

141162

BOOK 210 PAGE 95

Return Address: Bruce and Kate Johnson
The Revocable KNJ Trust
2323 NW Johnson Street
Portland, OR 97210

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Liz Mappelli*
MAY 22 11 44 AM '01
G. O. Carter
AUDITOR
GARY H. OLSON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8288

Letter Amendment to Director's Decision NSA-00-05

APPLICANT: Bruce Johnson
FILE NO.: Amendment to NSA-00-05
REFERENCE NO.: Director's Decision for NSA-00-05, recorded in Book 210, Page 89,
Auditor's file # 141161 recorded on the 22 day of May,
2001.
PROJECT: Single Family Residence with Garage and Driveway
LOCATION: Puzzled Woman Road off Riverside Drive; Section 11 of T1N, Range 5E, W.M.
and identified as Skamania Tax Lot #1-5-11-2-1105.
LEGAL: Lot 3 of the Mappelli-Pinnell Short Plat, Book 3, Page 293.
ZONING: General Management Area - Residential (R-10)

March 29, 2001

Dear Mr. & Mrs. Johnson,

The Planning Department issued a final Director's Decision on July 27th of 2000 and a Letter Amendment on January 4, 2001, for the above referenced application. As you know, after the Letter Amendment was issued the Gorge Commission raised concerns with your approved development. Subsequently discussions were held with the Gorge Commission regarding their concerns. On March 23, 2001 we received your

Prepared ☒
Reviewed ☒
Signed ☒
Typed ☒
Filed ☒

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request for a joint amendment to your Decision, as well as to Liz Mapelli's NSA-00-04 Decision, to reflect those discussions. You are now requesting to amend your Decision with regards to the footprint of the house with a porch area retaining wall, the height of the house, and the landscape plan. Although these changes (shown on the attached site plans received 3/23/01) are fairly minor, an amendment must be completed to approve the changes in the site plan.

Condition # 1 of the original Director's Decision was amended to state:

- 1) All developments shall be consistent with the attached September 20, 2000 revised site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.

You're March 23, 2001 revised site plans, show the redesign of the footprint of the house from a vertical layout to a horizontal. This change is acceptable as it is a minor change and the vertical layout is advantageous for blending the residence in with the existing topography as seen from key viewing areas. You also indicate in your letter that the building redesigns incorporate low walls to define the outdoor patio area, but that it is undetermined as to whether the walls will be free standing or back-filled. As you state, if the wall is back-filled with earth, it will not be visible from key viewing areas. If the wall is free standing, you have submitted a rock sample with your letter amendment request that is acceptable as seen from key viewing areas. Therefore, either wall design is acceptable. Condition #1 now states:

- 1) All developments shall be consistent with the attached September 20, 2000 March 23, 2001 revised site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.

The horizontal redesign has also shrunk the height of the house to approximately 23 feet. Condition #4 states:

- 4) Development is limited to a height of 28' from the top of the footer.

The letter we received from Claire Puchy, Executive Director for the Columbia River Gorge Commission, states that their concerns regarding the height of your house have been met with the new shorter designs. The horizontal redesign also meets the height restriction as listed in Condition #4, and is therefore acceptable.

You have also requested that your Decision be amended to reflect the "landscape specifications agreed upon with the Commission and staff". There are two issues mentioned in the Gorge Commission's letter with regards to landscaping. One is that the lower limbs of new and existing trees screening the house should not be cut or trimmed. Therefore Condition #11 now states:

- 11) The applicant shall retain and maintain all existing trees except those necessary for site development. Those previously cut down will need to be replaced as noted by the Gorge Commission staff. *Cutting or trimming of the lower limbs of new or existing trees which screen the house shall be prohibited.*

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The other landscaping issue includes the addition and relocation of screening trees on Ms. Mapelli's property, and thus that issue is addressed in her Letter Amendment request.

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 and the first letter amendment shall be amended to allow: the house redesign with retaining wall, and the change in footprint and height, all indicated on the attached site plans (dated 3/23/01).

Regarding the exterior siding color, as I understand, Diana L. Ross, Forest Service, has found your recent Gray #2 sample acceptable. She has stated that this sample is the darkest gray and that the other gray you submitted appears too light and too blue. Any other exterior color samples must be submitted for approval to both the Planning Department and Ms. Ross.

All of the original conditions in the Director's Decision and the first Letter Amendment 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 and the September 2000 Letter Amendment. 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 4/18/01. Notice of Appeal forms are available at the Department Office.

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.

