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Return Address: Dennis Hill  
4931 Birch St. - Ste. A  
Newport Beach, CA, 92660

FILED  
SKAMANIA COUNTY  
Dennis Hill

APR 18 2 13 PM '03

*Amador*

J. HIGHT

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

Administrative Decision

APPLICANT: Dennis Hill

PROPERTY OWNER: Dennis and Mary Hill

FILE NO.: NSA-03-11

PROJECT: House renovation including a 112 square foot addition to the East end, a light well addition on the Southeast corner, and a deck and roof remodel.

LOCATION: 312 Lakeshore Drive in Skamania County; Section 34 of Township 2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-34-1-4-0300-00

LEGAL: Lot 16 Block 2 Woodard Marina Estates as recorded in Book A, Page 114-115.

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

DECISION: Based upon the record and the Staff Report, the application by Dennis Hill, 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 Southwest Washington Health Department.

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 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 §22.06.050(C)(2).

- 1) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records and submitted to the Planning Department prior to issuance of a building permit for the approved project. A copy of the first page of the recorded Administrative Decision must be submitted to the Planning Department prior to the issuance of a Building Permit.
- 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.
- 3) Only the grading which is necessary for site development (building pads and utilities) is permitted.
- 4) Only non-reflective or materials with low reflectivity are permitted for the exterior materials of the addition (West and North sides), such as wood and low-gloss paints and stains.
- 5) Any exterior lighting shall be directed downward and sided, 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, which do not allow light to pass through. See the Lighting Brochure attached to the staff report.
- 6) The additions may match the exterior home color of Green. If the applicant chooses to repaint the existing dwelling and additions then dark and either natural or earth-tone color samples shall be submitted to the Planning Department prior to issuance of a building permit.
- 7) The existing coniferous trees shall be retained (#10 on site plan).
- 8) 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 (509-427-9484). Planning Department staff should be able to conduct a site and excavation inspection and a final inspection site visit within four business days from the time of calling for the inspection. Final inspection will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 9) The following procedures shall be effected when cultural resources are discovered during construction activities:

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- 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 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 4<sup>th</sup> day of April, 2003, at Stevenson, Washington.

Patrick Johnson

Patrick Johnson, Associate Planner  
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), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), this Administrative Decision 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

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 Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable filing fee.

#### WARNING



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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:

