

147635

BOOK 237 PAGE 336

Return Address: Joe & Debbie Jermann
P.O. Box 715
Cascade Locks, OR 97014

FILED
BY *Debra Jermann*
FEB 10 8 45 AM '03
D. Jermann
J. H. H. H. H. H.

**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-02-25

APPLICANT: Joseph Jermann
FILE NO.: NSA-02-25
REFERENCE NO.: Administrative Decision for NSA-02-25, recorded in Book 229, Page 869.
PROJECT: 2533 square foot single-family dwelling, 576 square foot garage, 900 square foot detached garage, deck, and fence.
LOCATION: Intersection of Aldon Wachter Road and Nelson Creek Road; Section 36 of T3N, Range 7½E, W.M. and identified as Skamania County Tax Lot #03-75-36-4-0-0203-00.
LEGAL: Lot 3 of Jermann SP, recorded in Book 2, Page 224, Auditor's File # 93164.
ZONING: 2.00 acres in the General Management Area zoned Residential (R-5).

December 27, 2002

Dear Joe & Debbie:

The Planning Department issued a final Administrative Decision on September 13, 2002 for the above referenced application. In a letter received by our Department on December 23, 2002, (see attached page 5) you requested an amendment to the above-mentioned Administrative Decision. The amendment you have requested is the removal of the 900 square foot detached garage from the approved development and a change to condition of approval #6, requesting to retain more on-site vegetation.

Skamania County Planning and Community Development
File: NSA-02-25 (Jermann) Amended Administrative Decision
Page 2

The removal of the 900 square foot detached garage from the approved development and a change to condition of approval #6, requesting to retain more on-site vegetation, will have no effect on scenic, cultural, natural or recreational resources.

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 for removal of the 900 square foot detached garage from the approved development and a change to condition of approval #6, requesting to retain more on-site vegetation. In addition, conditions of approval #4, #5, and #7 shall be amended to reflect the above-mentioned requested changes.

Therefore condition of approval #4:

- 4) Prior to the issuance of a Building Permit, the applicant shall submit dark and either natural or earth-tone color samples for the proposed home and detached garage to the Planning Department for approval. Also all fencing shall be composed of dark, non-reflective components.

Shall be amended to read:

- 4) Prior to the issuance of a Building Permit, the applicant shall submit dark and either natural or earth-tone color samples for the proposed home and detached garage to the Planning Department for approval. Also all fencing shall be composed of dark, non-reflective components.

Therefore condition of approval #5:

- 5) The proposed home and detached garage shall not exceed 28' from the top of the footer set at existing grade, or 26' from slab if slab on grade foundation is used.

Shall be amended to read:

- 5) The proposed home and detached garage shall not exceed 28' from the top of the footer set at existing grade, or 26' from slab if slab on grade foundation is used.

Therefore condition of approval #6:

- 6) All trees shall be retained except as is necessary for site development.

Shall be amended to read:

- 6) All trees shall be retained except as is necessary for site development.

Skamania County Planning and Community Development
File: NSA-02-25 (Jermann) Amended Administrative Decision
Page 3

With the exception of the vegetation to be removed in the driveway corridor, all existing vegetation on the parcel taller than five feet, especially in the southeast portion of the property, shall be retained.

Therefore condition of approval #7:

- 7) Screening trees shall be planted along the south and west property lines. These trees shall be at least 6' tall as measured from the ground to the top of the tree, after planting. These trees shall be planted on 20 foot centers starting at the driveway and heading west to the southwest property corner and then heading north toward the northwest property corner to a point 20' north of the home site. At least half of the trees shall be native to the area such as, Douglas fir, western hemlock, western red cedar and grand fir for the coniferous species and big leaf maple, red alder, black cottonwood and various species of willow trees for the deciduous species. At least half of the trees planted shall be conifers. All of the above trees shall be planted prior to final inspection of the home and shop. Dead and dying trees shall be replaced in kind.

Shall be amended to read:

- 7) Screening trees shall be planted along the south and west property lines. These trees shall be at least 6' tall as measured from the ground to the top of the tree, after planting. These trees shall be planted on 20 foot centers starting at the driveway and heading west to the southwest property corner and then heading north toward the northwest property corner to a point 20' north of the home site. At least half of the trees shall be native to the area such as, Douglas fir, western hemlock, western red cedar and grand fir for the coniferous species and big leaf maple, red alder, black cottonwood and various species of willow trees for the deciduous species. At least half of the trees planted shall be conifers. All of the above trees shall be planted prior to final inspection of the home and shop. Dead and dying trees shall be replaced in kind.

