

134437

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RETURN ADDRESS:

FRANK OLSON
81 AGATE LANE
WASHOUGAL, WA 98671

FILED IN RECORD
SKAMANIA COUNTY

Frank Olson

Aug 2 2 45 PM '59

GARY E. OLSON

Please Print or Type Information.

Document Title(s) or transactions contained therein:	
1.	AMENDMENT TO DIRECTOR'S DECISION NSA-97-69
2.	
3.	
4.	
GRANTOR(S) (Last name, first, then first name and initials)	
1.	OLSON, FRANK
2.	HAIGH, SANDRA
3.	DEVLIN, MARGARET ETUX
4.	
<input type="checkbox"/> Additional Names on Page _____ of Document.	
GRANTEE(S) (Last name, first, then first name and initials)	
1.	SKAMANIA COUNTY
2.	
3.	
4.	
<input type="checkbox"/> Additional Names on Page _____ of Document.	
LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)	
SOUTH OF FRANK ROAD WEST OF DUNCAN CREEK ROAD, IN SKAMANIA COUNTY, SECTION 33 OF T2N 24E 12M, AND IDENTIFIED AS SKAMANIA COUNTY TAX LOT #2-16-33-2000	
<input type="checkbox"/> Complete Legal on Page _____ of Document.	
REFERENCE NUMBER(S) Of Document assigned or released:	
VOL. 187 PG 25 AF # 134936 DIRECTOR'S DECISION	
<input type="checkbox"/> Additional Numbers on Page _____ of Document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	
02-06-33-0-0-2000-00	
<input type="checkbox"/> Property Tax parcel ID is not yet assigned.	
<input type="checkbox"/> Additional Parcel Numbers on Page _____ of Document.	
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.	



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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

December 4, 1998

Frank Olson and Sandra Haigh
81 Agate Lane
Washougal, WA 98671

Re: Amendment to NSA-97-69

Dear Mr. Olson and Ms. Haigh:

You submitted a letter on November 4, 1998 requesting a re-location of the approved home location in NSA-97-69, a request to increase the height to 35 feet from ground floor elevation and finally to amend the required "dark earth-tone" color to "natural or earth-tone" color as required in the landscape setting established for your property.

The requested re-location resolves all issues brought forth in Staff's letter dated October 9, 1998 with the exception of the grading plan. The proposed re-location places the home 200 feet north of the approved home site, reducing visibility from key viewing areas as long as all existing trees are retained. Based on the site visit by Staff on November 12, 1998, it appears that your plans will meet visual subordination. Thus, the October 9, 1998 letter is no longer applicable and the requirements set forth in that letter should be stricken.

Conditions 17, 18 and 19 are hereby removed from the Director's Decision as the proposed re-location has more than adequate amounts of screening vegetation south of the home site to screen it from key viewing areas. Condition # 16 shall be amended to state:

~~"All existing trees south of the proposed development, except that which needs to be removed for site development, shall be retained and maintained in a healthy condition. Some of the existing trees may be within the 50 foot fire break mentioned in Condition # 2, however, these trees shall be retained and limbed of dead and low (less than 8 feet) branches.~~

Condition # 22 shall be amended to state that:

~~"The applicant shall be required to submit a grading plan if more than 100 cubic yards of grading will occur prior to performing any additional ground disturbing activity and/or prior to issuance of any building permits."~~

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

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A specific condition addressing height was not included in the original Director's Decision as the elevation plans submitted by the applicant only showed a single-story residence. The applicants indicated a desire to increase the height. Staff informed the applicants that increasing the height in the original approved location would not be feasible due to visibility from KVAs. The applicant then proposed to adjust the location of the home by relocating it 200 feet to the north to a considerably less visible area. The height request of 35 feet is hereby granted based on the minimal visibility of the new home location. A new condition shall state:

- 25) The south side of the home shall not exceed 35 feet from the top of the footer. The footer shall be placed upon existing/natural earth and not fill material. The northern side of the home shall be no further north than the tall fir tree due east of the new home site, as noted by Staff, and agreed to by the applicants, on the November 12, 1998 site visit. The north side of the home shall not exceed 25 feet above the grade as referenced by the grade at the base of the above referenced fir tree.

Finally Condition # 20 in the original Director's Decision stated that proposed development shall be "dark earth-tone" colors. However the subject property's landscape setting only requires "natural or earth-tone" colors. Therefore, again, based on the reduced visibility of the new home site from KVAs, condition # 20 should be amended to read as follows:

"The proposed development shall be finished in non-reflective materials of ~~dark~~, natural or earth-tone colors. Prior to issuance of a building permit, the applicant shall be required to submit color samples to the Department to verify consistency with the above criterion."

The above listed amendments to your Director's Decision is based upon the home plans that you showed us during our November 12, 1998 site visit. If you decide to change your house plans from those shown to us, we may need to further amend our Director's Decision.

Pursuant to SCC §22.06.080(B), a change or alteration to an approved action, if determined to be minor by the Director, may be "deemed consistent with the provisions of this Title and the findings and conclusions on the original application." I have determined that the proposed request constitutes a minor change, therefore, the original decision shall be amended to allow the above requested amendments.

