

Return Address: Kai D. Haller, AIA
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Doc # 2007168532
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Date: 12/18/2007 12:46P
Filed by: KAI DAVID HALLER ARCHITECTS IN
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$47.00

Skamania County Department of Planning and Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 509 427-3907

Administrative Decision

APPLICANT: Kai D. Haller, AIA

PROPERTY OWNER: Frank and Carmela Barr

FILE NO.: NSA-07-44

PROJECT: To construct a single-family dwelling with daylight basement, deck and attached garage, driveway and associated utilities.

LOCATION: Located at 131 Beacon Highlands Road, Skamania; Section 26 of T2N, Range 6E, W.M. and identified as Skamania County Tax Lot #02-06-26-3-0-1000-00.

LEGAL: See attached page 8.

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

DECISION: Based upon the record and the Staff Report, the application by Kai D. Haller, AIA, 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 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 §22.06.120(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) 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 Planning Department.
- 5) Planted vegetation shall be maintained to ensure survival.
- 6) The guest quarters shall not have kitchen facilities. Planning Department staff shall inspect the guest quarters upon final inspection to verify that no kitchen facilities have been installed. The guest quarters are not allowed to be rented out and used as a second dwelling.
- 7) The applicant shall retain the existing and planted trees (other than the trees to be removed for site preparation) on the subject property in a healthy condition. Dead or dying trees shall be replaced with the same species in the same location. No trees, whether existing or planted, shall be topped or limbed with the exception of the maple tree nearest the proposed development. Some limbing may need to occur to that tree but shall be limited to that which is necessary for site development.
- 8) The applicant shall plant 12 additional trees for screening purposes. These trees shall be planted on 12 foot centers, be six feet tall at the time of planting (not including root wad) and no further south

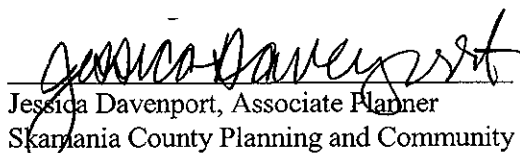
than the 4 existing fir trees on the property. These trees shall be planted in a manner that provides a continuous screen south of the proposed development.

- 9) The structure shall be composed of nonreflective materials or materials with low reflectivity.
- 10) All exterior lighting shall be hooded and shielded at a 90-degree angle. Hoods/ shields shall be made of nonreflective, opaque material, which does not allow light to pass through.
- 11) The house shall not exceed a height of 28 feet as measured from the top of the footer to the roof peak, and the garage shall not exceed the height of 18' in height as measured from the top of the footer to the top of the roof peak.
- 12) 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.
- 13) At least half (1/2) of any trees planted for screening purposes shall be species native to the setting. Such species include Douglas fir, grand fir, western red cedar, western hemlock, big leaf maple, vine maple, red alder, ponderosa pine, Oregon white oak and various native willows (for riparian areas).
- 14) At least half (1/2) of any trees planted for screening purposes shall be coniferous to provide winter screening.
- 15) The exteriors of the structures shall be dark and either natural or earth tone in color, such as the approved colors submitted to the Planning Department (Sierra Red, Gray Slate and Blue Stone). If the applicant chooses to change the color of the structure, color samples shall be submitted to the Planning Department for approval prior to the issuance of a building permit.
- 16) No development or removal of vegetation shall occur within the 50-foot water resource buffer off of the non-fish bearing stream which runs through the lower half of the subject property.
- 17) Any tree removal shall require the planting of (5:1) five new native plants per tree removed. The required screening trees that are native to the area may count towards this requirement.
- 18) The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Planning 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.
- 19) The Planning 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 Building Division at 509-427-3920.

- 20) 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 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.
- 21) 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 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 19th day of November, 2007, at Stevenson, Washington.


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 §22.06.150(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 when the development action is discontinued for any reason for one continuous year or more.

APPEALS

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 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

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

Cowlitz Tribe

Department of Archaeology and Historic Preservation

Columbia River Gorge Commission

U.S. Forest Service - NSA Office

Board of County Commissioners

State of Washington Department of Community Trade and Economic Development – Dee Caputo