The site plan and landscape plan (see attached pages 6-7) to this Letter Amendment shall replace the site plan attached to your original Administrative Decision of September 13, 2002 and shall be known as the final site plan and landscape plan. The amendment is hereby 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 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,



Stacey Borland
Associate Planner

BOOK 237 PAGE 339

Skamania County Planning and Community Development
File: NSA-02-25 (Jermann) Amended Administrative Decision
Page 4

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 Administrative Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), 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 Letter Amendment was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office
Board of County Commissioners
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs Reservation
Nez Perce Tribe
Office of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Friends of the Columbia Gorge
Columbia Gorge United
Gorge Realty, Inc.
Persons within 500 feet of property

Joe & Debbie Jermann

P.O. Box 715
400 NE Sunset
Cascade Locks, OR 97014
(541) 374 9069

BOOK 237 PAGE 340

DEC 23 2002

December 19, 2002

Stacy, Associate Planner
Skamania County Planning Department
P.O. Box 790
Stevenson, WA 98648

Dear Stacy:

Please process a minor amendment to our application NSA 02-25 per the attached settlement agreement between Joseph & Debra Jermann and The Friends of the Gorge. Also included as part of the settlement agreement is a landscape plan, which is referenced as Exhibit A to the agreement.

Call if you have questions.

Joseph K. Jermann
Joseph K. Jermann

Debra A. Jermann
Debra A. Jermann

201446

SITE PLAN:

Scale: 1 inches = 100 feet

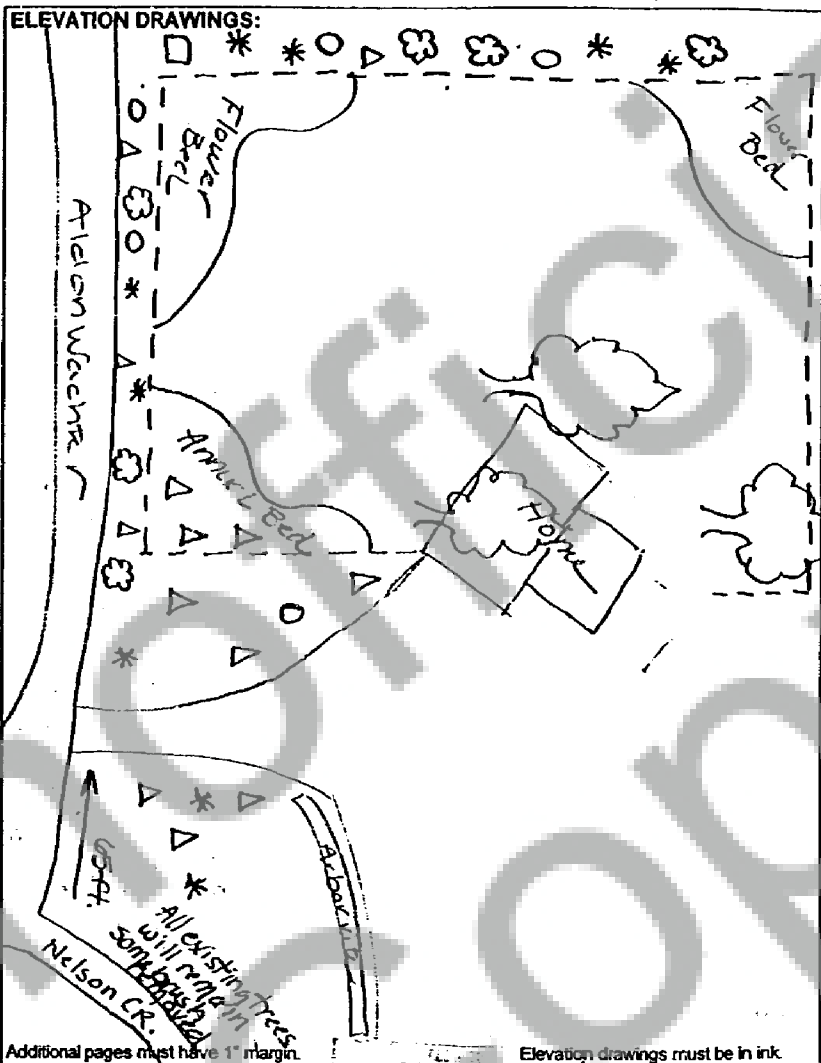
Home - 40' x 58'
Garage Att. - 24' x 24'
Deck - 10' wide x 75' wrap around
Fence - Green Chain - Approx. 300'

Well
SR 14
Nelson Oak Rd.
Aldon
Wachter Rd.
Lot #1
Lot #3
Gravel Road
SLOPE
Brush
Grass
Dirt
Summer lights
Ivory Rd.

I will be moving more than 100 cubic yards of soil: yes ☒ no ☐
Additional pages must have 1" margins
Site plan must be completed in ink.

NOTICE: This is an initial site plan, it may be revised throughout the application process.

Not To Scale! Trees will be planted 20' center



- Planting**
- * Douglas Fir
 - Cedar (Western Red)
 - △ Crimson King Maple
 - Scarb + Oak
- Various shrubs and plantings such as**
- W. Lilac
 - Hydrangea
 - Vine Maple
 - Dogwood
 - and Rhododendrons

Reduced for recording JS