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## RETURN ADDRESS:

James & Serena Glaeser  
31 Cougar Creek Rd.  
Skamania WA 98648

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SKAMANIA  
BY Serena Glaeser

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## Document Title(s) or transactions contained therein:

1. Amendment to Director's Decision NSA-98-10
- 2.
- 3.
- 4.

## GRANTOR(S) (Last name, first, then first name and initials)

1. Glaeser, James & Serena
- 2.
- 3.
- 4.

☐ Additional Names on Page \_\_\_\_\_ of Document.

## GRANTEE(S) (Last name, first, then first name and initials)

1. Skamania County
- 2.
- 3.
- 4.

☐ Additional Names on Page \_\_\_\_\_ of Document.

## LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section Township, Range, Quarter/Quarter)

1. Section 32 T2N R6EWM
- 2.
- 3.
- 4.

☐ Complete Legal on Page \_\_\_\_\_ of Document.

## REFERENCE NUMBER(S) Of Document assigned or released:

1. AF 133277 Vol 182 Pg 870 11/2/98
- 2.
- 3.
- 4.

☐ Additional Numbers on Page \_\_\_\_\_ of Document.

## ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

1. Property Tax parcel ID is not yet assigned. 2-6-32-900
2. 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.



Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX: 509 427-4835

May 24, 1999

James and Serena Glaeser  
31 Cougar Creek Road  
Skamania, WA 98648

Re: Amendment to National Scenic Area application NSA-98-10 (parcel #2-6-32-900)

Dear Applicant:

The Planning Department issued a final Director's Decision on April 13, 1998 for the above referenced application. However, subsequent to that date, you have requested a minor alteration to that decision to allow for the garage portion of the home to be used as a temporary residence while constructing the permanent residence (see attached).

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 include the following additional condition:

23. Applicant shall be allowed to temporarily reside in the garage portion of the home during the construction of the home. However, upon completion of the proposed home and within 30 days of the issuance of an occupancy permit/occupancy of the home, all kitchen facilities shall be disconnected from the temporary residence. The County Building Inspector and Planning Department shall assure that all modifications to the temporary residence to de-commission it as a residence are completed in accordance with all State and County Building Codes.

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

Sincerely,

  
Kari R. Fagemess  
Planner



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 11/14/99. 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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Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX: 509 427-8253

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July 16, 1999

James and Serena Glaeser  
31 Cougar Creek Road  
Skamania, WA 98648

Re: Amendment to National Scenic Area application NSA-98-10 (parcel #2-6-32-900)

Dear Applicant:

The Planning Department issued a final Director's Decision on April 13, 1998 for the above referenced application. However, subsequent to that date, you have requested a minor alteration to that decision to allow for a variance to the 200 foot setback requirement from adjacent forest lands. Although a condition of approval does not specifically state that a 200 foot setback is required, the Staff Report and original site plan both indicate that the 200 foot setback would be met. In order to properly evaluate whether a variance should be allowed, the Department must review the development under §22.08.150, criteria that must be met prior to approving a variance. Therefore, this Department reviewed those criteria and came up with the following findings of fact:

A. General Management Areas - Variances.

- i. When setbacks or buffers required in this Title overlap or conflict, the setbacks or buffers may be varied upon a demonstration that:
  - a) A setback or buffer specified to protect one resource would cause the proposed use to fall within a setback or buffer established to protect another resource; and

*Finding:* As the applicant indicates on the attached site plan, once the property corners were marked and the building site was staked according to the requirements of the Director's Decision and Staff Report he realized that the natural building site which would require the least amount of land disturbance, could not meet the 200 foot setback requirement to the west (See attached letter).

By requiring the applicant continue to meet the 200 foot setback, would cause extensive amounts of land disturbing activities in order to create an adequate building site. While this does not affect a conflicting buffer, allowing the reduced setback will reduce grading. Allowing the variance to the 200 foot setback allows the least amount of land disturbance protecting scenic and natural resources in exchange for encroachment of 100 feet into the



*forest setback. As a condition of approval, the setback from the western property line should be no less than 100 feet.*

- b) Variation from the specified setbacks or buffer would, on balance, best achieve the protection of the affected resources.

*Finding: Although encroachment into the 200 foot forest setback would occur, all other natural resources would be further protected due to the reduction in land disturbance by using the natural building site.*

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 include the following additional condition:

24. The setback from the western property line shall be no less than 100 feet. This reduced setback shall be allowed in order to take advantage of the natural building site on the subject property and reduce land disturbance to the maximum extent.

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

Sincerely,

*Kari R. Fagerness*

Kari R. Fagerness  
Planner

#### APPEALS

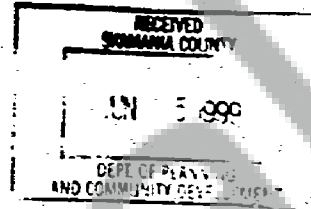
This Administrative Decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 8-9-99. 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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James & Serena Glaeser  
31 Cougar Creek Rd.  
Skamania, WA 98648



June 14, 1999

Skamania County  
Department of Planning and Community Development  
P.O. Box 790  
Stevenson, WA 98648

Attn: Kari Fagerness

Re: NSA-98-10

Dear Kari:

This is a request for a minor amendment to the approval of our National Scenic Area application (NSA-98-10). Our property is located within the Small Woodland (F-3) zone of the General Management Area in Skamania (Tax Lot #2-6-32-900).

Section 22.08.070 of Skamania County's NSA ordinance outlines zoning requirements for allowed uses within the Small Woodland zone. One of these zoning requirements states that dwellings shall be set back at least 200 feet from adjacent property lines. Due to specific site conditions we are seeking an amendment to our approval regarding this 200 foot set back requirement.

The topography of the property limits the possible siting locations of our home. The east half of the property is comprised of steep slopes ranging from 10-40%. The only relatively flat building site available is located on a small bench that runs down a portion of the western half of the property. This small bench is almost entirely within the 200 foot set back requirement of the NSA ordinance (see attached site plan). This building location is not only preferred due to the topography of the property, but placing the home in this location will achieve a higher level of visual subordination than any other possible siting of the home. Not granting a variance for the 200 foot set back requirement would most likely result in the following:

- Siting the home further east on the property (to comply with the 200 foot setback requirement) which would place it on steeper ground resulting in large amounts of grading and tree removal.
- Siting the home in areas that would increase visibility to the following Key Viewing Areas: Columbia River, I-84, Mulinoman Falls, and possibly Beacon Rock.



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The staff report that your office completed on April 9, 1998 addresses the issues regarding Scenic Resource Protection raised by our proposed development. Your findings under Chapter 22.10, Sections A.1, B.1, B.5-7 all deal with concerns regarding the siting of the home to reduce the amounts of necessary grading, vegetation removal, and visibility of Key Viewing Areas. Siting the home approximately 100-140 feet from the west property line as shown on the attached site plan will only help in meeting all of these concerns.

Please feel free to contact me as soon as possible if you need any other additional information to process this request.

Sincerely-



James Glaeser

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