

145012

BOOK 225 PAGE 453

Return Address: Steve Wisenbaker
300 Tamal Plaza, Suite 200
Corte Madera, CA 94925

FILED FOR RECORD
SKAMANIA CO. WASH.
BY *Steve Wisenbaker*
JUN 18 3 19 PM '02
J. Garvey
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 509 427-8288

Letter Amendment to Administrative Decision NSA-01-60

APPLICANT: Steve Wisenbaker
FILE NO.: Amendment to NSA-01-60
REFERENCE NO.: Administrative Decision for NSA-01-60, recorded in Book 225, Page 445, Auditor's file # 145011, recorded on the 18th of June, 2002.
PROJECT: Single family dwelling with detached garage.
LOCATION: On Underwood Mt. below the intersection of Cook-Underwood and Kramer Roads; Section 21 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-21-4-0-0200.
LEGAL: Lot 2, W 1/2 of E 1/2 of S21 T3N R10E W.M.
SEE PAGE #8
ZONING: General Management Area-Small Woodland (F-3) and Open Space, development will take place in F-3 only.

June 7, 2002

Dear Steve,

The Planning Department issued an Administrative Decision on January 3, 2002 for the above referenced application. However, on March 15, 2002, we received a letter from you requesting the following changes to your original Conditions of Approval:

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

Condition #1 shall be amended to read:

- 1) All developments shall be consistent with the final site plan dated January 8, 2002, the grading plan dated April 29, 2002 and the elevation drawing dated March 15, 2002 which shows the final elevation of the house being two feet lower than originally approved, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.

Condition #2 shall be amended to read:

- 2) All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to remove dead and low (less than 8 feet) branches. The 11 trees shown to be planted in the January 8, 2002 site plan shall not be pruned until they reach a height of at least 20 feet. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
- 13) In order to provide better winter screening, the applicant shall plant coniferous screening trees. These trees shall be planted in two rows starting at the row of existing trees to the south east of the proposed home shown on the attached site plan and shall extend east for 150 feet. The trees shall be planted on 25 foot centers with the two rows being offset so as to fill the spaces between rows. Also, the trees shall be 6 feet tall, not counting the root wad, before final inspection/occupancy permit approval. These trees shall be planted no further than 30 feet away from the proposed home. As these trees mature, some of them shall be removed in order to keep the landowner in compliance with condition number 2, above.

Condition #13 shall be amended to read:

- 13) In order to provide better winter screening, the applicant shall plant coniferous screening trees. These trees shall be planted in two rows starting at the row of existing trees to the south east of the proposed home shown on the attached site plan and shall extend east for 150 feet. The trees shall be planted on 25 foot centers with the two rows being offset so as to fill the spaces between rows. Also, the trees shall be 6 to 12 feet tall, not counting the root wad, before final inspection/occupancy permit approval. These trees shall be planted

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no further than 30 feet away from the proposed home. ~~As these trees mature, some of them shall be removed in order to keep the landowner in compliance with condition number 2, above.~~

- 19) 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 and maintained in a healthy condition. Dead or dying trees shall be replaced with the same species and in approximately the same location.

Condition #19 shall be amended to read:

- 19) 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 and maintained in a healthy condition, *including all screening vegetation south of the existing logging road (see attached photographs)*. Dead or dying trees shall be replaced with the same species and in approximately the same location.

Also, along with your Letter Amendment request, we received your final grading plan which we have deemed to be adequate. Therefore, condition #20 of the original Administrative Decision, which read:

- 20) Prior to the issuance of a building permit, the applicant shall submit the narrative portion of the grading plan to the Planning Department for approval. See the Staff Report, §22.10.020(B)(20)(b) for details.

shall be stricken in its entirety.

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 Administrative 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 Decision 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. 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.

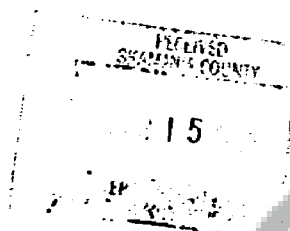
cc: Skamania County Building Department
Skamania County Assessor's Office
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
Washington Department of Fish and Wildlife

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STEVE WISENBAKER AIA
ARCHITECTS & PLANNERS
300 TOWN PLAZA SUITE 200 (415)
CORTES MADRERA CA 94915 924 1020

March 12, 2002

Steve Grichel - Associate Planner
Skamania County
Dept. of Planning & Community Dev.
P.O. Box 790
170 N.W. Vancouver Ave.
Stevenson, WA 98648



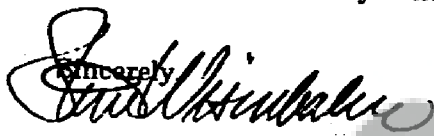
Dear Steve

I have reached and executed a Settlement Agreement with the Friends of the Columbia George which is enclosed.

I hereby request that you make the changes to the conditions of approval in the Skamania County Planner Director's January 2, 2002 decision as outlined in the enclosed Settlement Agreement sections B.1.a., b., c., d.

Also, the Settlement Agreement sections B.2.a., b., c., d call for me to supply you with additional information, which is also enclosed.

