:** Based upon the record and the Staff Report, the application by Robin Hale, described above, **subject to the conditions set forth in this 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:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 20 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) The following fire safety guidelines shall be followed:
  - a) All buildings shall be surrounded by a maintained fuel break of fifty (50) feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than twenty-four (24) inches in height). Trees should be placed greater than fifteen (15) feet between the crowns and pruned to remove dead and low (less than eight (8) feet) branches. Accumulated leaves, needles and other

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dead vegetation shall be removed from beneath trees. Hazardous fuels shall be removed within the fuel break area.

- b) Roofs of structures should be made of fire-resistant materials, such as fiberglass shingle or tile. Roof materials such as cedar shake and shingle should not be used.
  - c) Any chimney or stovepipe on any structure for use with a wood stove or fireplace should be screened with no coarser than a quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant and should be equipped with a spark arrestor.
  - d) All structural projections such as balconies, decks and roof gables should be built with fire resistant materials equivalent to that specified in the Uniform Building code.
  - e) Attic openings, soffit vents, foundation louvers or other ventilation openings on dwellings and accessory structures should be screened with no coarser than a quarter (1/4) inch mesh metal screen that is noncombustible and corrosion resistant.
- 5) The single-family dwelling shall be a minimum of 200 feet from adjacent properties as required by the forest siting criteria.
  - 6) The property owner shall prepare, sign and record, in the Skamania County Auditor's Office, a declaration stating that "the owners, successors, heirs, and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm and forest practices on lands classified as F-1, F-2, F-3, ag-1 and Ag-2."
  - 7) The height of detached garage shall not exceed 24 feet as measured from the top of finished grade to roof peak as shown on the "garage south elevation" submitted by the applicant.
  - 8) The cooking facility shall be removed from the detached garage within 30 days of the issuance of the Certificate of Occupancy for the dwelling, and shall be verified by Community Development Staff. "Cooking Facility" means the stove/range and any associated venting. The detached garage shall not be rented as a dwelling unit.
  - 9) 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.
  - 10) Planted vegetation shall be maintained to ensure survival.
  - 11) Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained as marked by staff on the site plan, namely the 12 mature trees, and newly planted Douglas fir trees, south and southeast of the building site. The limbing and topping of screening trees is prohibited.
  - 12) The exterior of the proposed structures shall be dark earth-tone in color. The exterior includes, but is not limited to, sides, doors, garage doors, decks, gutters, roofs and trim.

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The following colors submitted by the applicant are consistent with this condition and are hereby approved: for the house exterior walls - Dark Brown Benjamin Moore Durango 2137-30; trim - dark brown Benjamin Moore Night Horizon 2134-10; roofing – composition shingles in Max Def Black Walnut (black and dark brown); decking – TimberTech in Brown Oak; stone – Dressed Fieldstone in Bucks Country; flashing, window, gutter, etc. – dark brown. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.

- 13) The structures shall be composed of non-reflective materials or materials with low reflectivity.
- 14) The windows used shall be either grey or bronze over low E glass with less than 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.
- 15) 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.
- 16) The height of the dwelling shall not exceed 28 feet in height as measured from the top of finished grade to roof peak as shown on the elevation drawings submitted by the applicant.
- 17) 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.
- 18) 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).
- 19) 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.


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- 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.
- 20) 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

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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 27<sup>th</sup> 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**

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**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.

#### **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:

David Bearss, Architect  
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)

**EXHIBIT A**

The East Half of the Southwest Quarter of the Northwest Quarter and the East Half of the West Half of the Southwest Quarter of the Northwest Quarter, all in Section 22, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, State of Washington

Excepting therefrom the following:

That portion conveyed to William L. Garrett, et ux, by instrument recorded September 3, 1970, in Book 62, Page 41, Auditor's File No. 72506, Skamania County, Washington;

That portion conveyed to Richard E. Lathrup by instrument recorded April 6, 1971, in Book 62, Page 758, Auditor's File No. 73305, Skamania County, Washington;

