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BOOK 239 PAGE 353

Return Address:

Matt & Staci Hanson
PO Box 1425
White Salmon, WA 98672

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SKA
Matt Hanson

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O'Leary
J. H. H. H. H. H.

Document Title(s) or transactions contained herein:

Letter Amendment to Director's Decision NSA-98-33

GRANTOR(S) (Last name, first name, middle initial)

Hanson, Matt etax

☐ Additional names on page _____ of document.

GRANTEE(S) (Last name, first name, middle initial)

Skamania County

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Lot 4 Bronson Short Plat

☐ Complete legal on page _____ of document.

REFERENCE NUMBER(S) of Documents assigned or released:

Vol 181 Pg 411 AF 132868 9/17/98

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

3-10-22-173

☐ Property Tax Parcel ID is not yet assigned

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

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PO Box 1425
White Salmon, WA 98672

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-98-33

APPLICANT: Matt & Staci Hanson

FILE NO.: Amendment to NSA-98-33

REFERENCE NO.: Director's Decision for NSA-98-33, recorded in Book 181, Page 411, Auditor's file # 132868, recorded on the 17 day of September, 1998.

PROJECT: Single-family residence, accessory building, and access way

LOCATION: Lot #4 of the Bronson Short Plat, accessed by Lupine Lane off of Cook-Underwood Road, in Underwood: Section 22 of T3N, R10E, W.M, and identified as Skamania Tax Lot #3-10-22-0-0-0173-00.

LEGAL: Lot #4 of the Bronson Short Plat.

ZONING: General Management Area, Residential (R-5)

February 28, 2003

Dear Mr. Hansen,

The Planning Department issued a final Director's Decision on June 24, 1998 for the above referenced application. By letters dated November 11, 2001, April 18, 2001, and December 27, 2002 you and the previous owner have shown that substantial work has been done which has allowed this permit to remain active. On February 28, 2003 the Planning Department received a Request for a Letter Amendment to add an uncovered deck and storage area (8' X 8') and to clarify the placement of the house in relation to the wildlife corridor. On October 4, 2002 a Letter Amendment to Director's Decision NSA 98-33 was approved. The following changes shall be made in response to your request for a letter amendment received February 28, 2003 and shall incorporate the amended changes on October 4, 2002.

Amendment NSA-98-33
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Condition of Approval #1 of Director's Decision states:

- 1) All development 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.

DECISION

The request for modifications to the original decision, as specified in the attached letter from Matt and Staci Hanson dated February 27, 2003, are approved with the following conditions:

1. The original site plan is amended to include the attached site plan dated February 28, 2003, except as modified herein.
2. The house shall not be located closer than 150' to the northern property line.
3. The height of home shall not exceed 28' feet from the top of the footer, or in the case that a slab on grade type construction is utilized, then 26' from the top of the slab; all of the above being set on existing grade. The underground basement shall not be included in the height measurement, as long as no portions of the basement walls are above the existing grade.
4. Historically significant rocks are located along the east side of the access drive. These rocks shall not be disturbed in any manner. Furthermore, these rocks are to be protected by a 3' undisturbed buffer. In other words, no grading, filling, sidecasting nor machinery shall be allowed to be placed nor operate within 3' of any of the rock piles along the east side of the access road. This may likely require the access road to be moved to the west several feet within the 30-foot easement shown on the attached site plan.
5. The relocated driveway is approved, provided that no trees are to be removed. The two closest trees may be limbed-up as necessary for vehicle clearance but only as necessary to provide for 14' of height clearance for the driveway. The utility route proposed through the northern part of the wildlife corridor is denied. All utilities shall be located within the driveway area. The previously approved driveway corridor shall not be developed and shall be managed in accordance with the wildlife management plan. In other words, the previously approved driveway corridor shall be relocated to the proposed route as shown on the attached site plan.
6. This letter amendment needs to be recorded at the County Auditor's office 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." The proposed request constitutes a minor change; therefore, the original decision shall be amended to the temporary use of an accessory building.