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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 210 PAGE 99

BJD

Planning and Design Services
Tel: 503-228-8443 / Fax: 274-2631 / E-mail: bjd2@teleport.com

March 21, 2001

Heather O'Donnell
Skamania County
Department of Planning and Community Development
PO Box 790
170 N.W. Vancouver Ave.
Stevenson, WA 98648

Re: Johnson & Mapelli Scenic Gorge Permit Applications

Dear Heather,

The Columbia River Gorge Commission's letter dated March 16, 2001, states they have no "further concerns or suggestions" regarding our joint application. Therefore, we hereby request that previous amended director's decisions be further amended to reflect the building redesigns, revised site plan and landscaping specifications agreed upon with the Commission and staff. Copies of pertinent correspondence and the revised site plan are included for the official record. We have also included copies of both schematic-building designs—floor plans, sections and elevations. These are under current study and design development by our architect.

Regarding exterior color finishes for the buildings, we are still considering the use of natural stone facing, split face block or a tile-like material in combination with painted wood siding. We have selected two dark shades of gray for painted surfaces. Samples will be sent to Diana Ross for her review. A sample of the Montana Moss stone will be provided, although we understand the Commission has approved the use of this material in the scenic gorge.

Both building will incorporate low walls to define outdoor patio areas. In some instances these retain earth, or they could be of a freestanding nature. We are considering the installation of all walls with an earth backfill. If this is the case, the retaining walls would not be visible from Key Viewing Areas, and color would not be an issue. The final decision on the use of any freestanding walls will be made in the field once the building are framed and enclosed. Then we can better judge what approach is best regarding final grading and earth shaping. In any case, we will submit samples for your approval for any materials that could be visible from Key Viewing Areas.

I will be out of town for a week and will be back in my office on April 2. If any questions arise before I return, please call me at 503-228-8443 and leave a message, or call Liz Mapelli. Thank you.

