

141025

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Return Address: Frederick Holmes  
Sue Casper  
PO Box 149  
North Bonneville, WA 98639

FILED FOR RECORD  
SKAMANIA CO. WASH.  
BY *Frederick Holmes*

MAY 9 1 33 PM '01  
*G. Lowry*  
AUDITOR  
GARY H. OLSON

**Skamania County  
Department of Planning and  
Community Development**

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX 509 427-8288

**Director's Decision**

Proposed \_\_\_\_\_  
Reviewed \_\_\_\_\_  
Approved \_\_\_\_\_  
Filed \_\_\_\_\_  
Dated \_\_\_\_\_

**APPLICANT:** Frederick Holmes & Susan Casper

**FILE NO.:** NSA-00-51

**PROJECT:** In approximately the same locations replace existing structures with new: garage 31'x27' -storage 31'x23' -house 1365 sq. ft. (1-story with daylight basement)

**LOCATION:** 572 Beacon Highlands, Skamania; Section 26 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #2-6-26-3-0-400

**LEGAL:** See attached Page 6

**ZONING:** General Management Area - Residential (R-10)

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Rick Holmes & Sue Casper, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC 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 Department and the Washington State Health District.



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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 Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) 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.
- 2) Setbacks (including roof/ eaves, decks/ porches) for all structures shall be as follows; front yard- 50' from the centerline of the street or 30' from the front lot line, whichever is greater; side yard- 20 feet; rear yard- 25 feet. Determination of the property line location is the responsibility of the applicant and must be confirmed by a surveyor if the property boundary is in question.
- 3) A final site plan should be submitted to the Planning Department showing the total square footage of the two buildings at a maximum of 1988 square feet and the removal of building #4.
- 4) Building #4 should be demolished by the final inspection for buildings #2 and #3.
- 5) None of the replacement structures shall intrude any further into the water resource zone than the existing structure already is. Materials shall not be side cast in the direction of the pond. Silt fencing, straw bales and other means of erosion control shall be installed on the sides closest to the water resource during construction.
- 6) Only non-reflective materials or materials with low-reflectivity shall be used on the replacement house, such as wood and low-gloss paints or stains. Low-reflective, tinted windows shall be used on the south side of the house to reduce reflectivity of the windows (see window tinting data sheet with Staff Report). Final plans shall include 2 foot eaves to reduce the reflectivity of the windows.
- 7) Any exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials. This shall be required for all exterior lights on the replacement house and any lights on the south side of the other replacement structures, to prevent visible lighting from key viewing areas, even though the accessory building sites themselves are not visible. See also the attached "Zoning News" article.
- 8) As a condition of approval, the replacement house shall be composed of dark and either natural or earth-tone exterior colors (including, roof, trim, body). Color samples shall be submitted to the Planning Department for approval prior to issuance of a building permit.



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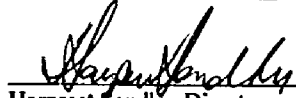
- 9) The southern most tree indicated for removal should be avoided, and only those trees that are necessary should be permitted for removal.
- 10) The applicant and future owners shall retain and maintain those screening trees on the sloped hillside and on each side of the house. The retention trees shall stretch from the northeastern most corner of the parking area to at least 30 feet western most corner of the proposed house, and south to the edge of the open field on the subject property. See also the staff revised site plan where the retention trees have been indicated. Topping or limbing of these trees is prohibited.
- 11) Plantings shall stretch from west to east (the first terrace just south of the replacement house site near the existing antenna), connecting the existing adolescent fir tree stands. At least two rows of Douglas fir trees at 6' tall (not including root wad) on 12' centers shall be planted in an alternating pattern. Limbing or topping of these trees is prohibited.
- 12) All plantings should be coniferous, of the Douglas fir species.
- 13) All graded areas shall be re-seeded with native vegetation prior to inspection by the Planning Department.
- 14) The applicant and future owners shall be responsible for the proper maintenance and survival of any planted vegetation. Dead and dying trees should be replaced with the same species in approximately the same location.
- 15) The applicant shall comply with all conditions for visual subordination, prior to final inspection by the Building Department. The applicant shall coordinate all inspections with the Building Department. Planning Department staff should be able to conduct a final inspection site visit within four business days from the time of calling for the inspection. An occupancy permit will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 16) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the house as stated by this approval. Another will be conducted after all foundation excavation has been completed but prior to the applicant framing up the footers. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Building Department at 509-427-9484.
- 17) 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 Planning Department and the Gorge Commission within 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 24 hours.
- c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 17<sup>th</sup> day of April, 2001, at Stevenson, Washington.

  
Harpreet Sandhu, Director  
Skamania County Planning and Community Development.

#### NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.050(C)(2), the Director's Decision **SHALL BE RECORDED** in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

#### APPEALS

The decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 5/1/01. Notice of Appeal forms are available at the Department Office.

#### 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 Director's Decision or any amendments thereto.

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A copy of the Decision was sent to the following:

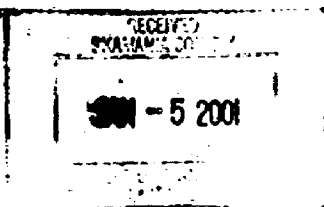
Skamania County Building Department  
Skamania County Assessor's Office

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  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners

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HOLME - 35 PER

572 BEACON HIGHLANDS  
SKAMANIA 98648  
509-427-5402

EXHIBIT "A"

PARCEL I

Tract 6 according to the Survey designated Beacon Highland recorded in Book 1 of Surveys, Page 257, in the County of Skamania, State of Washington.

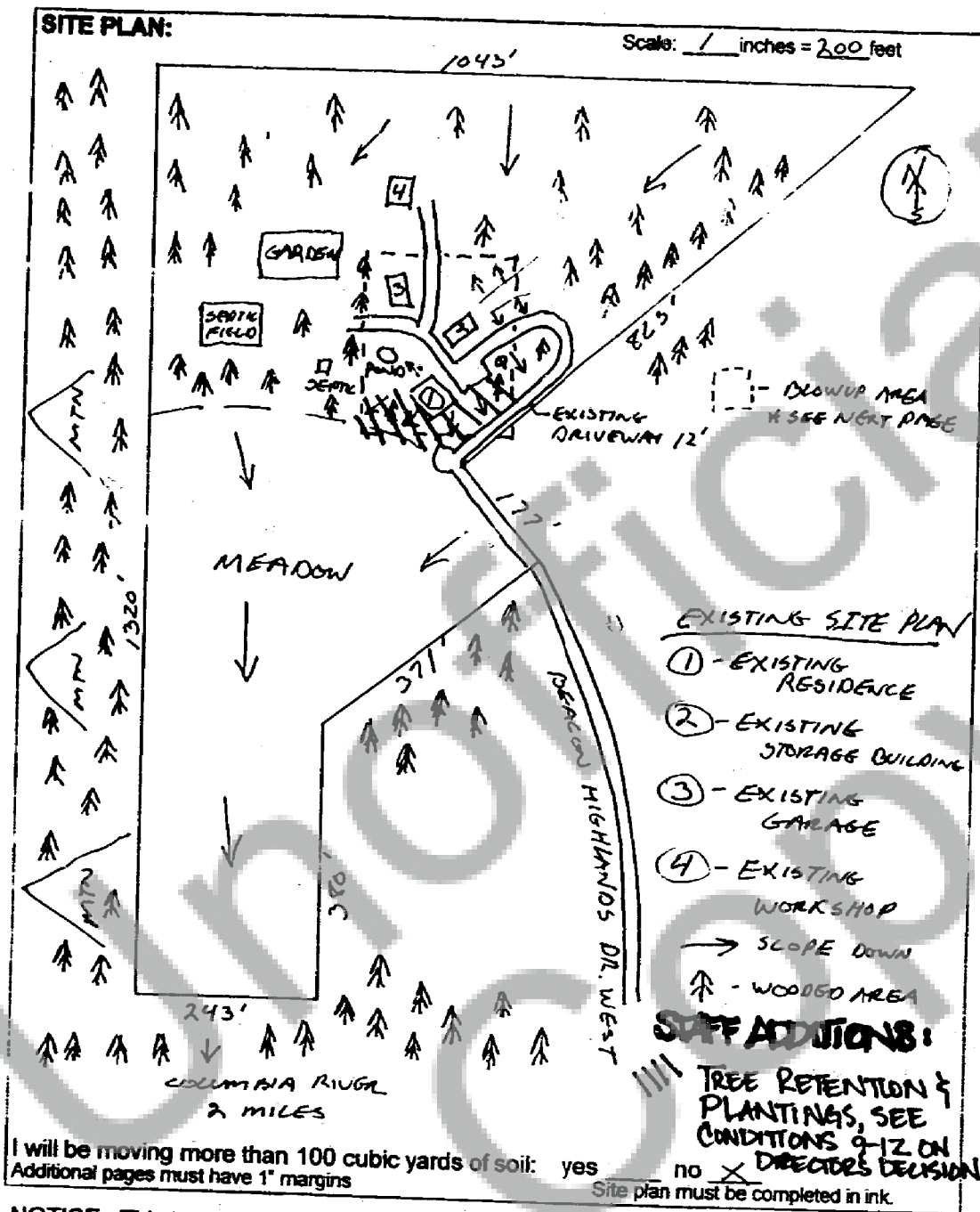
PARCEL II

Beginning at a point which is the Southermost point of Lot 6 Beacon Highlands, referred to above, thence West 243.4 feet to an iron post set in a stone cairn; thence Northerly 1011.58 feet, more or less, to a point 60 feet West of the Northwest corner of Lot 6; thence Easterly along said line 60 feet to the Northwest corner of said Lot 6; thence Southeasterly following the Westerly boundary of Lot 6 to the point of beginning.

