

151077

BOOK 253 PAGE 955

Return Address: James Ruggles
4403 SW Washouga
Portland, OR 97239

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James Ruggles
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P. J. Wry
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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

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Letter Amendment to Administrative Decision NSA-03-18

APPLICANT: James Ruggles

PROPERTY OWNER: James Ruggles

FILE NO.: NSA-03-18

REFERENCE NO.: Administrative Decision for NSA-03-18, recorded in Book 253, Page 950
Auditor's file # 151076

PROJECT: 30'x 26'x 17' replacement sleeping cabin accessory building.

LOCATION: Lot 47, Wauna Lake Club Road; Section 15 of T2N, R7E, W.M. and identified as Skamania County Tax Lot #32-07-15-0-0-1547-00.

LEGAL DESCRIPTION: Lot 47 Wauna Lake.

ZONING: General Management Area - Large Woodland (F-2).

October 31, 2003

Dear James Ruggles:

Skamania County Planning and Community Development
File: NSA-03-18 (Ruggles) Letter Amendment
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The Planning Department issued a final Administrative Decision on June 6, 2003, for NSA-03-18. In materials received by our Department on October 9, 2003, (see attached page 4) you requested an amendment to the above-mentioned Administrative Decision. The amendment you have requested is to increase the height of the approved 17' tall replacement sleeping cabin by 5-6' due to building codes and building material sizes. There will be no change in the size of the footprint. Additionally, you are replacing your existing septic tank and drainfield, and the revised site plan shows that this will occur in the same location as the existing ones.

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 an increase in the height of the approved 17' tall replacement sleeping cabin by 5-6' due to building codes and building material sizes, with no change to the footprint. Additionally, replacement of the septic tank and drainfield in the same location as the existing ones, and a change to condition of approval #3 is approved.

Therefore condition of approval #3:

- 3) The proposed replacement sleeping cabin shall not exceed 18' from the top of the footer to the roof peak set at or below existing grade, or 16' from slab if slab on grade foundation is used.

Shall be amended to read:

- 3) The proposed replacement sleeping cabin shall not exceed 18' 23' from the top of the footer to the roof peak set at or below existing grade, or 16' 21' from slab if slab on grade foundation is used.

The site plan (see attached page 5) to this Letter Amendment shall replace the site plan attached to the original Administrative Decision of June 6, 2003, and shall be known as the final site 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

NOTES

Skamania County Planning and Community Development
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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 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 where 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 Administrative 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
Skamania County Health Department
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 Reality, Inc.
Department of Fish & Wildlife
Persons within 500 feet of property

To: Skamania County Dept. of Planning and Community Development
From: Trish Ruggles-Stember / James Ruggles
Re: NSA-03-18, Letter of Amendment
Date: Sept. 12, 2003

Attn: Stacey Boreland, Associate Planner

Hello Stacey. This is the letter of amendment you requested per our phone conversation regarding the approval of an elevation increase for a replacement sleeping cabin at Wauna Lake, lot #47.

Enclosed is our \$50 fee, along with an elevation showing an overall increase of 5 feet from existing grade level. The increase is due to interior headroom clearance codes, and engineering specifications for joist, beam and foundation sizes.

The 30' x 26' footprint remains the same, and was approved per your department on June 6, 2003.

Attached is a site map showing the location of the septic tank and drain field. We are currently undergoing a voluntary replacement of the system to support the two bedroom-sleeping cabin. Skamania County Health Dept. has approved the perk holes, and has recommended a standard gravity system, currently being designed.

We understand there is a 20-day waiting period, after which a letter of amendment should be taken to the County Auditor for recording.

Please feel free to call us with any questions or concerns you might have.
(503) 296-0457 (Trish in Portland)

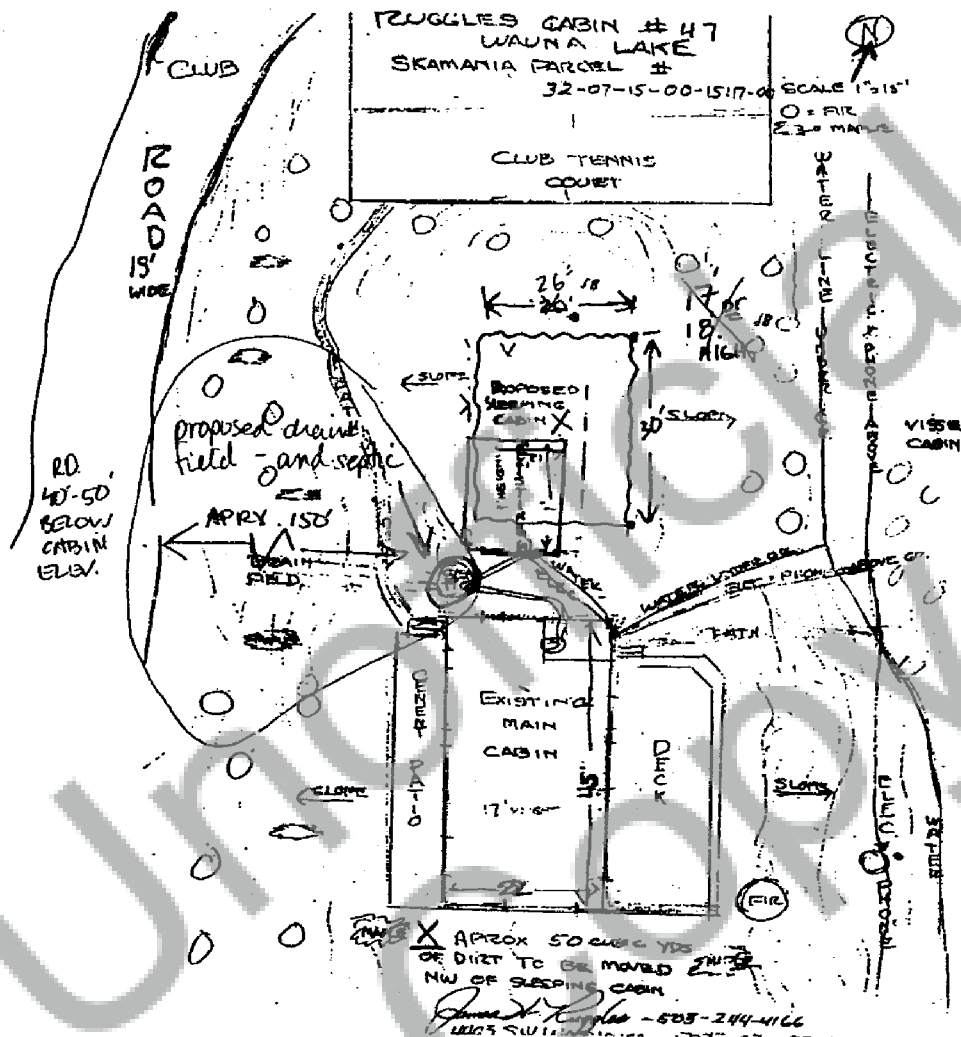
Our sincerest Thanks,

Trish Ruggles-Stember

Trish Ruggles-Stember
503-296-0457
James W. Ruggles

James W. Ruggles
503-244-4466

EXACTLY
ACTUAL (NOT TO SCALE)



NO LAKES W/ 100' of
CABIN SITE