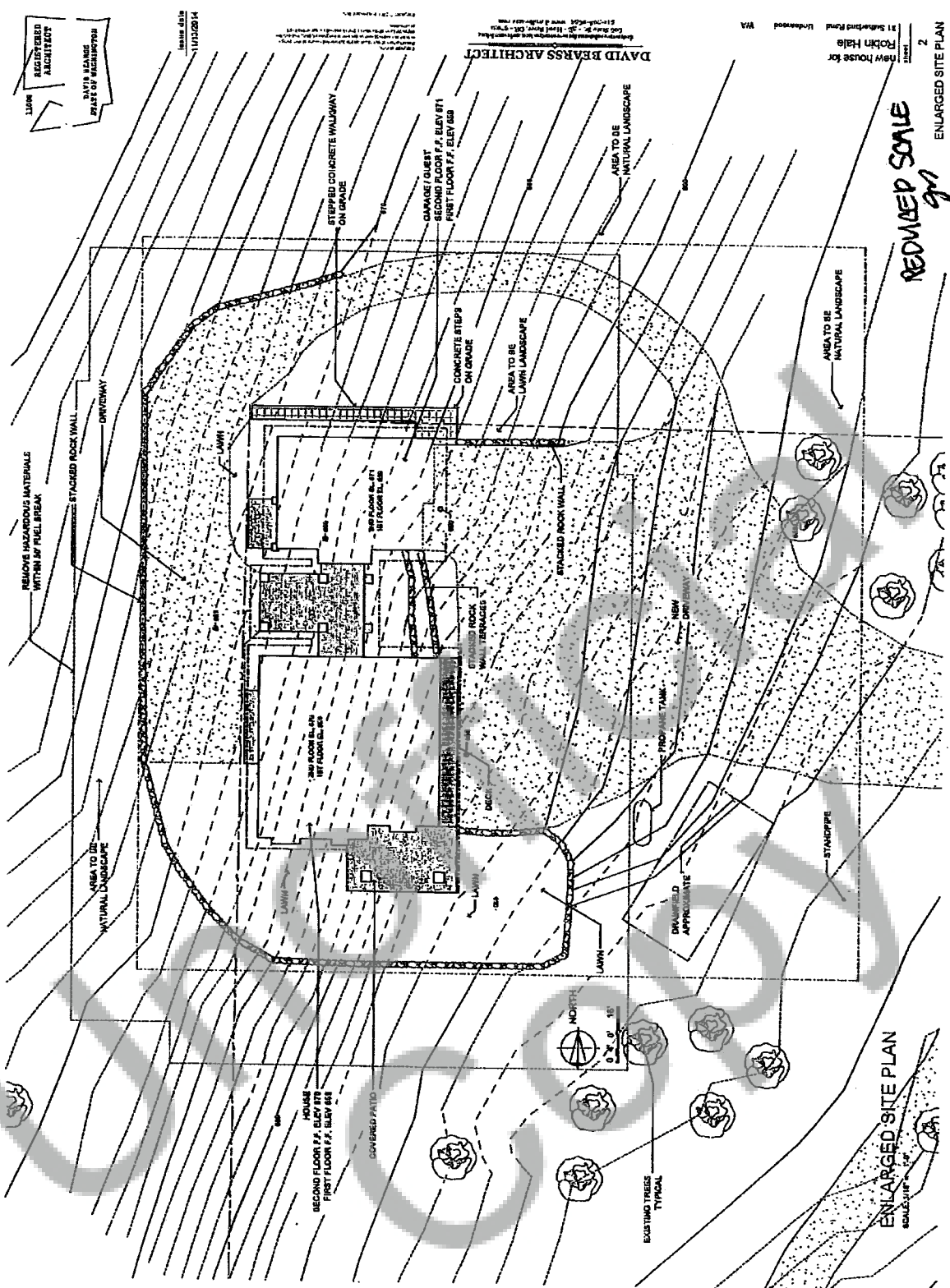
That portion conveyed to Larry Z. Marczynski, et ux, by instrument recorded February 28, 1972, in Book 63, Page 793, Auditor's File No. 74466, Skamania County, Washington;

That portion conveyed to John Lompa, et ux, by instrument recorded August 16, 1972, in Book 64, Page 336, Auditor's File No. 75085, Skamania County, Washington;

That portion conveyed to Joe Perry, et ux, by instrument recorded November 8, 1974, in Book 67, Page 851, Auditor's File No. 78429, Skamania County, Washington.