PARCEL III

A Tract of land in the Southeast Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington. described as follows:

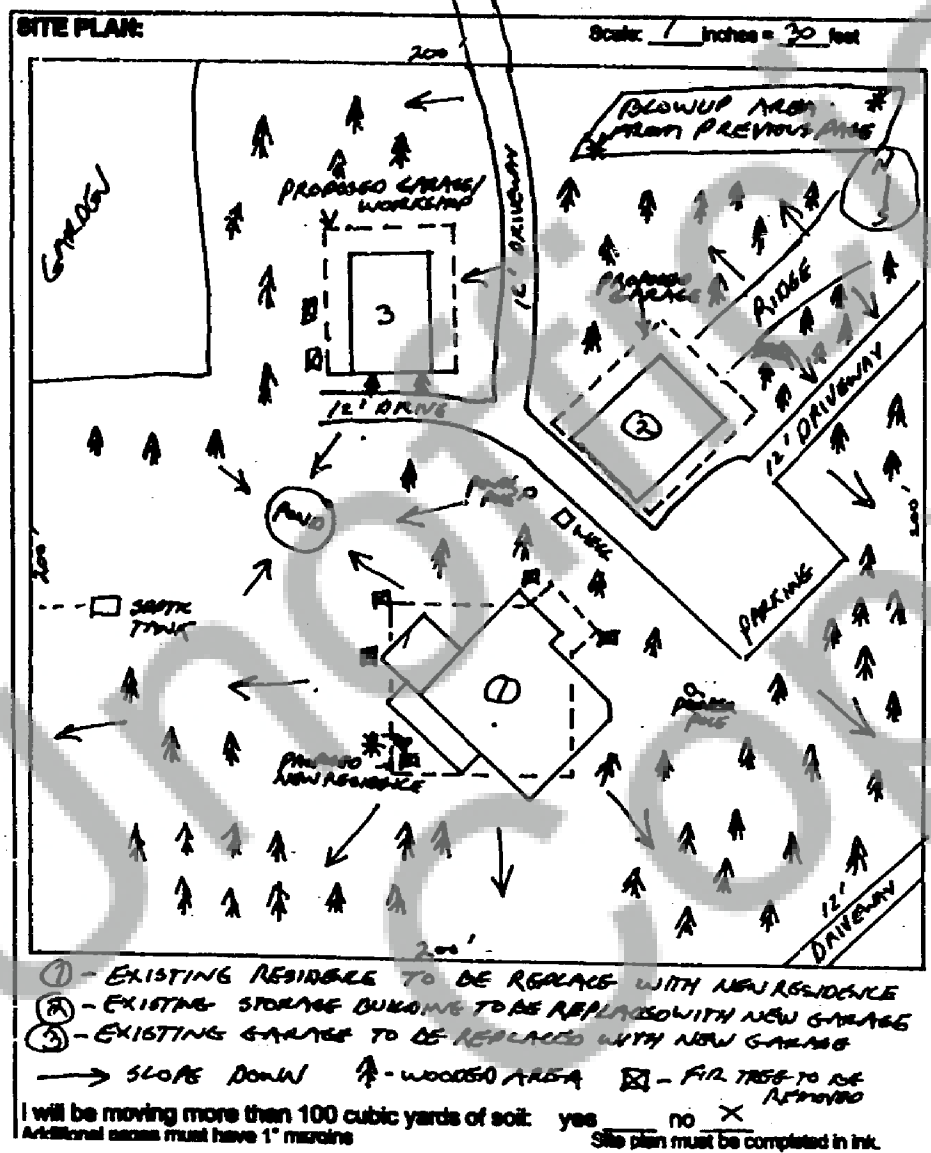
Beginning at the Southwest Corner of Parcel II of the Deed recorded in Book 83, Page 503; thence South  $89^{\circ} 15' 10''$  East 243.40 feet; thence South  $00^{\circ} 44' 50''$  West 309.66 feet; thence North  $89^{\circ} 02' 20''$  West 243.40 feet more or less to a point due South of point of beginning, thence North to point of beginning.



NOTICE: This is an initial site plan, it may be revised throughout the application process.



RECEIVED  
SKAMANIA COUNTY  
APR - 9 2001  
DEPT. OF PLANNING  
AND COMMUNITY DEVELOPMENT





ELEVATION DRAWINGS:

