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Return Address: Kris Leonard
632 Salmon Falls Road
Washougal, WA 98671

FILED IN RECORD
SEALING WASH
BY *Kris Leonard*

MAY 14 1 39 PM '02

O. Leary
AUDITOR

J. MICHAEL GARVISON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8868

Letter Amendment to Director's Decision NSA-98-09

Exp. 11/02
PAID 11/11
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APPLICANT: Kris Leonard for Ron Reude

FILE NO.: Amendment to NSA-98-09

REFERENCE NO.: Director's Decision for NSA-98-09, recorded in Book 221, Page 320, Auditor's file #143918, recorded on the 5th day of March in 2002. Re-record Vol 224 Page 192 AF 144655 5/14/02 *KL*.

PROJECT: Addition to existing residence and accessory building

LOCATION: 632 Salmon Falls Road, in Washougal, Section 3 of T1N, R5E, W.M., and is identified as Skamania County Tax Lot #1-5-3-3-300

LEGAL: See page 5

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

March 22, 2002

Dear Mr. Leonard and Mr. Reude

The Planning Department issued a final Director's Decision on March 23, 1998 for the above referenced application. On March 7, 2002 we received a letter from you requesting an amendment to increase the size of your accessory building. Although this change (shown on the attached site plan) is fairly minor, an amendment

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must be completed to approve the change in the site plan as condition #1 of the original Director's Decision states:

- 1) All developments 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 original staff report reviewed the building as an accessory to the existing dwelling on the property. The property is zoned as Residential. You are requesting to increase the size of the building from 40'x36'wx14'h to 60'x40'wx16'h, due to on-site agricultural practices. The letter amendment request you submitted, attached here, outlines the agricultural uses intended for this building. The letter also indicates that the increase in the building size has been caused by the increase in livestock, which is run on-site and on at least two other properties (see attached map). This increase in livestock has triggered an increase in feed and other items associated with livestock. As such, the storage capacity need has also increased.

Based on the current and growing agricultural use of the property, it is determined that agriculture is a second main use of this property (residential being the other main use). Since it is a main use of the property, the building would be considered accessory to the agricultural activities, and not subject to the Department's size restrictions. The agricultural building should then only be limited to that size which is necessary for the agricultural activities. The letter submitted by the applicant justifies the additional space for agricultural purposes.

A site visit was also conducted by Planning Staff to assess potential affects on scenic resources. The structure would still be positioned to utilize the mature trees for screening and have the shortest wall facing the key viewing areas. The increase in height is minimal and would be consistent with the original Decision. No trees are proposed for removal. To ensure that the existing screening is utilized to the fullest extent, the structure should be placed as far to the east as possible without damaging the trees. Overhangs on the north and south side have also been requested as a possibility. From a design standpoint, the overhangs would break up the south facing wall of the building, in the event that the existing trees were destroyed and the building was visible from key viewing areas.

As stated in the original staff report, the building was approved to match the existing house, which is not a dark earth tone color. However, since the increase requested is significant, color requirements should be stated to reduce potential visual effects of the larger building. You have indicated that the building has already been purchased. As such, the south facing wall, south facing roofing of the building (towards the key viewing areas) and the "garage doors" should be a treated dark and either natural or earth-tone color that is non-reflective or has low reflectivity.

Thus, this amendment is found acceptable and condition #1 now states:

- 1) All developments shall be consistent with the enclosed *March 2002* site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.

Two new conditions shall be added that state:

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- 7) *The 60'x40'wx16'h building shall be placed as far to the east as possible without damaging the trees.*
- 8) *The applicant shall submit dark and either natural or earth-tone color samples for the south siding, south roofing and western doors, of a non-reflective or low reflective appearance, to the Planning Department for approval prior to issuance of a building permit.*

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." It has been determined that the proposed request constitutes a minor change, therefore the original decision shall be amended, with the above conditions, to increase the size of the building from 40'x36'wx14'h to 60'x40'wx16'h with two 14 foot overhangs, due to current agricultural practices.

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

Italics = language added to the original Decision

APPEALS

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable filing fee.

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

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Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Néz Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

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WARRANTY DEED

The Grantor, SCHOOL DISTRICT NO. 15, a municipal corporation of Skamania County, Washington, and the successor to School District No. 5, for and in consideration of Five Thousand Eight Hundred Thirty-three and No/100 (\$5,833.00) Dollars in hand paid, conveys and warrants to RONALD D. REUDE and HAZEL MAE REUDE, husband and wife, the following described real property located in Skamania County, State of Washington:

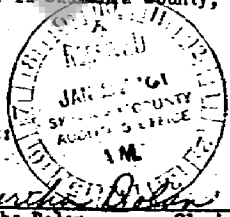
That portion of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 3, Township 1 North, Range 5 E.W.M., more particularly described as follows:

Beginning at a point 8.49 chains south of the center of the said Section 3; thence south 80° 44' west 16.83 chains to the county road known and designated as Salmon Falls Road; thence southerly along the county road 3.12 chains; thence east 15.95 chains to the east line of the SW 1/4 of the said Section 3; thence north 5.70 chains to the point of beginning; EXCEPT that portion thereof conveyed to Ben Del Grosso and Anna Del Grosso, his wife, by deed dated June 22, 1934, and recorded at page 557 of Book X of Deeds, Records of Skamania County, Washington;

ALSO: Beginning at a point 375 feet east of the southwest corner of the above described tract; thence east to the northwesterly right of way line of the county road formerly known as the Miller Road; thence southwesterly along the right of way line of said road to a point 60 feet south of the south line of the tract first above described; thence west to a point 60 feet south of the point of beginning; thence north 60 feet to the point of beginning.

