

Return Address: Mark and Petra Hanley  
492 Beacon Highlands Road W.  
Skamania, WA 98648

Doc # 2005159785  
Page 1 of 5  
Date: 12/06/2005 03:19P  
Filed by: MARK & PETRA HANLEY  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$36.00

## 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:** Mark and Petra Hanley

**PROPERTY OWNER:** Mark and Petra Hanley

**FILE NO.:** NSA-05-21

**PROJECT:** A two story addition with an approximate 789 square feet footprint to an existing dwelling of 2,173 square feet in size.

**LOCATION:** 492 Beacon Highlands Road W.; Section 26 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-26-3-0-0500-00.

**LEGAL:** Lot 7 Beacon Highlands, recorded in Book 1, Page 257.

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

**DECISION:** Based upon the record and the Staff Report, the application by Mark and Petra Hanley, 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 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:

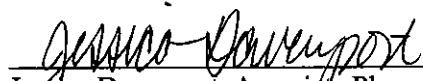
The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(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 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) Only that grading which is necessary for site development (building pads, utilities, drain fields, etc.) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 5) The existing coniferous trees, other than the four marked for removal shall be retained.
- 6) All new exterior lighting shall be directed downward and sited, hooded and shielded such that it is not visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials. Opaque means it does not allow light to pass through the shield or hood. See attached Lighting Brochure. All lights should be hooded and shielded so as to have a luminary with less than a 90-degree cutoff.
- 7) The exterior of the proposed home shall be composed of non-reflective material or materials with low-reflectivity. Such as the existing stucco and tile materials found on the existing dwelling.
- 8) The applicant should meet all conditions to achieve visual subordination prior to final inspection by the Planning Department. The applicant shall coordinate all inspections with the Building

Department. An occupancy permit will not be issued until compliance with conditions, including visual subordination criteria, has been verified.

- 9) Except as necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 10) The addition shall remain below the forest canopy.
- 11) The existing dwelling and addition shall be dark and either natural or dark earth-tone color (Monosideral F, Color: CC0905056CG, a dark brown earth tone color) and if the applicants choose a different color other than what has been approved, then samples shall be submitted to the Planning Department for approval prior to issuance of the building permit.
- 12) Due to wildlife impacts of the removal of the four trees due to hazards, at least four coniferous trees of native species are required to be planted in another location on the property. The replacement trees shall have an 80% survivorship after 3 years. The stumps and roots of the four hazard trees shall remain in place for wildlife use and soil retention.
- 13) The Planning Department will conduct at least two site visits during construction and at least one site visit for Final Inspection. One will be to verify the location of the structure as stated by the Administrative Decision. 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 509-427-3920.
- 14) 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 12<sup>th</sup> day of October, 2005, at Stevenson, Washington.

  
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Jessica Davenport, Associate Planner  
Skamania County Planning and Community Development.

## 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.

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

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:

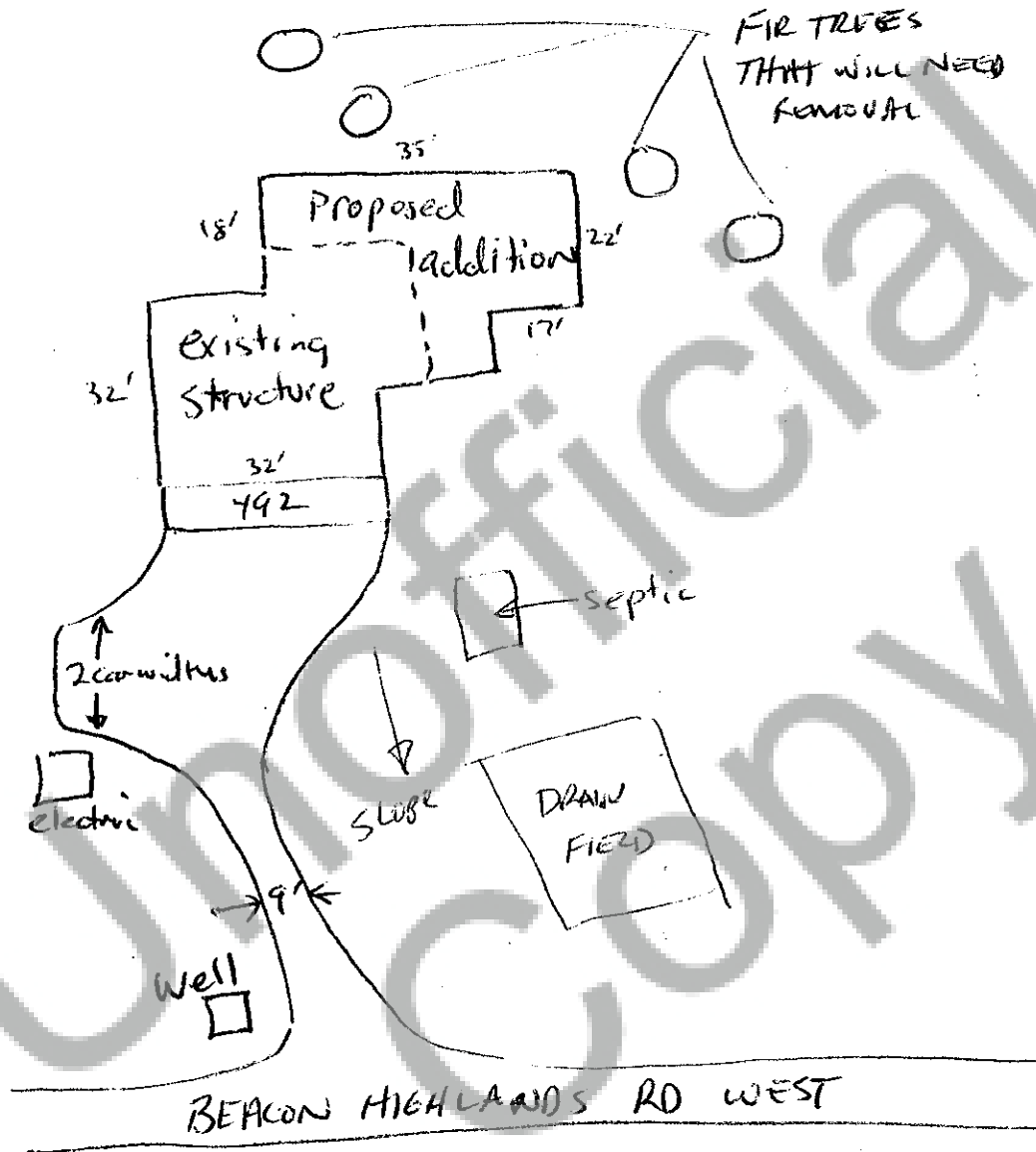
Persons submitting written comments in a timely manner  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Office of Archaeology and Historic Preservation  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners  
State of Washington Office of Community Development  
Department of Fish and Wildlife

**SITE PLAN:**

North:



Scale: 1 inches = 32 feet



Bodies of water or watercourses on property: yes \_\_\_ no ☒   
 I will be removing on-site plants, trees, or other vegetation: yes ☒ no \_\_\_   
 -If yes to either please indicate location of vegetation removal or watercourses.   
 I will be moving more than 100 cubic yards of soil: yes \_\_\_ no ☒   
 Additional pages must have 1" margins

Site plan must be completed in ink.

**NOTICE:** This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area

RECEIVED  
SKAMANIA COUNTY

APR - 7 2005