Sincerely,

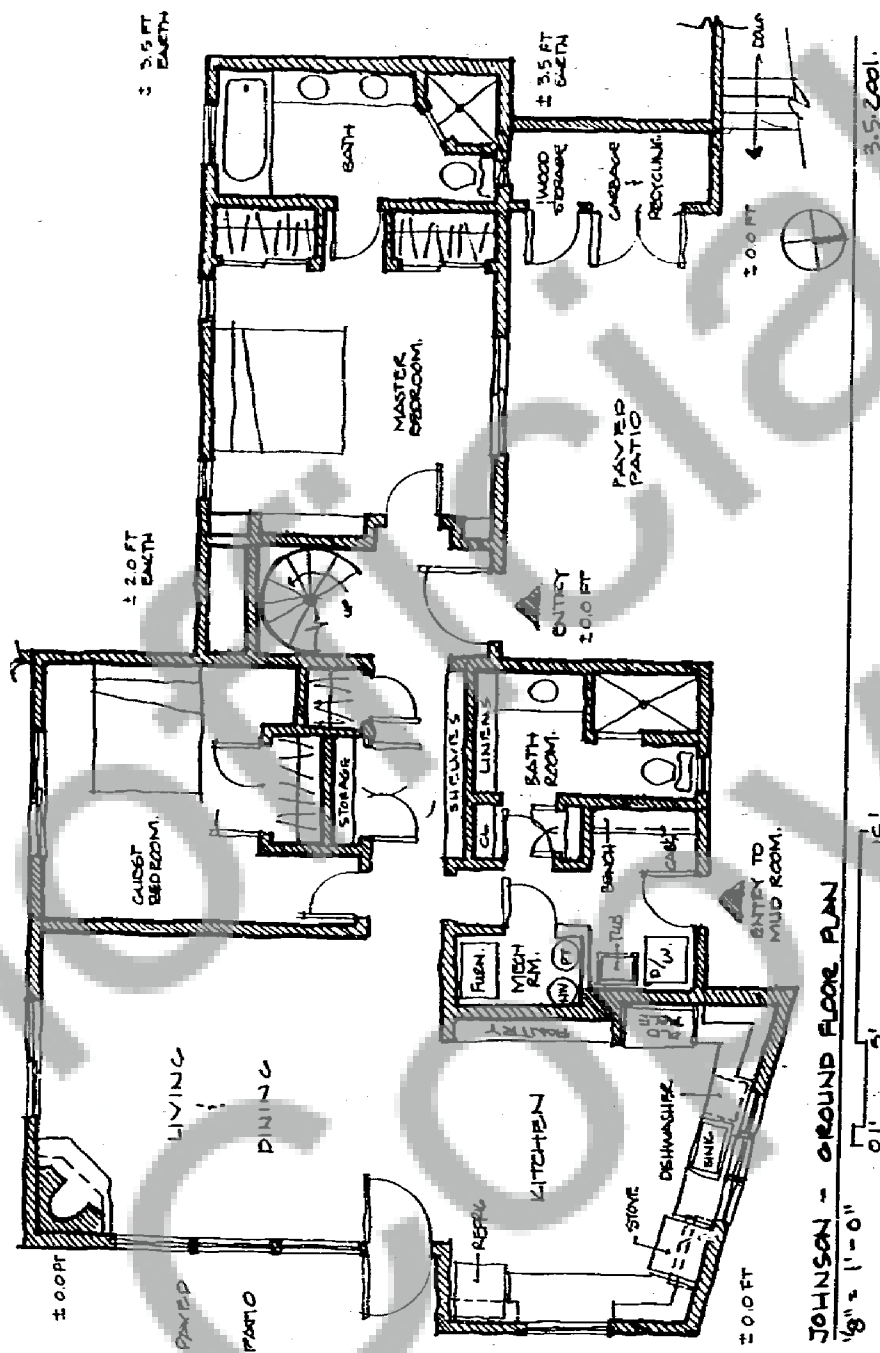
Bruce Johnson

Enclosures

cc: Allen Bell
Diana Ross
Liz Mapelli

MAR 23 2008

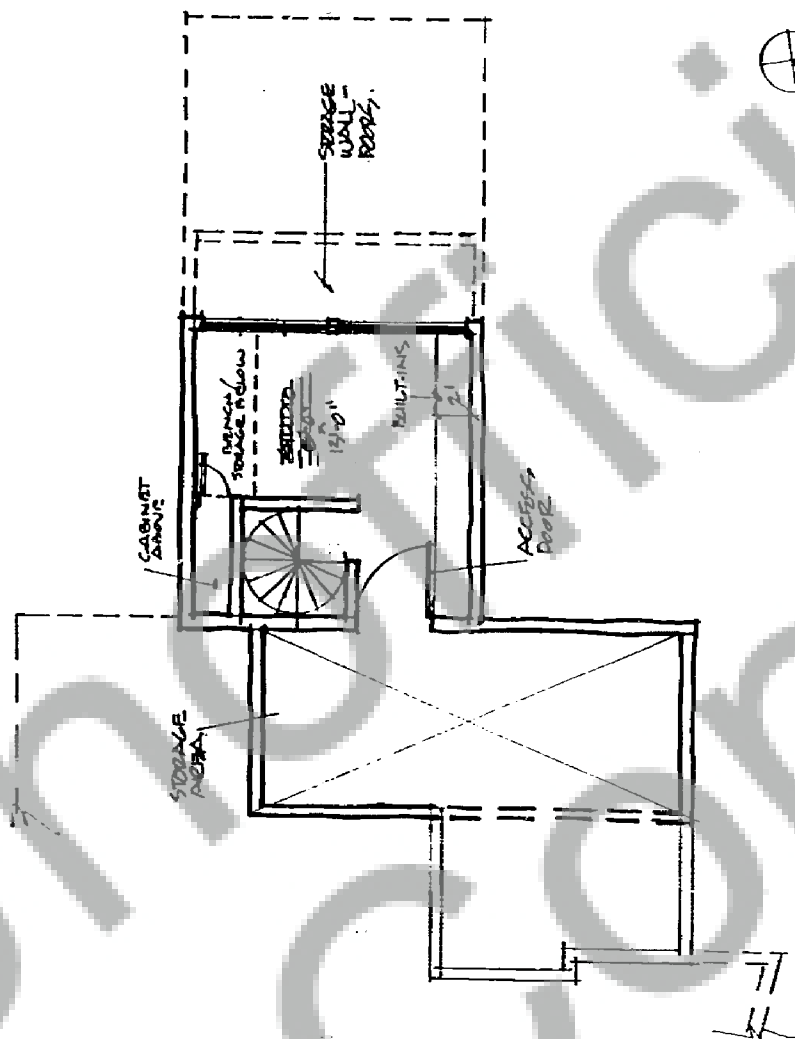
DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT



JOHNSON - GROUND FLOOR PLAN
1/8" = 1'-0"

0' 1" 2' 3' 4' 5' 6' 7' 8' 9' 10' 11' 12'

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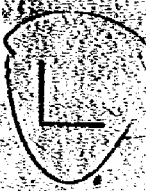