SUBJECT TO easements and rights of way for public roads over and across the above described real property.

IN WITNESS WHEREOF the Board of Directors of School District No. 15 have executed this warranty deed pursuant to a resolution duly adopted on the 10th day of January, 1960, at a regular meeting of said Board held at the Cape Horn-Skye School in Skamania County, Washington.

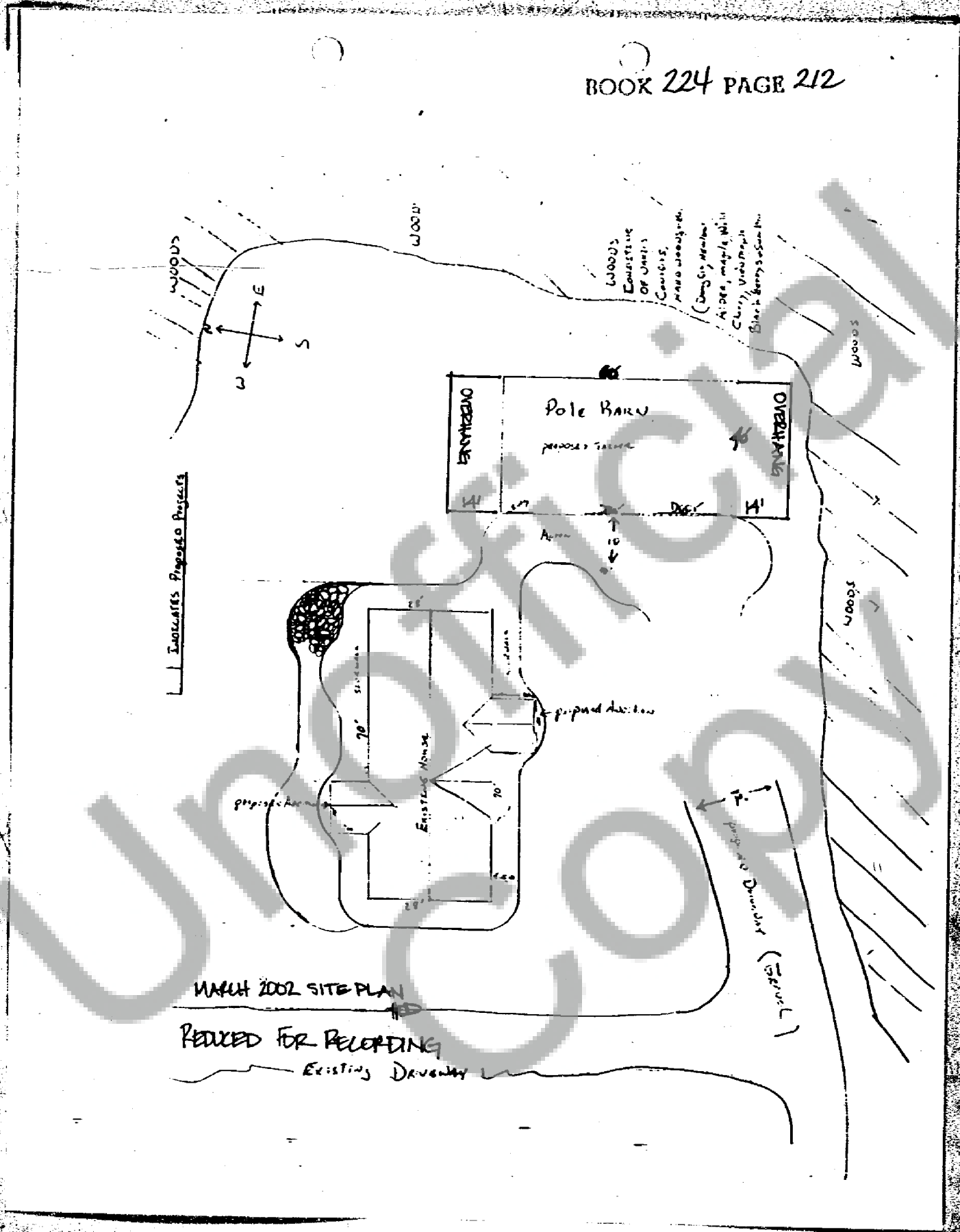
Attest:  No. 3287 BOARD OF DIRECTORS OF SCHOOL DISTRICT NO. 15