Please give me a call if you have any questions or comments.

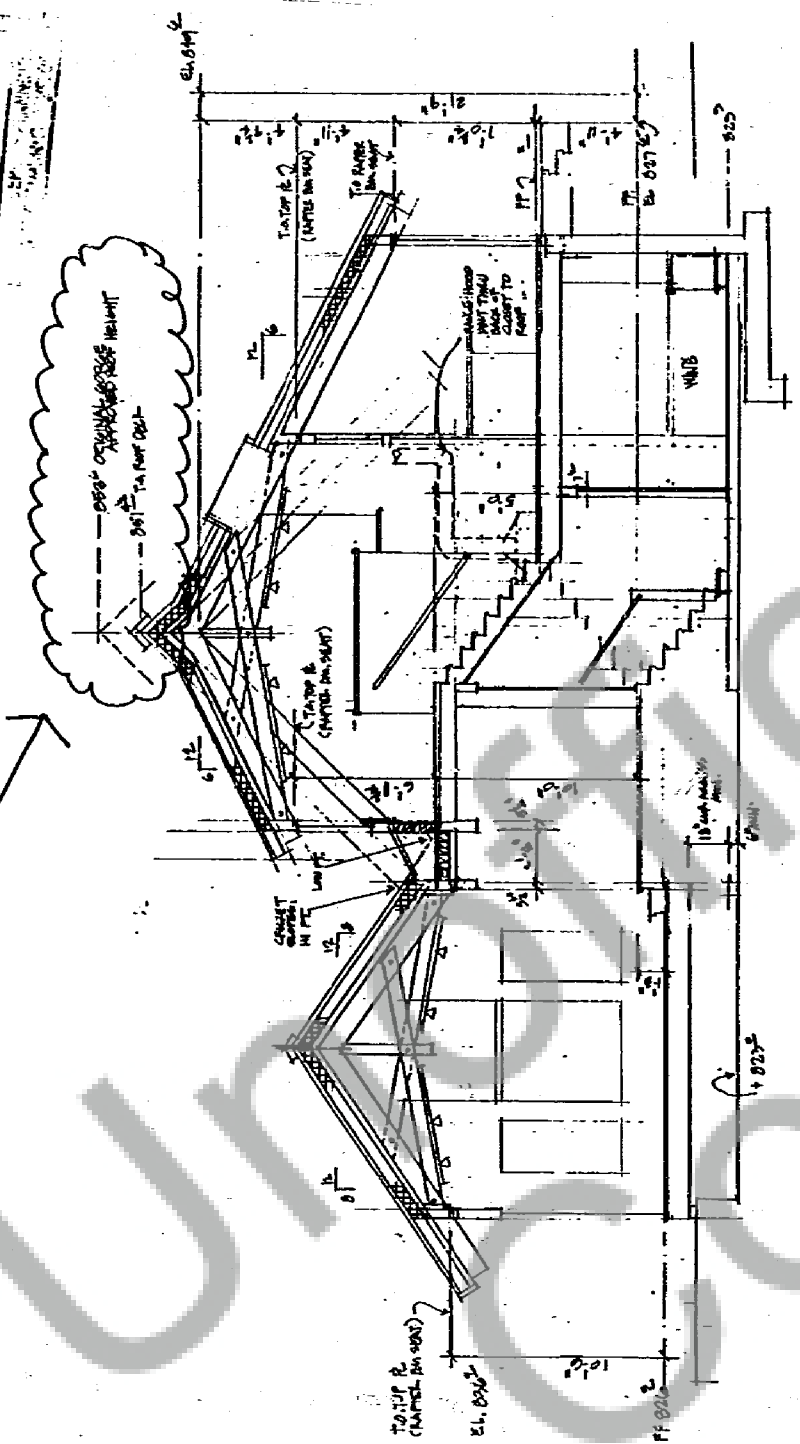
Sincerely,


Steve Wisenbaker

CC: Nathan Baker, Friends of the Gorge
Scott Wisenbaker

RECEIVED
MAR 15 2002

Settlement agreement
Section B. 2. v.