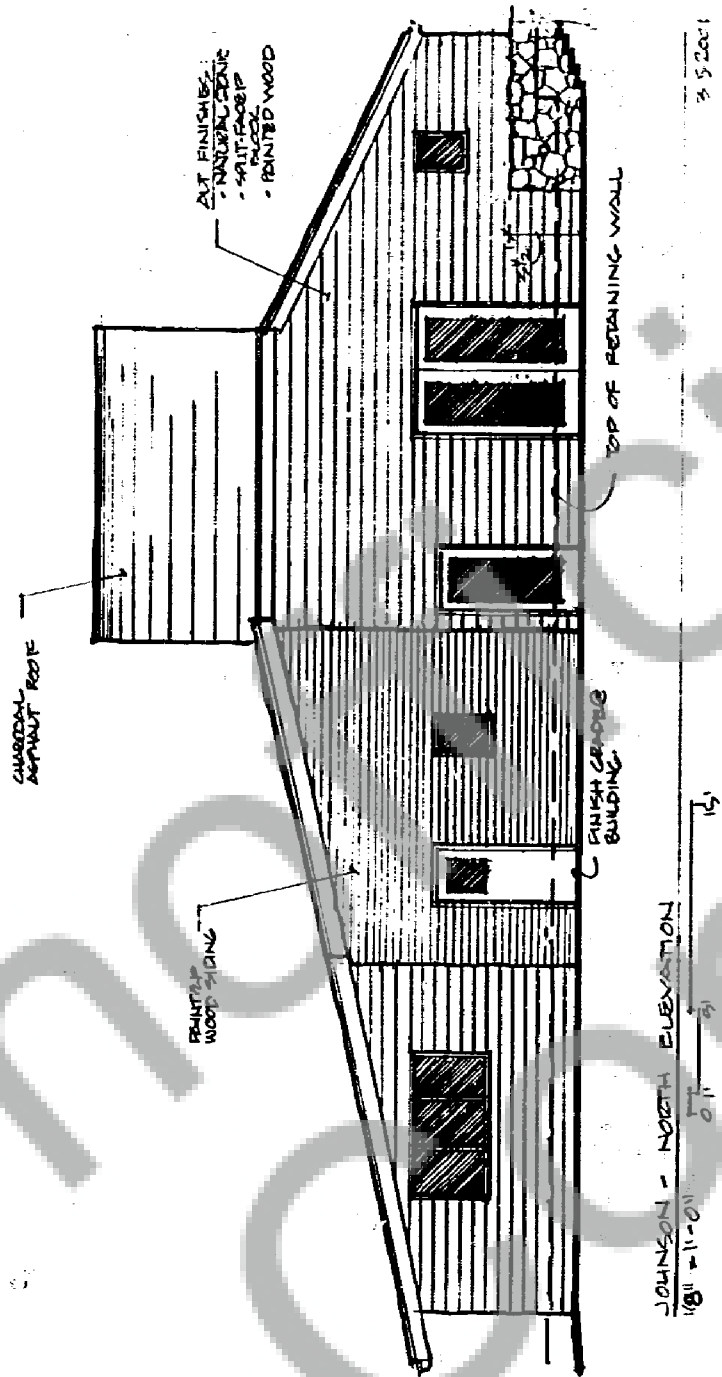
JOHNSON'S UPPER FLOOR PLAN

3.5.2001

1'-0" 2'-0" 3'-0"

1'-0" 2'-0" 3'-0"





WR 3 2001

REPL. OF PLANNING &
COMMUNITY DEVELOPMENT

Post Office Box 730 • White Salmon Washington 98672 • 509 493 3323 • Fax 509 493 2229

March 16, 2001

Bruce Johnson
BJD Planning and Design Services
2323 NW Johnson
Portland, OR 97210

Dear Mr. Johnson:

As you are aware, Gorge Commission staff raised several concerns about the two houses that Skamania County approved on your property and Elizabeth Mapelli's property (Skamania County Amended Director's Decisions NSA-00-05 and NSA-00-04, respectively). We were concerned that the houses would be too prominent as seen from Key Viewing Areas.

We appreciate the time that you and Ms. Mapelli have taken over the past few months to discuss and address our concerns. The measures you took to address our concerns are well documented in two letters that you sent to Allen Bell of my staff in mid and late February. The first letter shows the changes you made to several aspects of the proposed houses, including height, orientation, and building materials (letter to A. Bell from B. Johnson, dated February 12, 2001). The second letter reflects your discussions with Allen and Diana Ross of the U.S. Forest Service regarding landscaping. The accompanying revised landscape plan adds and relocates new trees to help ensure the houses will be adequately screened from Key Viewing Areas (letter and landscape plan to A. Bell from B. Johnson, dated February 26, 2001 and February 23, 2001, respectively).

We would like to note two important points. First, although we have not seen color or building material samples for the houses, you have assured Allen and Diana that the houses will be "dark and either natural or earth-tone colors" as required by Skamania County. Second, the coniferous trees in your "15 years after planting" elevation drawings do not have lower limbs. Well-spaced, healthy coniferous trees typically retain their lower limbs well beyond 15 years. The lower limbs of the new and existing trees will help screen the houses. Therefore, we expect that you and Ms. Mapelli will not cut or trim the lower limbs of these trees.

We understand that you and Ms. Mapelli plan to develop the houses as described in your two letters to Allen. Consequently, we believe that you have addressed our concerns and we do not have any further concerns or suggestions at this time. We understand that Skamania County plans to amend the two amended director's decisions for these houses to reflect design, siting, and landscaping specifications your letters.