TRANSACTION EXCISE TAX Ben Lonn Chairman

JAN 27 1961 Ben Lonn

Amount Paid to Treasurer C. E. Fanning Skamania County Treasurer

Bertha Dolan Clerk Bertha Dolan



INDICATES PROPOSED PORCHES

MAY 2002 SITE PLAN

REDUCED FOR RECORDING

Existing Driveway

Pole Barn

OVERHANG

OVERHANG

WOODS

WOODS Consisting Of Oaks, Cedars, Hawthorn, (Long Leaf Pine), Alder, maple, willow, Cherry, Yellow pine, Blackberry, Sassafras

WOODS

WOODS

proposed porch

proposed driveway

proposed driveway (shown)

70' sidewalk

EXISTING HOUSE

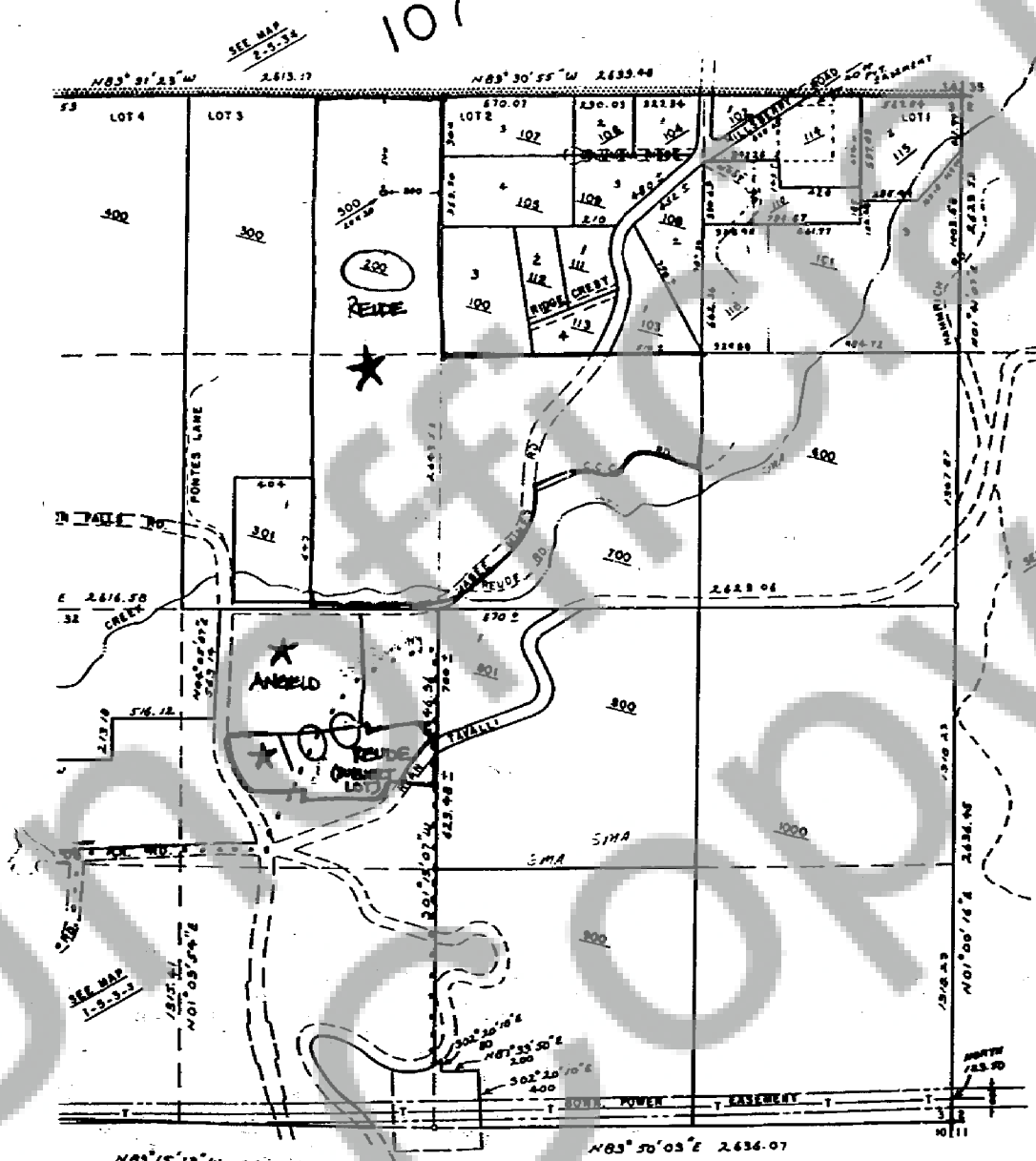
70'

70'

140'

INDICATES PROPOSED PORCHES

107



107
 $N85^{\circ}15'13''W$ 2,601.30
 ... APPROXIMATE NSA BOUNDARY
 ★ PROPERTIES USED FOR SUBJECT
 AGRICULTURE BY REUDE
 REUDE FOR RECORDING

SKAMANIA COUNTY SECTION