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Return Address: Jason & Christa Norvell
688 H. Street
Washougal, WA 98671

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Jerry DeBorne*
OCT 3 9 34 AM '03
V. Jermann
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J. MICHAEL GARVISON

RECORDER'S NOTE:
NOT AN ORIGINAL DOCUMENT

**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-97-26

APPLICANT: Jason & Christa Norvell
FILE NO.: NSA-97-26
REFERENCE NO.: Notice of Final Decision NSA-97-26, recorded in Book 249, Page 84,
Auditor's file # 143396.
PROJECT: Cluster Development for 3 parcels on a 46.91 acre parcel
LOCATION: Miller Road off of Krogstead Road just north of SR-14, in Washougal, Sections 10
and 11, T1N, R5E, W.M., and identified as Skamania County Tax Lot #01-05-10-
0-0-0100-00 and 01-05-11-2-0-1301-00.
LEGAL: Book 80, Page 308.
ZONING: Small Woodland (R-3) in the GMA

May 9, 2003

Dear Jason & Christa:

The Board of County Commissioners issued a final Decision on February 28, 2000 for the above referenced application. In a letter received by our Department on May 1, 2003 you requested three modifications to your approved site plan to the above-referenced Decision. These three amendments are as follows:

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1. Elimination of one well for each of the smaller lots with the intent of sharing one well for both lots. The new location for the well is on the north end of the common lot line between the two lots. See attached Exhibit A. A back-up well location is proposed south of the eastern home.
2. The originally approved access road to the two smaller lots has been denied by the Skamania County Public Works Department. Public Works denied that location due to an unacceptable approach angle and very poor site distance. Public Works has reviewed and is willing to approve a different access road location that is located on the western edge of the western of the two smaller lots. See attached Exhibit A.

This new location has the added advantage of being less visible than the approved location. Recently, the landowner to the south has cleared many trees that used to screen the approved access road from SR-14. Now that those trees have been removed, the currently approved access road is much more visible. Any new construction would include a large cut and fill project to get that road up to County Standards. Such construction would be visible from SR-14.

Alternatively, the newly proposed location has significant vegetation screening the access road from SR-14. In addition, this is a more direct route and involves less elevation to get to the home sites. As such, there is less filling and grading and the site is less visible from SR-14 or any other Key Viewing Area.

3. Alteration of the exterior dimensions of the home to be located on the western of the two smaller lots. The approved home is 26' x 68' and includes an 8' prow front. The home was approved with a basement for a total of 4000 square feet. The proposed change would include dimensions of 37' x 56' 6". Along the eastern edge of the home is a 7' 6" projection to provide for the garage area. The new home would only be 1737 square feet as the basement is being deleted.

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 changes constitute a minor change; therefore, the original site plan shall be amended as stated below.

1. The individual wells for each lot are now replaced by a common well. The primary well location is on the north side of the common lot line between the two smaller lots. A back-up common well location is located south of the eastern home. See Exhibit A.
2. The original access road utilizing the "Existing Logging Road" is replaced by a new access road accessing Krogstad road on the west side of the western of the two smaller lots. The road labeled as "Existing Logging Road" may not be improved nor widened. It may be used as a foot or horse path only.
3. The dimensions for the home to be located on the western of the two smaller lots is 37' x 56' 6" and includes an additional 7' 6" protrusion on the eastern edge to accommodate the garage.

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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 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,



Mark J. Mazeski
Senior 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)(5), the original decision 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
Neah Indian Nation
Confederated Tribes of the Umatilla Indian Reservation

