

144860

Return Address: Steve Chambers
P.O. Box 998
Carson, WA 98610

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FILED FOR RECORD
SKAMANIA CO. WASH
BY Steve Chambers

JUN 4 10 34 AM '02
J. Michael Garvison

J. MICHAEL GARVISON

Skamania County
Department of Planning and
Community Development

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

Letter Amendment to Director's Decision NSA-97-80

APPLICANT: Steve Chambers

FILE NO.: Amendment to NSA-97-80

REFERENCE NO.: Director's Decision for NSA-97-80, recorded in Book 224 Page 968
Auditor's file # 144859, recorded on 4th day of June, 1999.

PROJECT: Single-family residence and accessory structure

LOCATION: At the end of Columbia Drive, just south of the Carson Urban Area Boundary;
Section 38 of T3N, R8E, W.M., and identified as Skamania County Tax Lot # 3-8-
28-300.

ZONING: General Management Area, Small Woodland (F-3)

Dear Applicant:

The Planning Department issued a final Director's Decision on June 8, 1998 for the above referenced application. However, at your request, we issued a letter amendment on June 16, 1998 clarifying the condition listed in that decision regarding the setback from the bluff area (Condition # 24). On May 21, 1999, you submitted a second amendment to that decision. Your request indicates that based on the survey

Skamania County Planning and Community Development
File: NSA-97-80 (Chambers) Amendment to Director's Decision
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completed on the property, the eastern property line (as shown on the attached site plan) is angled and based on the topography of the site you would prefer to shift the house approximately 40 feet northeast of the original approval. As you state in your letter, the 200 foot forest setback requirement would still be maintained and the average setback from the bluff would remain at approximately 100 feet.

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 allow the house to be moved approximately 40 feet northeast of the original site.

As a reminder, your original decision and previous letter amendment along with this letter amendment must be recorded at the County Auditor's office prior to the issuance of any building permits. Also a final grading plan, consistent with the attached requirements from the National Scenic Area ordinance must be submitted prior to the issuance of any building permits. You have submitted a narrative, however, additional information is still needed.

If you have any further questions, please feel free to call me at (509) 427-9458.

Thank you.

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 6-29-99. 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: 509 427-4839

June 16, 1998

Steve and Gina Chambers
P.O. Box 598
Carson, WA 98610

Re: Amendment to NSA-97-80

Dear Applicant:

The Planning Department issued a final Director's Decision on June 8, 1998 for the above referenced application. However, subsequent to that date, you have requested a clarification to a condition stated in that decision regarding the setback from the bluff area.

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:

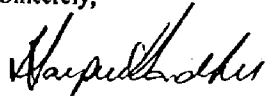
24. The proposed development shall be set back on average 100 feet from the bluff line. Staff realizes that the bluff line is meandering, therefore, an average of 100 feet is sufficient. For clarification purposes, staff agrees that the 100 feet bluff setback shall be measured from the rock outcropping that lies directly south of the homesite as shown on the previously approved site plan. (See Condition # 1)

Also an additional condition shall state:

- 28) All trees north of the proposed homesite shall be retained except for those which may need to be removed for development of the 20 foot wide access way. These trees shall be maintained in a healthy condition. All dead or dying trees shall be replaced in kind and place.

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

Sincerely,



Harpreet Sandhu
Planning Director

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 1, 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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