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All of the original conditions in the Director's Decision and Letter Amendment dated October 4, 2002 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,



Patrick Johnson
Associate Planner

APPEALS

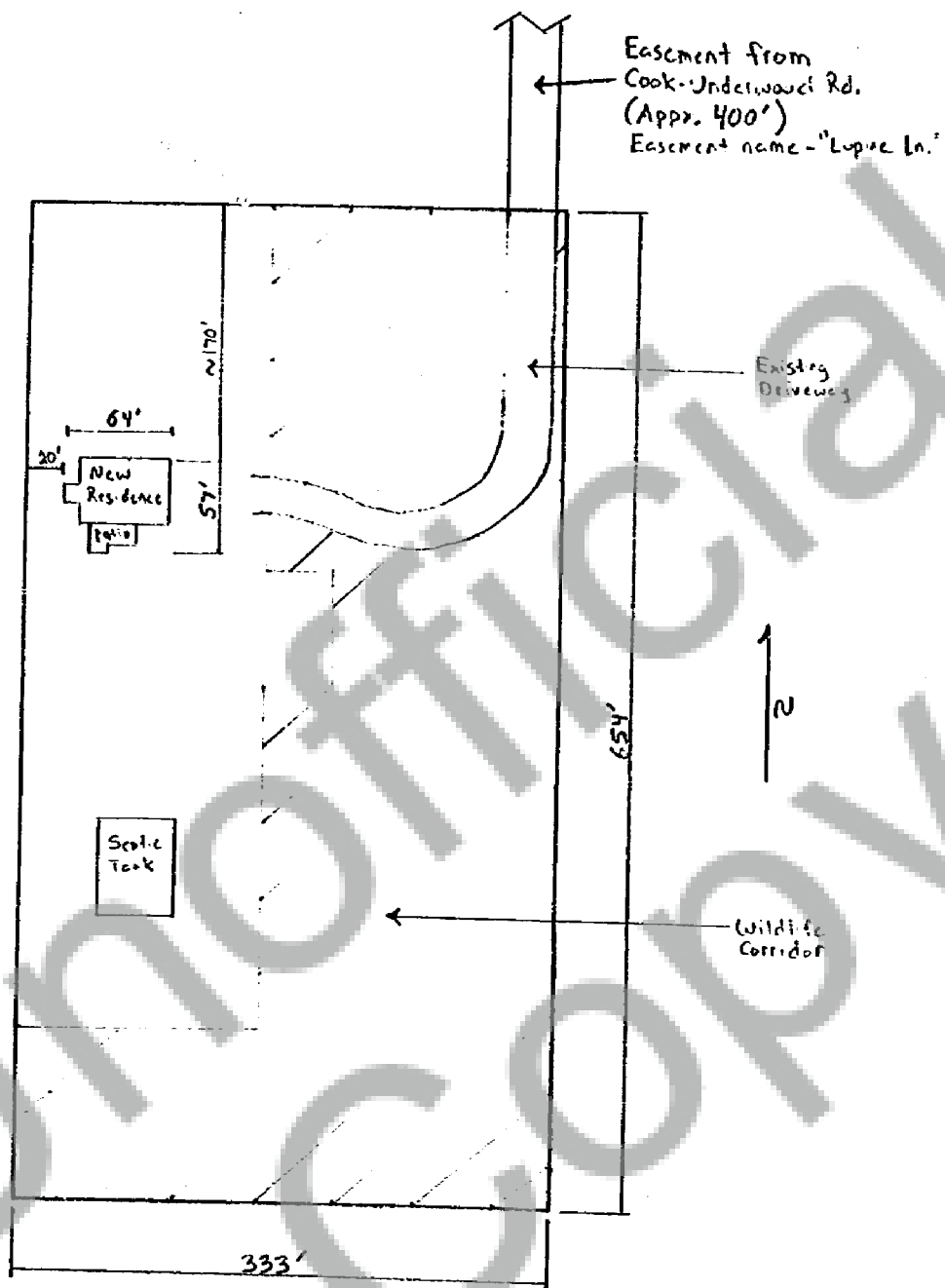
This Administrative Decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice 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 w/in 500 feet
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
Friends of the Columbia Gorge
Columbia Gorge United
Columbia Gorge Realty, Inc.
Office of Archaeology and Historic Preservation
Dept. of Natural Heritage

Attached: New Site Plan



Note: All utilities follow driveway to house.

Matt Hanson

PO Box 1425

Wild. Corridor and 20/22

Scale: 1" = 100'