The applicants understand that all the remaining conditions in the Director's Decision are still valid and shall be complied with.

If you have any questions, please give me a call at 509-427-9458.

Sincerely,



Harpreet Sandhu
Planning Director

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APPEALS

This Administrative 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 12-28-99. Notice of Appeal forms are available at the Department Office.

enc: Applicant's request and new site plan (3 pages)

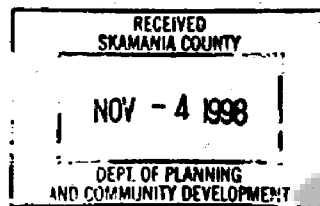
cc: Skamania County Building Department
Skamania County Assessor's Office
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

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November 4, 1998

Ms. Kari R. Fagerness
Department of Planning and Community Development
Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648



Re: Amendment to National Scenic Area application NSA-97-69 (parcel #2-6-33-2000)

Dear Kari,

This letter is a request for amendments to NSA 97-69, on our property located at 1312 Franz Road.

We request to move the home site approximately 200 feet north of it's current approved location. The new location is visually subordinate, completely surrounded by 45 - 80+ foot trees, and the home would not be seen from any NSA Key Viewing Area (KVA), and so would require no additional screening.

Packaged into this request includes amending the height of the residence not to exceed 25 feet above the main floor elevation, and to have a daylight basement and a loft. The total height of the structure, from the basement floor to the roof, would not exceed 35 feet nor break the skyline or the tree canopy. This request is consistent with past NSA Director decisions. In addition, since the home will be completely obscured from KVAs, we wish to amend the residence's exterior color to "natural earth tones".

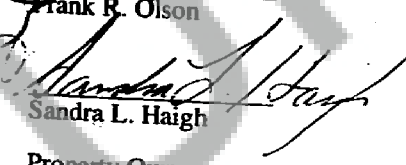
As mentioned, this three part amendment is a package and we request it be approved as such.

Approving this request is a win-win situation for the NSA and for us as homeowners. The home will be unseen from KVAs and we will be allowed to build a desirable home in a timely manner.

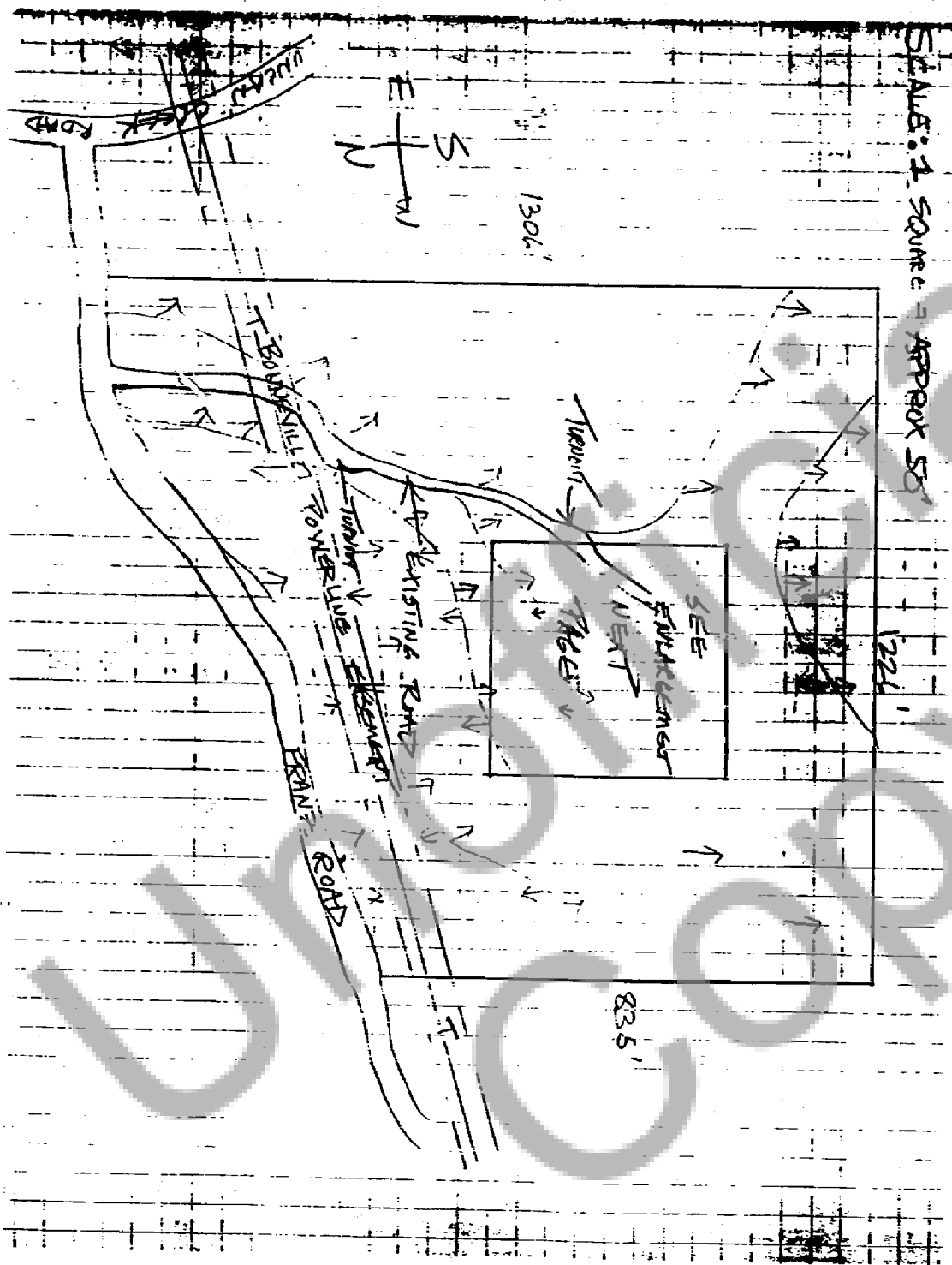
Please submit this amendment request to the appropriate authorities.