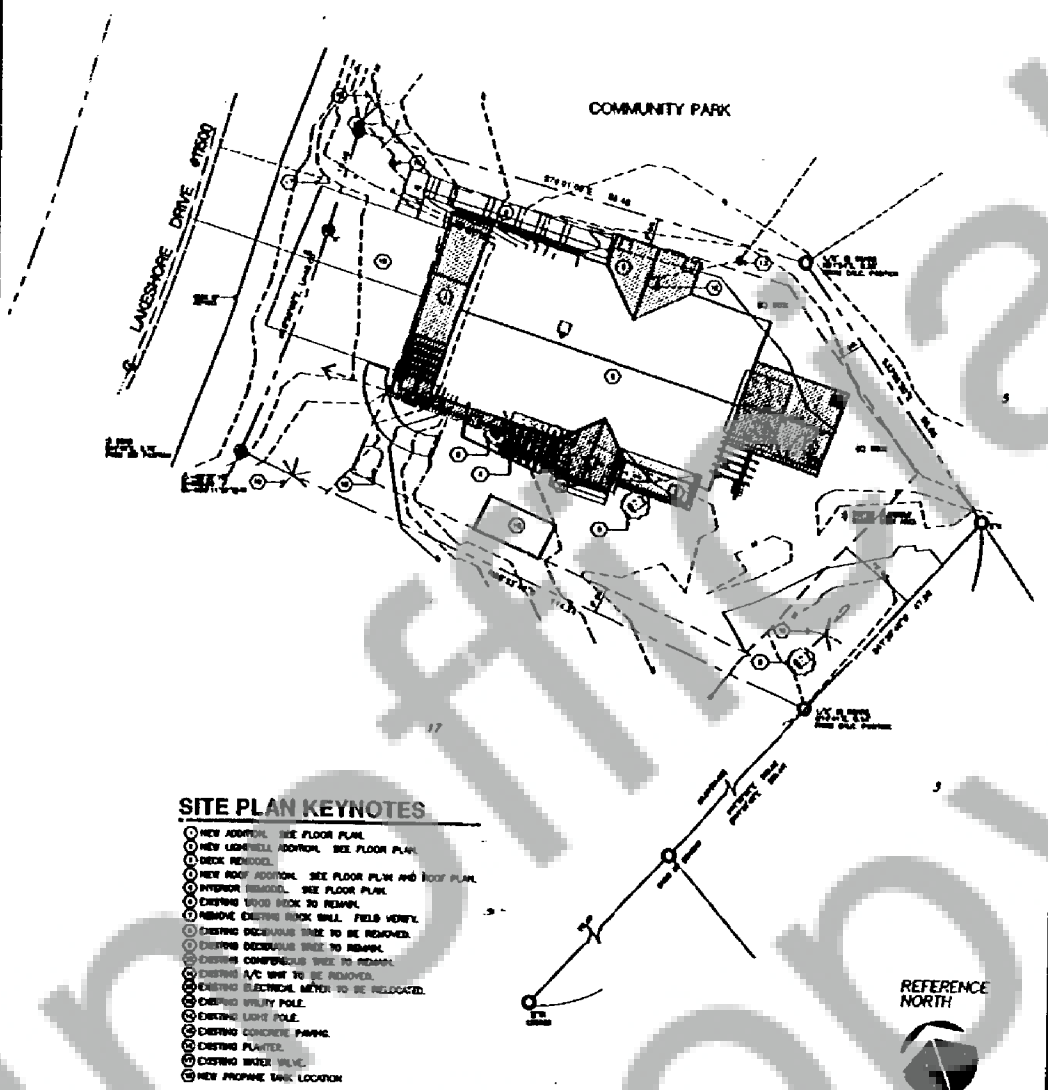
Skamania County Building Department  
Skamania County Assessor's Office

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  
Dee Caputo, CTED

SITE PLAN

SCALE: 1" = 30' 0"



SITE PLAN KEYNOTES

- ① NEW ADDITION. SEE FLOOR PLAN.
- ② NEW LIGHTWELL ADDITION. SEE FLOOR PLAN.
- ③ DECK REDOUBT.
- ④ NEW ROOF ADDITION. SEE FLOOR PLAN AND ROOF PLAN.
- ⑤ EXISTING ROOF. SEE FLOOR PLAN.
- ⑥ EXISTING 1000 BUCK TO REMAIN.
- ⑦ EXISTING EXISTING ROCK WALL. FIELD WORK.
- ⑧ EXISTING DECORATIVE WALL TO BE REMOVED.
- ⑨ EXISTING CONCRETE WALL TO REMAIN.
- ⑩ EXISTING A/C UNIT TO BE REMOVED.
- ⑪ EXISTING ELECTRICAL METER TO BE RELOCATED.
- ⑫ EXISTING UTILITY POLE.
- ⑬ EXISTING LIGHT POLE.
- ⑭ EXISTING CONCRETE PAVING.
- ⑮ EXISTING PLANTER.
- ⑯ EXISTING BRICK WALL.
- ⑰ NEW PROPANE TANK LOCATION.

*NO UNDER CONSTRUCTION*

I WILL MOVE MORE THAN 100 CUBIC YARDS OF SOIL: YES \_\_\_ NO X

Property Location

DENNIS & MARY HILL  
312 LAKESHORE DRIVE  
STEVENSON, WA. 98643  
PHONE # (509) 427-8787

Owner:

DENNIS & MARY HILL  
737 PELICAN AVENUE  
LAGUNA BEACH, CA. 92650  
WORK PHONE # 949 863-1770 X 128

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