Department of Fish and Wildlife

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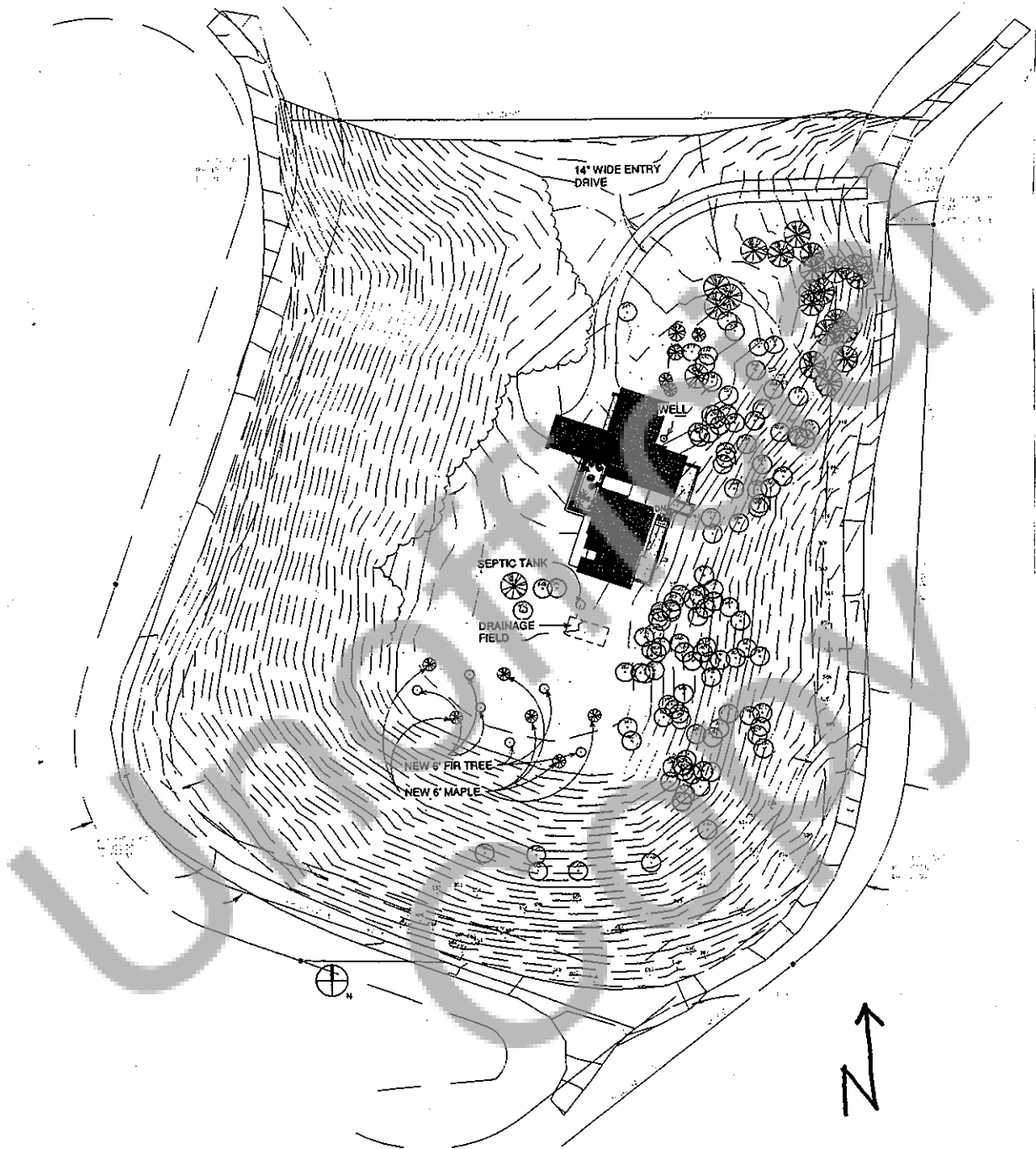


EXHIBIT "A"

The following described real estate situated in Skamania County, Washington:

A tract of land located in Section(s) 26 and 27, Township 2 North, Range 6 East of the Willamette Meridian, described as follows:

Tract No. 1 according to survey designated Beacon Highlands, recorded in Book 1 of Surveys at page 257, under Auditor's File No. 91239, recorded September 12, 1980, records of Skamania County, Washington.

Together with 60 foot easements for ingress, egress and utilities over and across that roadway designated Easement "A", Easement "B" and Easement "C", as set forth on survey recorded September 12, 1980, in Book 1 of Surveys at page 257, under Auditor's File No. 91239, records of Skamania County, Washington.

Subject to a 60 foot non-exclusive easement for ingress, egress and utilities over and across that roadway designated Easement "B" and Easement "C" as set forth on survey recorded September 12, 1980 in Book 1 of Surveys at page 257, under Auditor's File No. 91239, records of Skamania County, Washington. Easements "B" and "C" are for the benefit of Beacon Highlands and other land retained by sellers in the South half of Section 27, Township 2 North, Range 6 East of the Willamette Meridian.

Subject to Declaration of Road Maintenance Agreement recorded in Book 6 of Agreements and Leases at page 383, under Auditor's File No. 91240, recorded September 15, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).

Subject to Declaration of Covenants and Restrictions for Beacon Highlands recorded in Book 78 of Deeds, page 668, under Auditor's File No. 91241, recorded September 12, 1980, records of Skamania County, Washington, to which reference is hereby made for full particulars. (Affects all lots in Beacon Highlands).