



Skamania County  
Department of Planning and  
Community Development

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

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Mike Jacoby*  
JUN 10 3 27 PM '96  
*P. Jacoby*  
AUDITOR  
GARY H. OLSON

May 16, 1996

125450

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Mike Jacoby  
814 Cascade Dr.  
Hood River, OR 97031

Re: Amendment to Scenic Area application NSA-96-04 (parcel #3-10-21-32-113)

Dear Mr. Jacoby:

This letter is in response to your request to amend the approval for NSA-96-04. Approval condition #3 stated that all structures shall be setback 100 feet from the adjacent agricultural parcel to the north, or 50 feet from the parcel to the north if a vegetative barrier is planted. This restriction was based on the finding that the parcel to the north is not in agricultural use, and therefore should meet the "other" agricultural setback requirements. Due to additional facts including that the parcel to the north consists only of 5 acres, and surrounding agricultural land is used only for livestock grazing, condition #3 is hereby amended and the new condition reads as follows:

3. All structures shall be setback 100 feet from the adjacent agricultural parcel to the north, or 15 feet from the parcel to the north if a vegetative barrier is planted.

Approval condition #8 stated that no more than one access drive shall be constructed. The applicant had proposed two access drives- one for a garage, and another for a parking area. This restriction was based on the finding that the access drives could be consolidated, and thereby reduce grading and impacts to scenic resources. After reviewing the grading plan submitted on April 29th, and discussing the site characteristics with the applicant, the Department has determined that two access drives will be optimum. This conclusion is based on the finding that the slope on the property is such that with one access drive the most feasible parking space would be in front of the house. Whereas with two access drives, the parking area could be located behind the home, which is from a scenic resources standpoint much more desirable. Condition #8 is hereby amended and the new condition reads as follows:

8. The parking area shall be located behind the home, and shall be no greater than 30 feet in width. The retaining wall for the parking area shall be dark in color. At least 4 screening trees shall be planted to screen the parking

By \_\_\_\_\_  
Deputy \_\_\_\_\_  
Indirect \_\_\_\_\_  
Filed \_\_\_\_\_  
Date \_\_\_\_\_

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area (two on the south side, and two on the west side). At least half of the screening trees shall be native, and at least half of the screening trees shall be coniferous.

All other conditions in your original approval are still applicable for the revised structures and driveway. If you have any questions, please give me a call at 509-427-9458.

Sincerely,

*Ginger Meyers Davidson*

Ginger Meyers-Davidson  
Planner

#### APPEALS

This amendment of the decision of the Director shall be final unless a written Notice of Appeal is 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. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Adjacent Property Owners w/500 feet of the subject property  
Skamania County Building Department  
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