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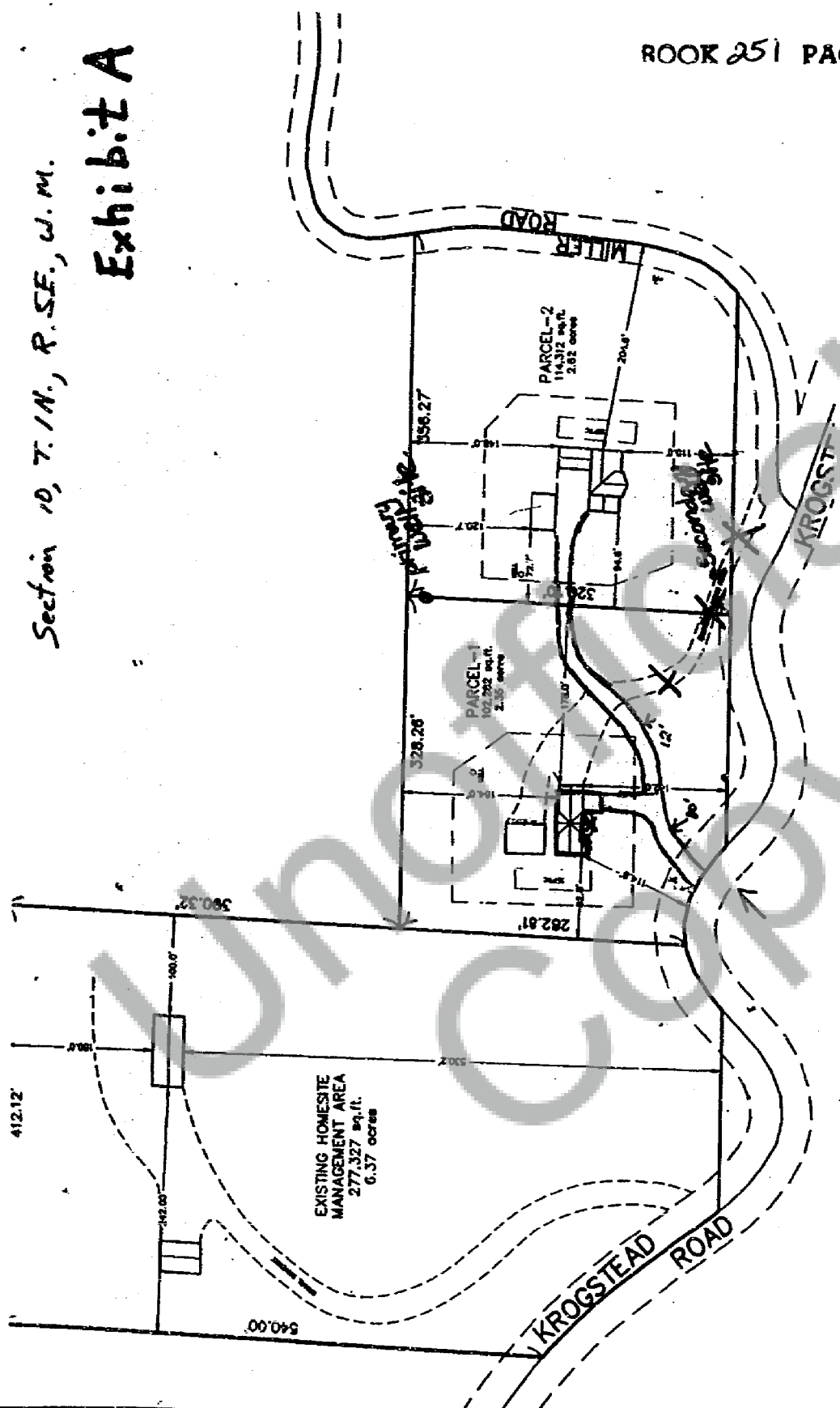
Confederated Tribes of the Warm Springs Reservation
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Friends of the Columbia Gorge
Columbia Gorge United
Gorge Realty, Inc.
Persons within 500 feet of property

Unofficial
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Section 10, T. 1 N., R. 5 E., W. 4 M.

Exhibit A



The Northeast quarter of the Northeast quarter of section 10, Township 1 North, Range 5 East of the Willamette Meridian, lying Northerly of Cape Horn Depot Road #10050, as the same is established and traveled January 1, 1979;

And that portion of the Northeast quarter of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, lying Northerly and Westerly of Miller Road #11270, as the same is established and traveled January 1, 1979;

ALSO EXCEPTING all timber rights with respect to marketable timber on above described tract.