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BY Alan Jeffers
AUG 29 2003
P. L. Derry
J. MICHAEL D. DILLON

Return Address: Alan and Julie Jeffers
351 Beacon
Highlands Rd
Stevenson WA 98648

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

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AUG 29 2003

Director's Decision

APPLICANT: Alan and Julie Jeffers for Robert and Molly Campbell

FILE NO.: NSA-99-20

PROJECT: Single family residence and two accessory structures

LOCATION: Beacon Highland Road off of Skelton Road off of Butler Loop Road, in Skamania, Section 26 of T2N, R6E, W.M., and identified as Skamania County Tax Lot # 2-6-26-3-900. SEE PAGE 7

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

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Alan and Julie Jeffers, 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) The proposed house shall not exceed one story or 20 feet in height from the top of the footer set at existing grade.
- 3) Unless otherwise specified herein, the front yard setbacks shall be 15 feet from the front lot line or 45 feet from the centerline of a public or private road whichever is greater, side yard setbacks shall be 5 feet and rear yard setbacks shall be 15 feet.
- 4) All trees on the subject property shall be retained and maintained in a healthy condition as no tree removal is needed for site development. Dead or dying trees shall be replaced with the same species of trees in approximately the same place.
- 5) All development shall occur at least 30 feet north of the ridge line as shown on the drawing by Jurgen Hess, identified as Figure 1. Prior to any land disturbing activities, staff shall be provided with 3 business days to stake the ridge line and verify its location. The ridge line shall be retained. No grading or land disturbing activity shall occur to the ridge line as it is essential in reducing the visibility of the proposed development.
- 6) The proposed residence shall be located at Site C, identified by Jurgen Hess (see attached Figure 1) which includes the option of siting the home at C1, C2 or C3. Prior to issuance of any building permits, the applicants shall provide the Planning Department with a final site plan identifying which location will be utilized for the home site, barn and shop, including dimensions.
- 7) The proposed accessory structures may be located west of the approved location of the home site, provided they are not located any further west than the ridge line running north-south, as shown in Figure 1. The combined floor area of the shop and barn shall not exceed 75% of the total floor area of the proposed home.
- 8) The exterior of all proposed buildings, including siding, trim, window frames, roof, doors, gutters and downspouts, shall be dark earth-tone colors and composed of non-reflective materials or materials with low reflectivity. Prior to issuance of a building permit, applicant shall provide the Department with color samples to verify consistency with above requirements.

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- 9) 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. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff.
- 10) Prior to issuance of a building permit, the applicant shall be required to submit a grading plan as they have indicated on their site plan that approximately 800 cubic yards may be moved for site development (See Staff Report for specific details on grading plan information).
- 11) Prior to issuance of an occupancy permit, the Department shall conduct a follow-up site visit to ensure compliance with all of the above requirements relating to visual subordination.
- 12) 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 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 19th day of July, 1999, at Stevenson, Washington.

Harpreet Sandhu
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.

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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 8-9-99. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office

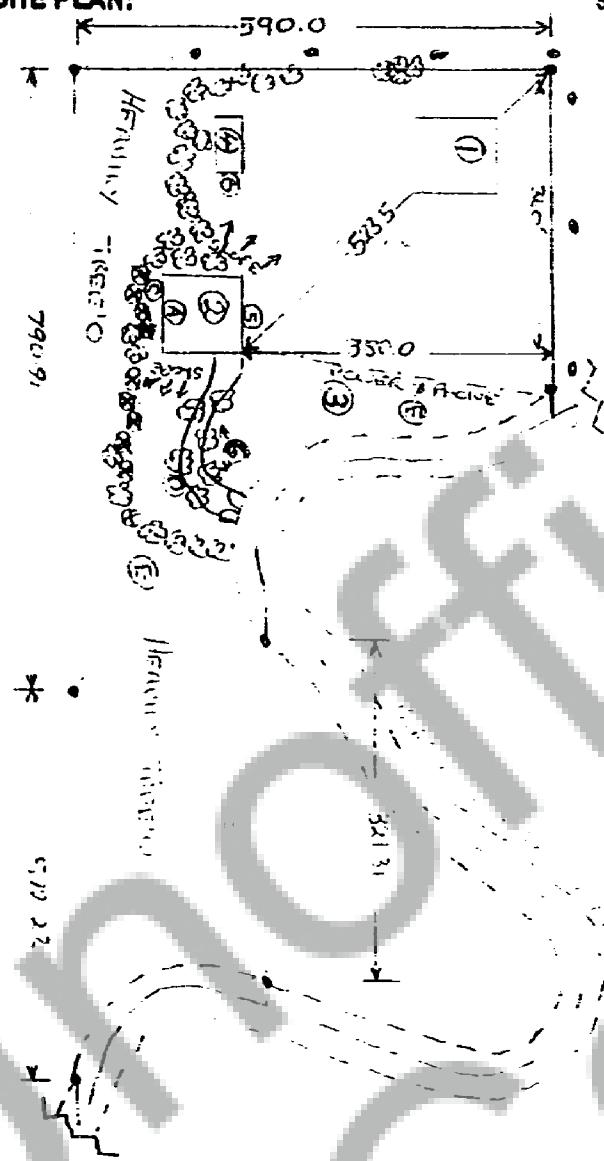
A copy of this Decision, including the Staff Report, was sent to the following:

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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SITE PLAN:

Scale: 1/2 inches = 100 feet



Additional pages must have 1" margins

Site plan must be completed in ink.

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Scale: 1" = 200'

North

Slope direction
edge trees
Parcel dimensions
and dimensions based
on applicant's site plan

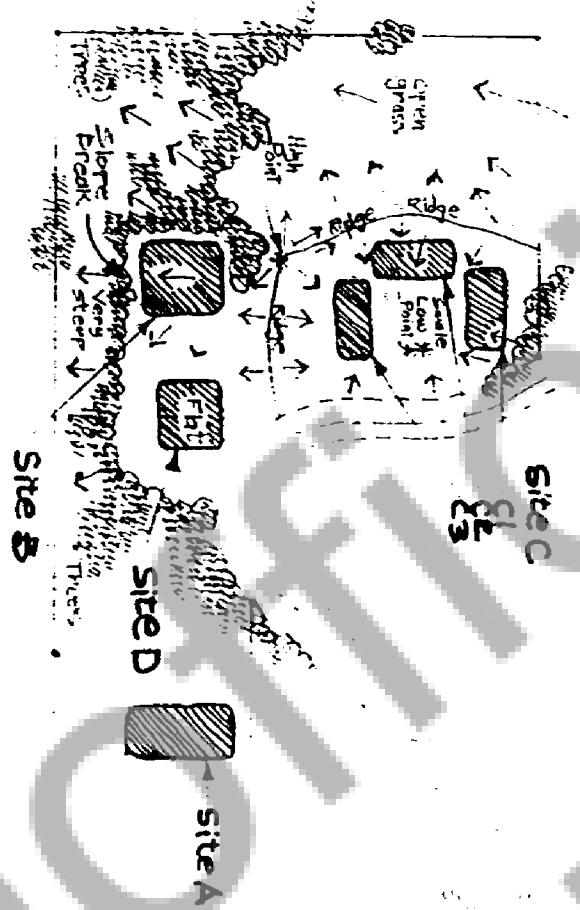


Figure 1.

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FILED
SKAMANIA CO. REC'D.
JUL 30 1981 '99
Powers

REAL ESTATE EXCISE TAX
CITY 20328

JUL 14 1999

PAID 1226.00

SKAMANIA COUNTY TREASURER



(This space for title company use only)

AFTER RECORDING MAIL TO:

Name Alan & Julie Jeffers
Address 36407 NE Washougal River Rd.

City/State Washougal WA 98671

SCR 22 270

Statutory Warranty Deed

THE GRANTOR ROBERT B. CAMPBELL & MOLLY F. CAMPBELL, husband and wife

for and in consideration of TEN DOLLARS AND OTHER
VALUABLE CONSIDERATIONS

in hand paid, conveys and warrants to ALAN JEFFERS & JULIE
JEFFERS, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington:
A tract of land located in Section 26 and 27, Township 2 North, Range 6
East of the Willamette Meridian, described as follows:

Tract #9 according to survey designated Beacon Highland's recorded in Book
1 of Surveys at Page 257, under Auditor's File No. 51239, recorded
September 12, 1980, Records of Skamania County, Washington.

SUBJECT TO:

1. Easements as shown in survey recorded in Book 1 of Surveys, Page 257.
2. Easements for Pipeline, including the terms and provisions thereof, recorded February 15, 1956 in Book 41, Page 178, Skamania County Deed Records. Also recorded in Book 40, Page 479.
3. Declaration of Road Maintenance Agreement, including the terms and provisions thereof, recorded September 15, 1980, in Book 6 of Agreements, Page 383.

SEE PAGE TWO FOR MORE SPECIAL EXCEPTIONS

Assessor's Property Tax Parcel/Account Number(s):

02-06-26-3-0-0900-00

Dated

7/23/99 Date 7/23/99 Period # 02-06-26-3-0-0900-00

Robert B. Campbell

Gary H. Martin, Skamania County Assessor
Molly F. Campbell

LPB-10 (11/96)