

Return Address: Ann Marie Rose  
261 Beacon Highlands Road East  
Stevenson, Washington  
98648

**Skamania County**  
**Community Development Department**  
**Building/Fire Marshal • Environmental Health • Planning**

Skamania County Courthouse Annex  
Post Office Box 1009  
Stevenson, Washington 98648  
Phone: 509-427-3900 Inspection Line: 509-427-3922

**ADMINISTRATIVE DECISION**

**APPLICANT:** Jeff Esaacson, for Ann Marie Rose  
**FILE NO.:** NSA-12-15  
**DESCRIPTION:** Construct addition and covered porch on single-family residence, modify an existing deck, remove wood fencing and install wire field fencing, and after-the-fact approval of an existing carport.  
**LOCATION:** 261 Beacon Highlands Road East, and identified as Skamania County Parcel No. 02-06-26-3-0-0600-00.  
**LEGAL:** Tract No. 2 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.  
**ZONING:** GMA - Residential 10 (R-10)  
**DECISION:** Based upon the record and the Staff Report, the applicant's proposal, described above, is found to be consistent with SCC Title 22 and is hereby **APPROVED** subject to the conditions set forth below.

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 Environmental Health Division. Approval of this request

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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 approved site plan on file with Skamania County Community Development, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
3. Removal of all previously installed, out of compliance fencing on the property is required.
4. All fencing erected on the property shall be wire-strand field fencing not to exceed forty-eight (48) inches in height. Community Development staff shall inspect fencing for compliance with this condition at the conclusion of construction activities. All fencing is required to be compliant with this condition prior to issuance of final approval.
5. The following setbacks apply for all structures except fences: FRONT YARD - fifty (50) feet from the centerline of the street or road or twenty (20) feet from the front property line, whichever is greater; SIDE YARD - twenty (20) feet; and REAR YARD - twenty (20) feet.
6. Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. All graded areas left bare shall be re-seeded with native vegetation prior to final inspection by the Community Development Department.
7. The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Community Development 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.
8. The Community Development Department will conduct at least one site visit during construction to verify the staked location of the structures prior to pouring the foundation. A site visit for Final Inspection shall also be conducted. Fencing will be inspected during the Final Inspection. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Community Development inspection line at 509-427-3922 or by emailing [permitcenter@co.skamania.wa.us](mailto:permitcenter@co.skamania.wa.us).
9. All fenceposts erected on the property shall be dark earth-tones found at the specific site or in the surrounding landscape. Exposed unstained wood is not allowed; exposed wood must

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be finished in an acceptable dark-earth tone color(s). Applicant may use an approved dark-earth tone color, or shall supply a color sample for the fenceposts to the Community Development department for approval prior to installation.

10. The exterior of buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity. The use of painted metal is not allowed. The applicant shall submit a proposed siding material for the carport to the Community Development department for review and approval prior to installation. Approval to enclose the carport will expire two years from the date of issuance of this staff report and administrative decision.
11. All exterior lighting shall be hooded or shielded at a 90° angle. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.
12. The home additions and accessory building additions shall match the colors of the existing home and accessory building. Approved colors: House exterior – Sherwin Williams Gray Bridge #SW2132 and Sherwin Williams Dramatic Black #SW2133; House trim – Sherwin Williams Torrey Pine SW#2834 and Sherwin Williams Olympic Range #SW2385; Roofing – Celotex, Shadow Gray. Accessory building exterior: Desert Brown, Copper, and Kelly Green (no manufacturer specified); Accessory building roofing – Celotex, Shadow Gray. Any changes to these colors shall be dark earth-tones in color and must be submitted to the Community Development Department for consideration and approval.
13. Except as necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained. The applicant shall plant at least six trees to the south and west of the existing development site in the area shown on the approved site plan. At least one half of the trees shall be native to the setting and at least one half shall be coniferous to provide winter screening.
14. Trees shall be planted as soon as practical and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.
15. The stream that courses along the west edge of the property shall be protected by a one hundred-foot undisturbed water resource buffer.
16. 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

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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.

17. 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 7<sup>th</sup> day of March, 2019, at Stevenson, Washington.

*Mike Beck*

Mike Beck  
 Planner