Skamania County Assessor  
Date 10/8/2023 Parcel 3-10-22-1100-00



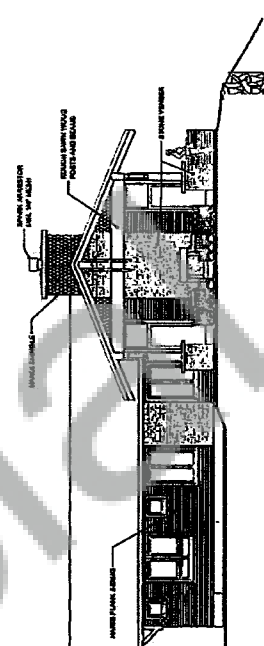
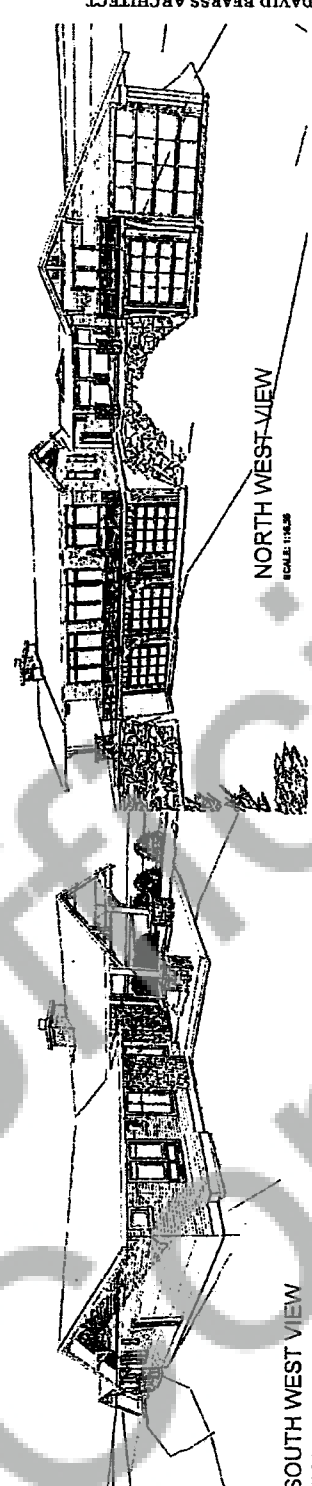
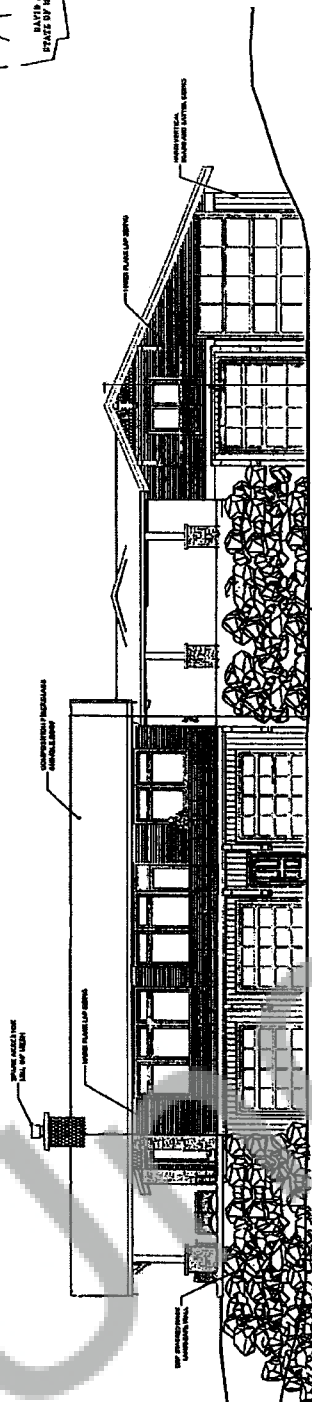


