

138649

BOOK 200 PAGE 987

Return Address:

Norman and Irene Ward  
P.O. Box 596  
1022 Carson Creek Road  
Carson, WA 98610

FILED WITH  
SPAC ASH  
Norman Ward  
JUL 21 1 34 PM '00  
Shiner  
GARY L. OLSON

Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9438 FAX 509 417-4839

Received  
Address  
Date  
Initials  
Date  
Initials

**CORRECTED - Letter Amendment to Director's Decision NSA-00-15**

**APPLICANT:** Norman and Irene Ward  
**FILE NO.:** Amendment to NSA-00-15  
**REFERENCE NO.:** Director's Decision for NSA-00-15, recorded in Book 200, Page 919, Auditor's file # 138649 recorded on the 21 day of July, 2000. See attached legal description on Page 5.  
**PROJECT:** Construct Deck Addition and Garage and Extend Existing Driveway.  
**LOCATION:** 1022 Carson Creek Road; Section 19 of T3N, Range 8E, W.M. and identified as Skamania County Tax Lot #3-8-19-44-0200.  
**ZONING:** General Management Area-Forest, Small Woodland (F-3).

July 18, 2000

Dear Norman and Irene,

The Planning Department issued a final Director's Decision on June 14, 2000 for the above referenced application. During our meeting on June 21, 2000 you requested an amendment regarding the required retention of the trees on your property. Although this change (shown on the attached site plan) is fairly minor, an amendment must be completed to approve the change in the site plan as condition # 6 of the original Director's Decision states:

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Norman and Irene Ward  
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- 6) The applicant shall be required to retain and maintain all existing trees on the southern portion of the parcel for screening purposes. Dead or dying trees shall be replaced with the same species of tree in approximately the same location.

The trees on the southern portion were required for retention to prevent visibility of the development from key viewing areas. In order for you to properly manage your timber, all trees on the southern portion cannot be prohibited from harvest. During our meeting a compromise was met that would still accomplish visual subordination as well as allow the proper management of your timber. Thus, this amendment is found acceptable and condition #6 now states:

- 6) The applicant shall be required to ~~retain and maintain all existing trees on the southern portion of the parcel for screening purposes.~~ plant two alternating rows of 4 foot firs on 12 foot centers, southeast of the development. The applicant and future owners shall also be required to delay the harvest of two rows of the existing trees southeast of the development, until the planted trees reach 18 feet, for screening purposes. Trees should be planted prior to final inspection by the Building Department unless planting season has passed. Then Planning Staff should be contacted with a proposed planting schedule. Dead or dying trees shall be replaced with the same species of tree in approximately the same location. See attached revised site plan for planting locations.

During our meeting you also questioned our restrictions on the square footage of the proposed garage. You are requesting to amend the restriction of 936 square feet for the proposed garage. Condition #4 originally states:

- 4) The square footage of the garage shall be limited to 936 square feet or less, which is 75% (or less) of the total square footage of the house and deck, combined.

In calculating the approved size for the proposed garage our Department determines that accessory structures should be less than 75% in square footage from that of the main use (residential) structures, the house plus decks. In using this formula, our Department had incorrect information for the size of the existing shed (actually 288 square feet) and did not use the second story of the existing house. To amend this, our Department will use 1860 square feet (house) plus 160 (proposed deck), equaling 2020 square feet with 75% of that being 1515 sq. ft.. This means the garage cannot exceed 1227 square feet (1515 minus 288 for the existing shed equals 1227). This is an acceptable amendment and therefore, condition #4 shall now state:

- 4) The square footage of the garage shall be limited to ~~936 square feet or less~~ 1515 1227 square feet or less. This amount plus the shed will be 75% ~~which is 75% (or less)~~ of the total square footage of the house two story house and deck, combined.

You also indicated an interest in planting other vegetation in graded areas, rather than all natives. Condition #5 originally states:



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- 5) An appropriate grading plan shall be submitted to the Planning Department, prior to development, for review and approval. All graded areas shall be re-seeded with native vegetation prior to final inspection being completed by the Building Department. The applicant shall contact the Planning Department and staff shall conduct a site visit within 3 business days. See pages 8-9 of the Staff Report for Grading Plan guidelines.

This is a minor and acceptable amendment. Thus, condition #5 now states:

- 5) An appropriate grading plan shall be submitted to the Planning Department, prior to development, for review and approval. All graded areas shall be re-seeded with native ~~vegetation~~ with a mixture of native and non-native vegetation where no other erosion control mechanisms exists. Re-seeding shall be completed prior to final inspection by the Building Department. The applicant shall contact the Planning Department and staff shall conduct a site visit within 3 business days. See pages 8-9 of the Staff Report for Grading Plan guidelines.

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 comply with the revised site plan, to prohibit the proposed garage from exceeding 1515 square feet and to allow a mixture of native and non-native vegetation on graded areas as necessary.

All of the original conditions in the Director's Decision are still valid and shall be complied with. As a reminder, this letter amendment *needs to be recorded at the County Auditor's office* as was your Director's Decision. If you have any questions, please give me a call at 509-427-9458.

Sincerely,

  
Heather O'Donnell  
Associate 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 July 3, 2000. Notice of Appeal forms are available at the Department Office.

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**WARNING**

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

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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BOOK 778 PAGE 918

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SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

JUL 2 9 34 AM '98

BOOK 778 PAGE 918

AUDITOR  
GARY H. OLSON

## AFTER RECORDING MAIL TO:

Name Norman G. Ward  
Address PO Box 596  
City/State Carson WA. 98610SKA 2/8/29

## Quit Claim Deed

THE GRANTOR: NORMAN G. WARD

First American Title  
Insurance Company

for and in consideration of LOVE AND AFFECTION

conveys and quit claims to NORMAN G. WARD & TRENCE C. WARD,  
husband and wifethe following described real estate, situated in the County of Skamania, State of Washington,  
together with all after acquired title of the grantors therein

All that portion of the Southeast Quarter of the Southeast Quarter of the  
Southeast Quarter of Section 19, Township 3 North, Range 8 East, of the  
Willamette Meridian, in the County of Skamania, State of Washington, lying  
Northeasterly of the center of a certain creek, said tract more particularly  
described in deed dated March 31, 1925, recorded January 6, 1926, in Book  
1 of Deed, Page 306, records of Skamania County, Washington, and the  
Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section  
19, Township 3 North, Range 8 East of the Willamette Meridian, in the County  
of Skamania, State of Washington.

EXCEPT that portion thereof lying Northeasterly of the center line of a  
public road known as the Forest Service Road.

Assessor's Property Tax Parcel/Account Number(s) 03-08-12-4-4-0200-00

Dated June 26 1998

REAL ESTATE EXCISE TAX

Gary H. Olson, Skamania County Assessor

Date 7-2-98 Parcel # 2-8-12-4-4-210

Norman G. Ward

19624

JUL - 2 1998

By

PAID 16,000.00  
SKAMANIA COUNTY TREASURER

LPB-12 (8/96)