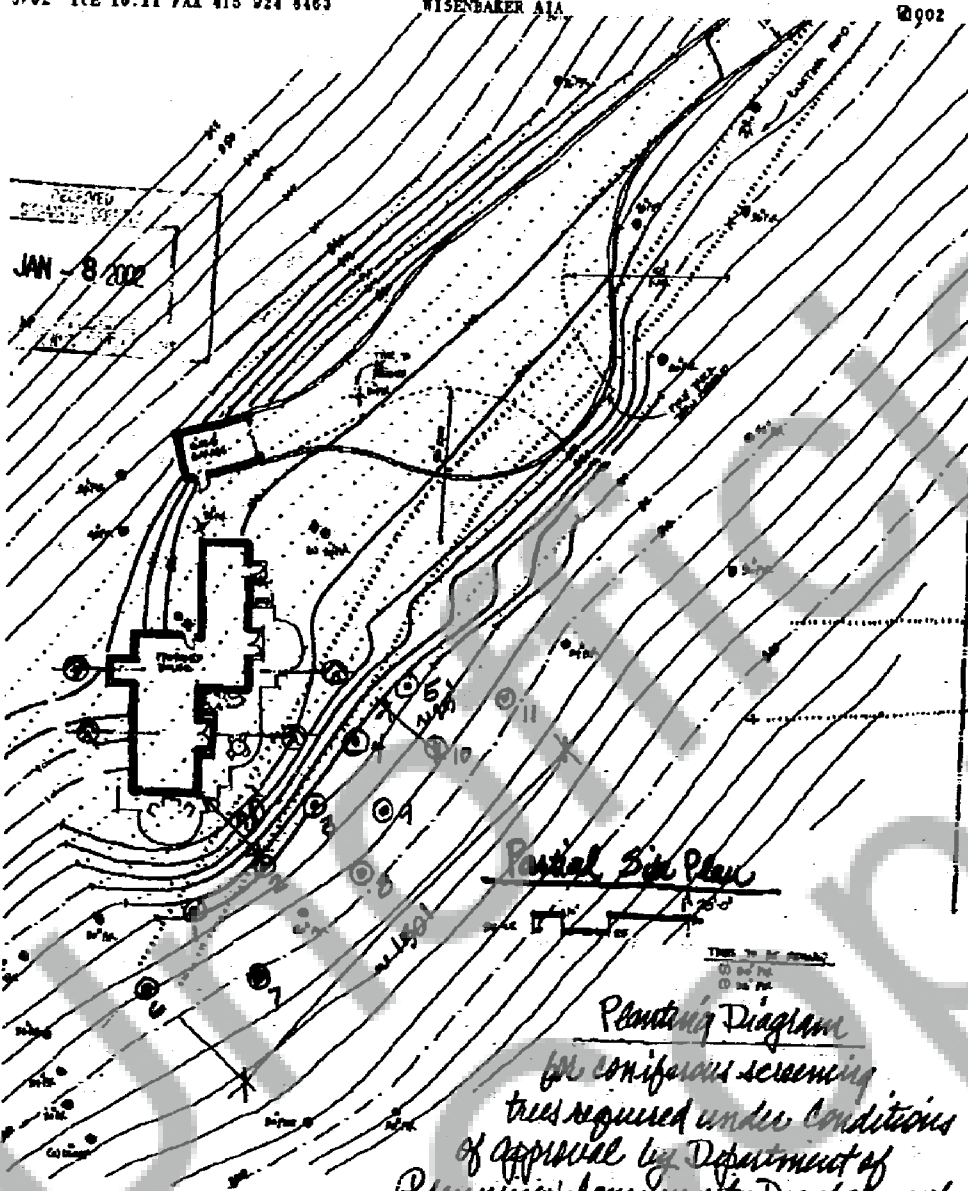


SECTION D.D. 10-10-00
0 4 8 12 scale in feet

3/02 11E 10:11 FAX 415 924 8463

WISEBAKER AIA

2902



looks great.
and 1/9/02
thru Rich

EXHIBIT "A"

PARCEL I

A tract of land located in the Northwest Quarter of the Southeast Quarter of Section 21, Township 3 North, Range 10 East Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the North line of the Northwest Quarter of the Southeast Quarter of the said Section 21 North 89°56' East 466.7 feet from the center of the said section; thence North 89° 56' East along the quarter section line 689.3 feet; thence South 00° 21' East 711 feet, more or less, to the center line of the county road known and designated as the Hood Road; thence following the center line of said road in a Southwesterly direction to intersection with the West line of the Northwest Quarter of the Southeast Quarter of the said Section 21; thence North 00° 03' East along the quarter section line 867 feet, more or less, to a point South 00° 01' West 466.7 feet from the center of the said section, said point being the Southwest corner of a tract of land conveyed to Jerry J. Uhlik by deed dated July 20, 1954, and recorded at Page 268 of Book 38 Deeds, Records of Skamania County, Washington; thence North 43° East along said South line 657 feet more or less to the North line of the Northwest Quarter of the Southeast Quarter of said Section 21, and the point of beginning.

PARCEL II

All that portion of the following described real property lying Northerly of the bluff overlooking the Columbia River:

That portion of the Southeast Quarter of Section 21, Township 3 North, Range 10 East Willamette Meridian, more particularly described as follows:

Beginning at a point 2,640 feet North and 1,155 feet East of the quarter section corner common to Section 21 and 28, Township 3 North, Range 10 East Willamette Meridian; thence 1,484 feet East to the quarter section corner common to Sections 21 and 22, Township 3 North, Range 10 East Willamette Meridian; thence South along the East line of the said Section 21 a distance of 1,278 feet, more or less, to intersection with the Northerly right of way boundary of Highway U.S. 890 (Washington State Highway No. 8); thence along the Northerly right of way boundary of said highway in a Southwesterly direction to a point South 00° 21' East of the point of beginning; thence North 00° 21' West to the point of beginning;

EXCEPT the Northeast Quarter of the Southeast Quarter of Section 21 and the east 164 feet of the Northwest Quarter of the Southeast Quarter, Section 21 lying south of the road formerly known as Hood Road, also the portion of Govt. Lot 2 lying north of State Hwy 14.