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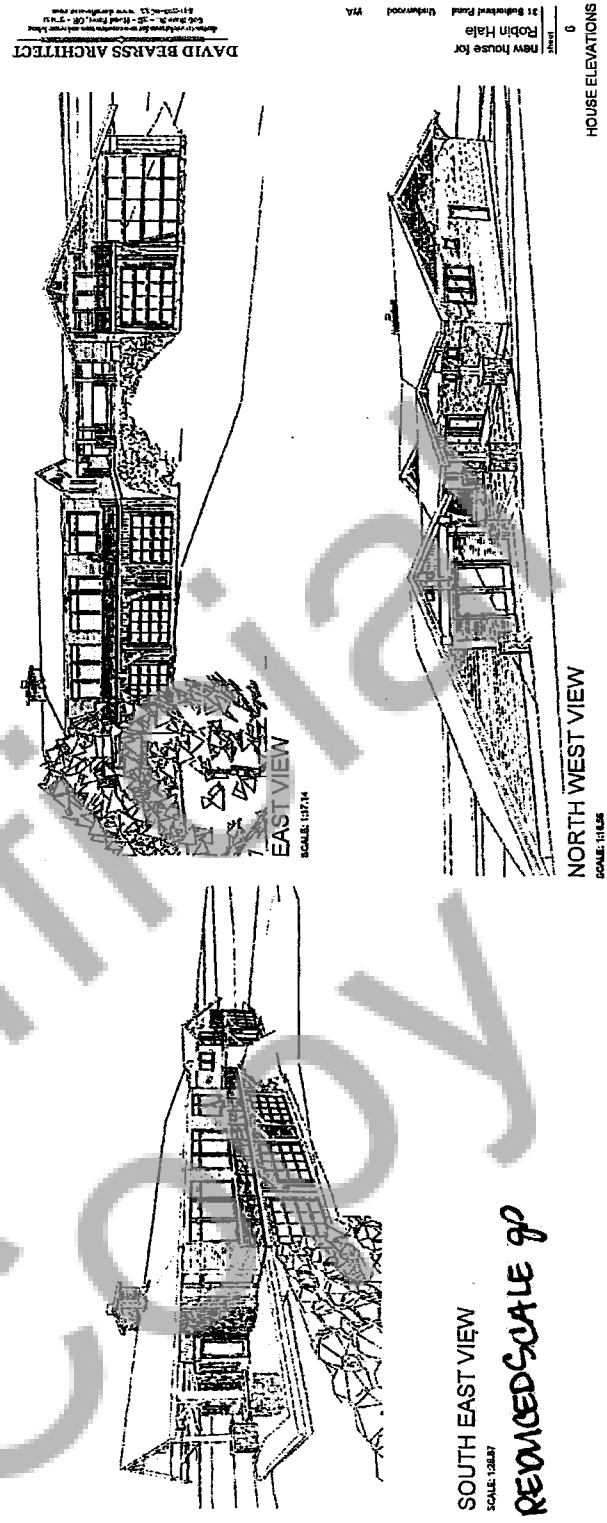
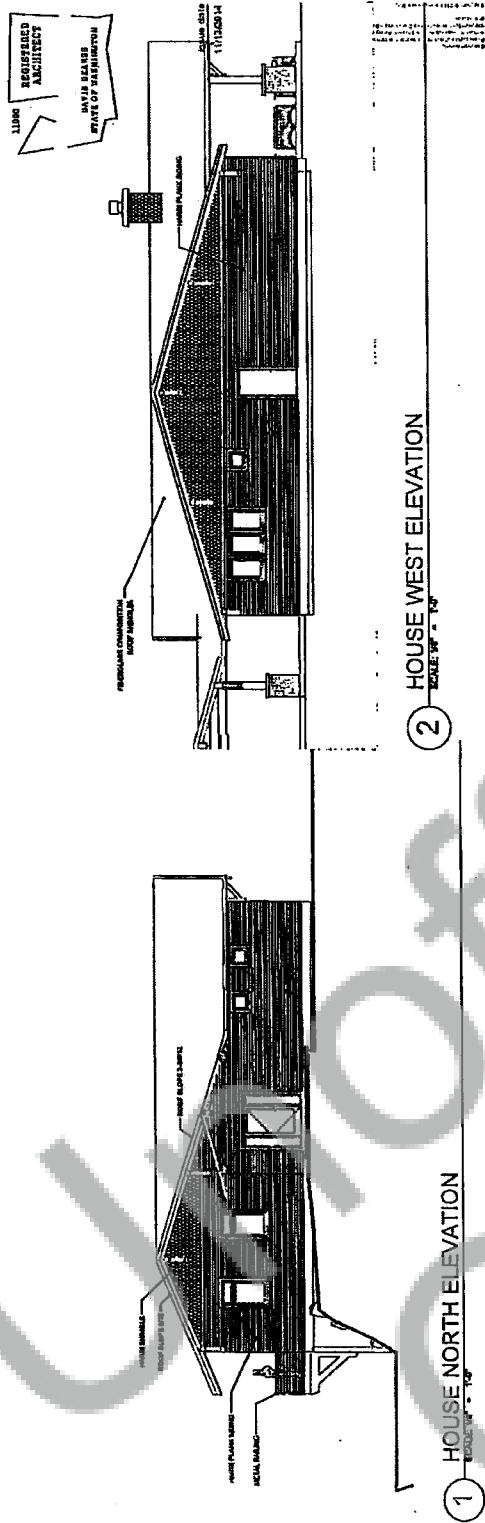
DAVID BEARDS  
STATE OF WASHINGTON

