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BOOK 191 PAGE 81

FILED FOR RECORD
SKAMANIA COUNTY
BY Janis Biskis

Return Address: Richard Kornbrath and Janis Biskis
P.O. Box 651
Bingen, WA 98605

JUL 7 9 25 AM '99
GARY M. OLSON
AUDITOR

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

Letter Amendment to Director's Decision NSA-97-78

APPLICANT: Richard Kornbrath and Janis Biskis
FILE NO.: Amendment to NSA-97-78
REFERENCE NO.: Director's Decision for NSA-97-78, recorded in Book 184, Page 120.
Auditor's file # 133653, recorded on 11 day of December, 1998
PROJECT: Single-family residence and accessory structures
LOCATION: Lacock-Kelchner and Newell Roads, off of Cook-Underwood Road in Underwood;
Section 15 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-
10-15-1003.
ZONING: General Management Area, Small Woodland (F-3)

July 1, 1999

Dear Applicant:

The Planning Department issued a final Director's Decision on December 22, 1997 for the above referenced application. However, subsequent to that date, your building plans, dated April 15, 1999, show a minor

2 copies
signed, initialed
and dated
(11-99)
G.M.O.

alteration to the elevations approved for the house. I have attached both site plans in order to show the differences. The Director's Decision contained a condition that stated:

- 1) All development 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.

The Director's Decision approved a specific site plan including elevations drawings submitted. Changes to that site plan require an amendment to the original decision. The Planning Department relies on the elevation drawings when conditioning a decision in regards to visibility from key viewing areas. In this instance the house has changed substantially from the original elevation drawings submitted and the decision should be modified to show those changes. The specific concern we have is the change in height.

Although a condition did not specifically state that a 28 foot height limit was required, the above condition does state that development shall proceed according to the approved site plans. The building plans you have submitted show an approximate 35-39 foot tall house. Although this change is a maximum 11 feet different than the original 28 foot height limit, the Planning Department does not feel that it is a substantial change if the following conditions apply:

- 18) The proposed development shall be finished in non-reflective materials of dark 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.

Although this Department has approved color samples for the home, due to the change in height, we are requiring new color samples to be submitted that are darker in order to ensure potential visibility is reduced. Therefore, the above conditions stand and shall be complied with prior to the issuance of a building permit.

Also, Conditions # 15, 16 and 17 of the original approval regulate removal of existing trees and require planting of additional trees to ensure visual subordination. However, based on the change to the house elevation an additional condition shall state:

- 26) All trees within the cross hatched area shown on the attached site plan shall be retained and maintained in a healthy condition. Dead or dying trees shall be replaced with the same species of tree in approximately the same location. These trees shall be considered landscaping and shall not be included in the forest management plan and also shall not be included in any future forest practices.

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 with the above changes to the conditions, therefore, the original decision shall be amended to allow for the change in the house elevation.

All of the original conditions in the Director's Decision are still valid and shall be complied with. This amendment does include a 20 day appeal period (see below) and no building permits will be issued within the 20 day time period. Furthermore, this amendment shall be recorded in the County Auditor's office prior to the issuance of the building permit for the residence.

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

Sincerely,

Kari R. Fagemess

Kari R. Fagemess
Planner

APPEALS

This Administrative Decision 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 July 21, 1999. Notice of Appeal forms are available at the Department Office.

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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ELEVATION DRAWINGS:

KORNBRATH

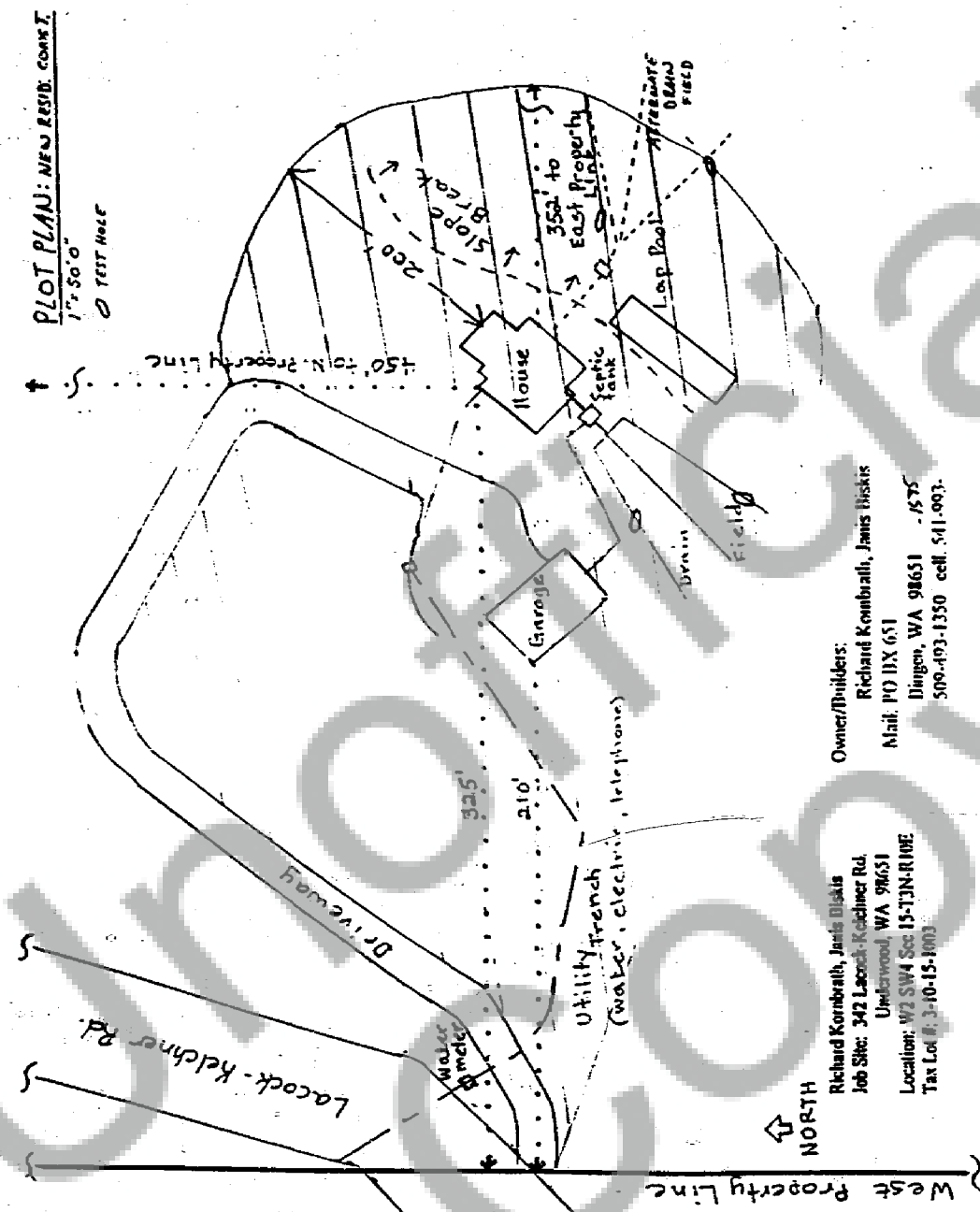
1" = 20'

AS VIEWED FROM SOUTHEAST, LOOKING
UP & TO NORTHWEST

- HOME GENERALLY NOT VISIBLE FROM ANY KEY VIEW SITES
- VARIOUS TREES & SHADES NOT SHOWN



NATIONAL SCENIC LAND USE APPLICATION



Owner/Builders:
 Richard Kombrath, James Hiskis
 Mail: PO Box 651
 Ilwaco, WA 98651 .JST
 509-493-1350 cell 541-993

Richard Kombrath, James Hiskis
 Job Site: 342 Laack-Kelchner Rd.
 Underwood, WA 98651
 Location: W2 S94 Sec 15-T3N-R10E
 Tax Lot #: 3-10-15-1003

BOOK 191 PAGE 84

Editor & Democrats to support change

ATTC ACCESS DE 10
FI OR ACCESS 15 X 24

NO OF CROSS VENTILATION REQUIRED
SEC 1505.3 UNC

CONFIDENTIAL RIDE UNIT

COPY FOR SIR HENRY SPENCER
JULY 11 1900 NALC 126
REGD

SIDING MATERIAL:
HORIZONTALLY CORRUGATED

House East 660 x 7.1000
1/8" = 1'0"

Owner/Builders:
Richard Kombrath, Janis Biskis
Mail PO BX 651
Burren WA 98061 15 75

Richard Kombrath, Janis Biskis
Job Site: 342 Leoda-Kelchner Rd.
Underwood, WA 98651

Location: W2 SW4 Sec 15-T3N-R10E
Township: T3N R10 S15

Owner/Builders: Richard Kombrath, Janis Biskis
Richard Kombrath, Janis Biskis
Burren WA 98651 15 75

Job Site: 342 Leoda-Kelchner Rd.
Underwood, WA 98651

Location: W2 SW4 Sec 15-T3N-R10E
Twp. 10 N R. 10 E S. 15