

141573

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FILED FOR RECORD
SKAMANIA CO. WASH.

BY *Kevin & Terri Kyte*

JUL 2 2 59 PM '01

D. Bartels
AUDITOR
GARY M. OLSON

Return Address: Kevin and Terri Kyte
72 Deville Drive
Skamania, WA 98648

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-01-14

APPLICANT: Kevin and Terri Kyte

FILE NO.: Amendment to NSA-01-14

REFERENCE NO.: Administrative Decision for NSA-01-14, recorded in Book 211, Page 946, Auditor's file # 141573 recorded on the 7-2-01

PROJECT: Replace a single-wide mobile home with a double-wide manufactured home.

LOCATION: 72 Deville Drive, in Skamania; Section 32 of T2N, R6E, W.M. and identified as Skamania County Tax Lot # 2-6-32-204.

LEGAL: See page four.

ZONING: General Management Area, Residential (R-10).

Supervisor ☒
Audited ☒
Indexed ☒
Filed ☒
Booked ☒

June 27, 2001

Dear Kevin and Terri,

The Planning Department issued an Administrative Decision on June 8, 2001 for the above referenced application. Since that date it has been brought to our attention that even though your property is within the Rural Residential in Coniferous Woodland landscape setting, it was only reviewed under the Rural Residential guidelines and not the Coniferous Woodland guidelines. Although review under the Coniferous Woodland guidelines will only cause a fairly minor change in the original Decision, an amendment must be

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completed to instigate the proper conditions of approval for your landscape setting. Condition #6 of the original Administrative Decision reads:

- 6) All existing vegetation to the south and to the east of the proposed home site, except that which is necessary for site development, safety purposes or as part of forest management practices shall be retained and maintained in a healthy condition. Dead or dying trees should be replaced with the same species in approximately the same location.

Since §22.10.020(C)(3)(b)(i) states, "Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained", condition #6 shall be amended to read:

- 1) All existing vegetation to the south and to the east of the proposed home site, except that ~~which is necessary for site development, safety purposes or as part of forest management practices as is necessary for construction of access roads, building pads, leach fields, etc.,~~ the existing tree cover shall be retained and maintained in a healthy condition. Dead or dying trees should be replaced with the same species in approximately the same location.

Also, I would like to use this opportunity to clarify a point in the original Decision. Since the original Approval was for the replacement of a single-wide mobile home with a double-wide manufactured home, it was implied that the single-wide would be removed after the double-wide was placed on the property. This was never specifically required in a Condition of Approval. So in order to eliminate any confusion a condition #10 shall be added to the existing Conditions of Approval which shall state:

- 10) *The existing single-wide mobile home shall be de-commissioned within 30 days of the issuance of an occupancy permit for the replacement home. The Skamania County Building Inspector shall assure that all modifications to the existing residence to de-commission it as a residence are completed in accordance with all State and County Codes.*

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 above mentioned changes.

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 along with your Administrative Decision. If you have any questions, please give me a call at 509-427-9458.

Sincerely,



Steve Grichel
Associate Planner

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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 July 17, 2001. 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.

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
Washington Department of Fish and Wildlife

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A tract of land in the West half of the East half of the Northeast Quarter of the Northeast Quarter of Section 32, Township 2 North, Range 6 East of the Willazette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the re-plat of short plat recorded in Book 3 Short Plats, Page 141, Skamania County Records.

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