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PLATE 11  
PLATE 11

[illegible]

REDUCED SCALE<sub>91</sub>



SOUTH EAST VIEW  
SCALE 1/8" = 1'-0"  
REVISED SCALE 90

NORTH WEST VIEW  
SCALE 1/8" = 1'-0"

HOUSE ELEVATIONS

0

New house for  
Robin Hale

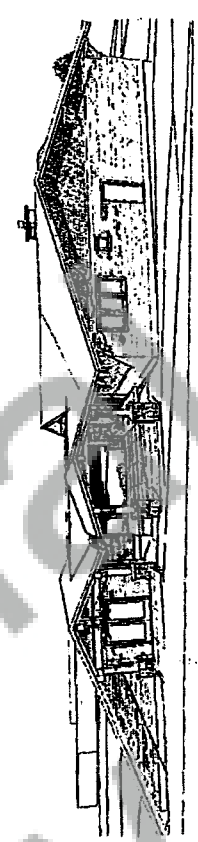
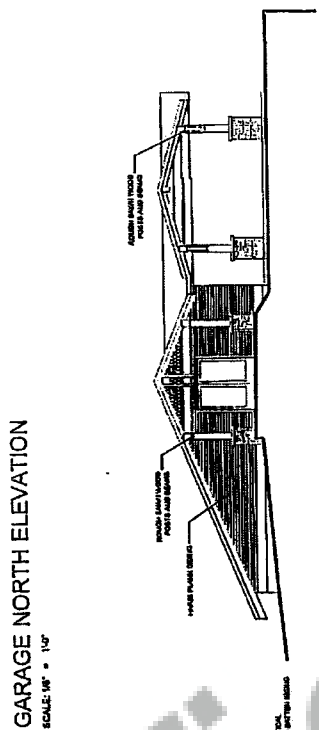
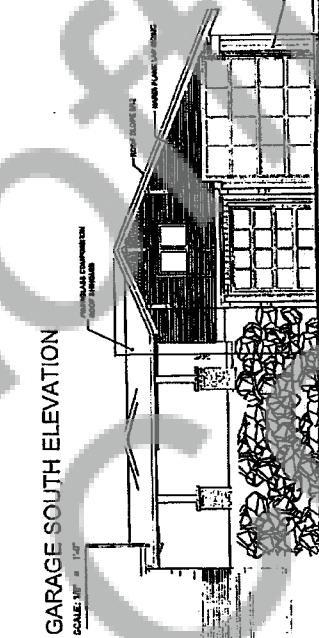
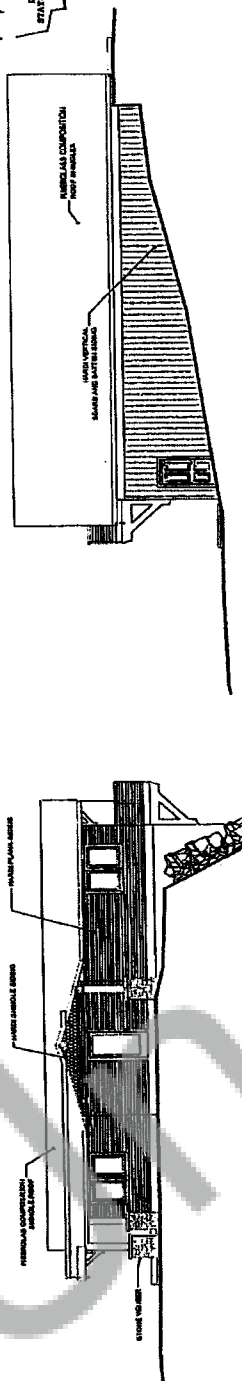
11/13/2014  
Underwood WA

DAVID BEARSS ARCHITECT  
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11/13/2014

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DAVID DEARBE  
STATE OF WASHINGTON

4162761/11  
last date



REDUCED SCALE of

## GARAGE ELEVATIONS

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