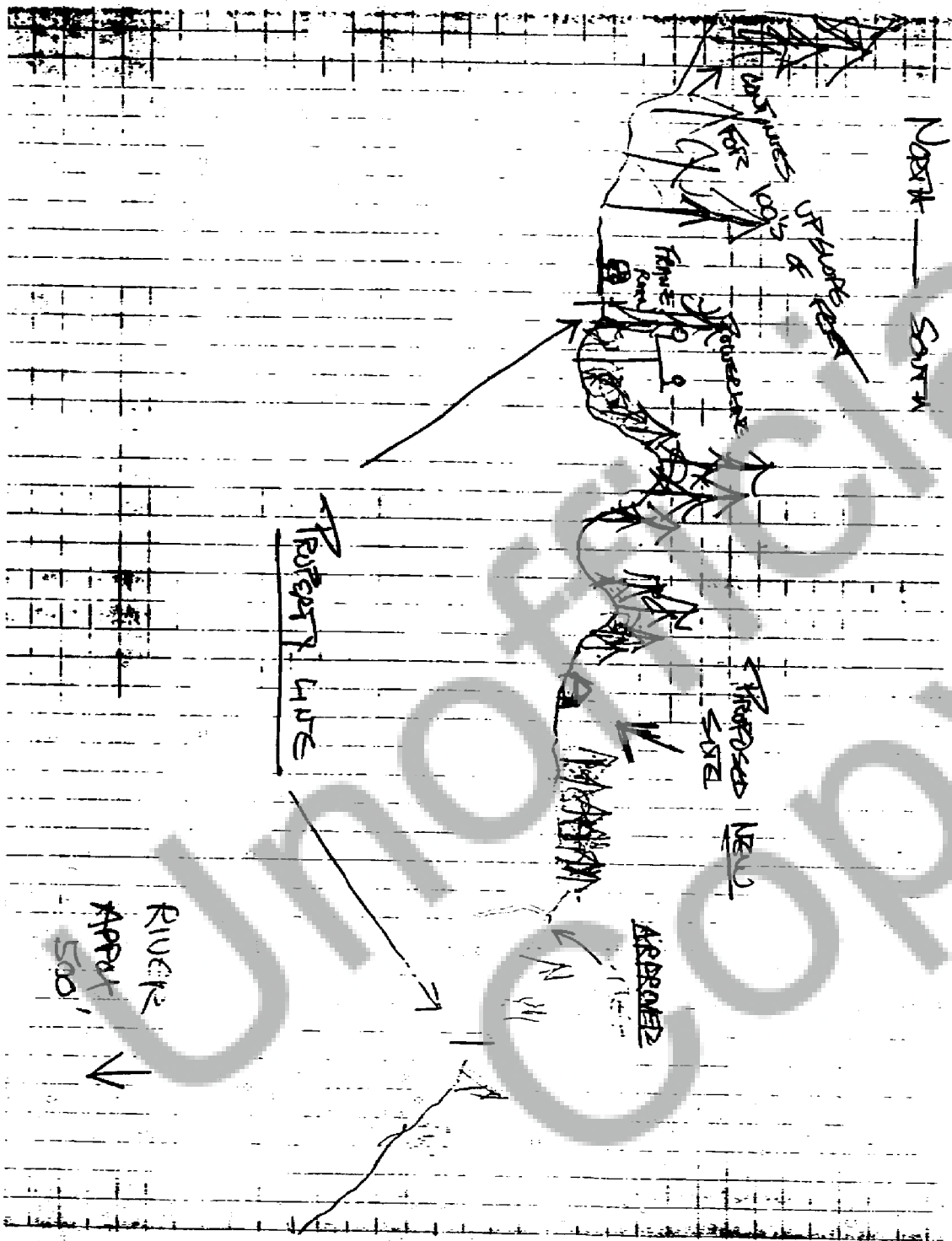
Thank you,


Frank B. Olson


Sandra L. Haigh

Property Owners





$$\text{Sulfuric} = \text{ADP} \rightarrow \text{OX} \rightarrow \text{O}^{\circ}$$
