

145655

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Return Address: Cliff Ryden
PO Box 1477
Hood River, OR 97031

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Cliff Ryden*
Aug 20 1 10 PM '02
AMW
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 Director's Decision NSA-01-67

APPLICANT: Cliff Ryden

FILE NO.: NSA-01-67

REFERENCE NO.: Administrative Decision for NSA-01-67, recorded in Book 228, Page 169,
Auditor's file # 145654.

PROJECT: Construct a single-family dwelling (2800 Square Feet) and detached 2-car garage (1800 Square Feet) with temporary living quarters, driveway, septic system and underground utilities, with temporary storage container to be removed upon project completion.

LOCATION: 0.97 acres, Lot 4 of the Original Townsite of Underwood off of Weather Rock Road off of Cooper Avenue in Underwood; Section 23 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #3-10-23-2-0-410

LEGAL: Lot 4 of the Original Townsite of Underwood

ZONING: General Management Area zoned Residential (1).

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July 23, 2002

Dear Cliff:

The Planning Department issued a final Administrative Decision on May 24, 2002 for the above referenced application. In a letter dated July 19, 2002 you requested an amendment to the above mentioned Administrative Decision. The amendment you have requested is to increase the size of your approved dwelling from 1728 sq. ft. to 2800 sq. ft. as well as the detached garage from 1296 sq. ft. to 1800 sq. ft.

Due to the fact that, even with the increase in size, all development would be taking place within the approved building envelope and since you are located in area that is exempt from the scenic resources criteria, increasing the size of the home and detached garage will have no effect on scenic, cultural, natural or recreational resources. Therefore, condition #1:

- 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.

Shall be amended to read:

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

Also, condition #4:

- 4) To ensure that the accessory structure remains incidental and subordinate to the main use of the property, final plans for the accessory structure shall not exceed 1,296 square feet (including both the ground level and the loft), as indicated on the site plan attached to this Decision.

Shall be amended to read:

- 4) To ensure that the accessory structure remains incidental and subordinate to the main use of the property, final plans for the accessory structure shall not exceed ~~1,296~~ 1,800 square feet (including both the ground level and the loft), as indicated on the site plan attached to this Decision.

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 applicants to replace their existing house

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within the previously approved footprint instead simply doing the repairs and addition that had previously been approved.

All of other conditions in the original Administrative Decision are still valid and shall be complied with. This amendment does include a 20 day appeal period (see below). Also, as a reminder, this letter amendment and the original decision must be recorded at the County Auditor's office with legal descriptions attached prior to issuance of any building permits.

If you have any further questions, please call (509) 427-9458.

Sincerely,



Steve Grichel
Associate Planner

NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.050(C)(2), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(3), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

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.

A copy of the Decision was sent to the following:

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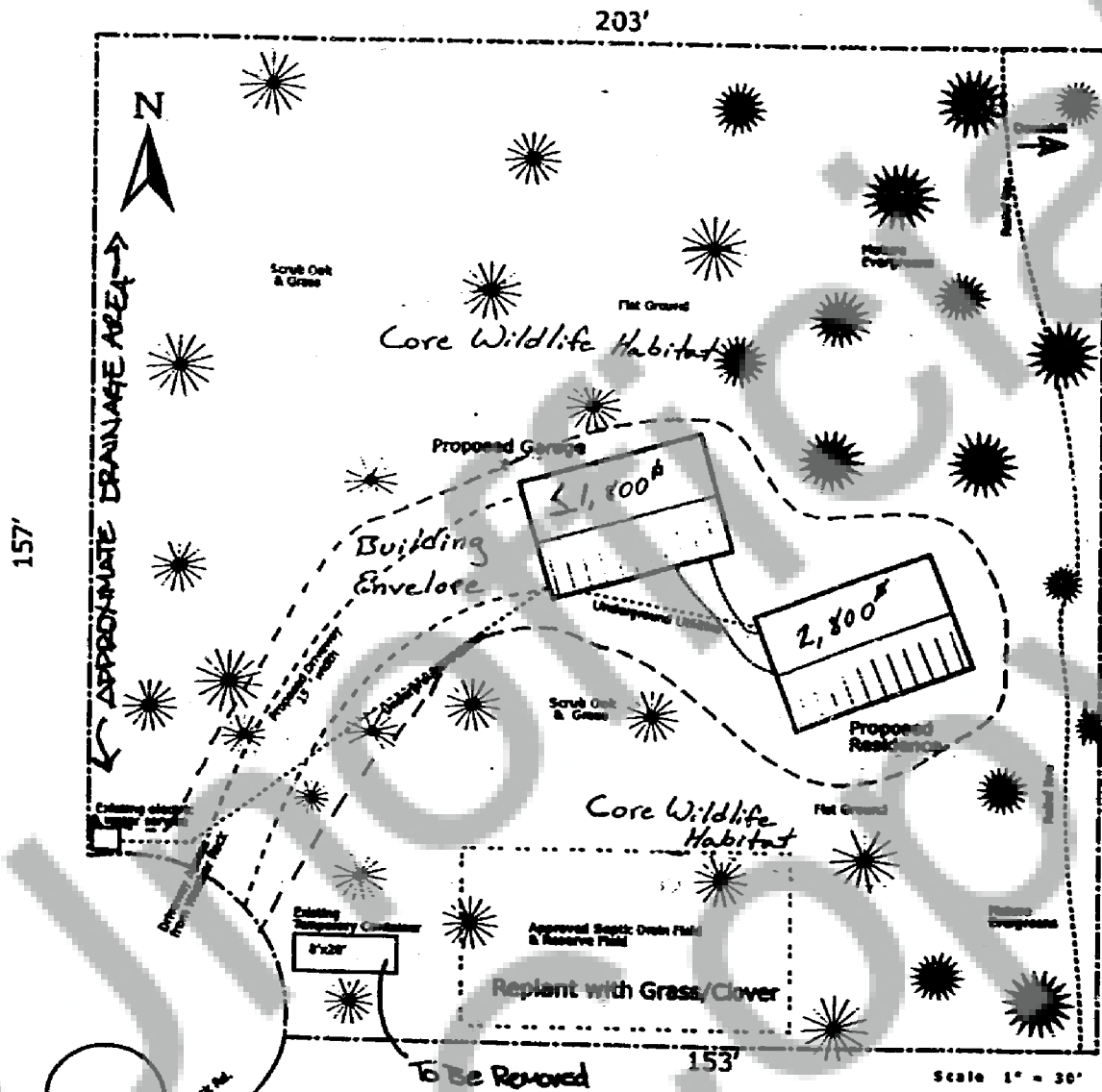
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Skamania County Building Department
Skamania County Assessor's Office

A copy of this Letter Amendment, was sent to the following:

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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RYDEN RESIDENCE

Lot 4, townsite of Underwood : tax id# 03-10-23-2-0-0410-00

Wildlife
Management
Plan
MAR. 11, 2001