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Page 1 of 10
Date: 07/21/2004 01:10P
Filed by: CAROL PINNELL
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$28.00

**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-98-19-L1

ORIGINAL APPLICANT/OWNER: Carol Pinnell and Liz Mapelli

CURRENT APPLICANT: Scot Davidson (via Bruce Johnson)

FILE NO.: NSA-98-19

REFERENCE NO.: Director's Decision for NSA-98-19, recorded in Book 236, Page 1, Auditor's file 147372.

PROJECT: Single-family residence.

LOCATION: Approximately 512 Riverside Drive off of SR-14; Section 11 of T1N, R5E and identified as Skamania County Tax Lot # 01-05-11-2-0-1103-00.

LEGAL: Lot 3 of W Barber SP #1, recorded in Book 3, Page 26.

ZONING: 2.06 acres in the General Management Area zoned Residential (R-10).

June 30, 2004

Dear Bruce Johnson:

The Planning Department issued a final Director's Decision on May 19, 1998, for the above referenced application. In a letter received by our Department on January 9, 2003, Carol Pinnell requested an

amendment to the above-mentioned Director's Decision. The amendment was for a clarification and modification of the approved home site, structure size, and necessary tree removal. The amended site plan showed the home, which matched elevation drawings that were submitted during the original development review process. The proposed amended location would conform to the natural grade and be easterly facing. The modification necessitated the removal of four trees, as indicated on the amended site plan. The approved home with daylight basement size is 1700 square feet. The proposed modification is for clarification of this approved size, which did not factor in the square footage of the daylight basement. Therefore the requested clarification was approval of an approximately 2800 square foot home with daylight basement, in order for the approved size to match the already approved structure. Additional Letter Amendment application materials were requested on January 24, 2003.

Revised, final additional materials received by our Department on June 10, 2004, (see attached pages 5-9) you (as consultant for purchaser of the property Scot Davidson) requested an amendment to the above-mentioned Director's Decision, in furtherance of the original Letter Amendment request made by Carol Pinnell in January 2003. The amendment was for a modification to the approved footprint and design of the approved home, including the use of retaining walls in the building design where additional screening vegetation landscaping will be planted and a paved patio for access to the home during construction and for routine maintenance. The upper floor level would have a footprint of approximately 1,649 sq. ft. with an attached 195 sq. ft. deck and the lower level have a footprint of 1,091 sq. ft. The size of the home would be 2,740 sq. ft. and the attached deck 195 sq. ft., 465 sq. ft. less than the original approved size of 3,400 sq. ft. Although the upper floor level total of 1,844 sq. ft. (including attached deck) exceeds the original approved footprint size of 1,700 sq. ft. by 144 sq. ft., the lower level footprint of 1,091 sq. ft. is 609 sq. ft. less than the approved size. Numerous additional design features including lowering the approved height of the home, breaking up the roof design, recessing certain areas of the home to create shadow pockets, overhangs of 2-5 feet, and additional landscaping have been proposed with the new design.

Other modifications that were discussed included either an attached garage addition or a detached garage, a covered carport, and an additional hot tub/deck addition. These items were eliminated from the Letter Amendment proposal because they would require a new National Scenic Area application and review.

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 for a modification to the approved footprint and design of the approved home, including the use of retaining walls in the building design where additional screening vegetation landscaping will be planted and a paved patio for access to the home during construction and for routine maintenance.

The site plan (see attached page 10) to this Letter Amendment shall replace the site plan attached to your original Director's Decision of May 19, 1998 and shall be known as the final site plan. Two additional **conditions of approval** shall accompany this Letter Amendment:

- 1) Limbing or topping of screening trees is prohibited.
- 2) Only that grading which is necessary for site development is permitted, consistent with the approved grading plan that was submitted on June 10, 2004.

With the above-mentioned conditions of approval, the amendment is hereby approved.

All of other conditions in the original Director's 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

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 when the development action is discontinued for any reason for one continuous year or more.

APPEALS

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

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 Planning and Community Development
File: NSA-98-19-L1 (Pinnell) Letter Amendment
Page 4

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
Gorge Reality, Inc.
Persons within 500 feet of property
Department of Fish and Wildlife
Department of Natural Heritage Program
US Army Corps of Engineers
Burlington Northern Railroad

Unofficial Copy

BJD
Bruce Johnson Design
Planning and Design Services

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SKAMANIA
JUN 10 2004

DEPT. OF PLANNING
COMMUNITY DEVELOPMENT

June 10, 2004

Stacy Borlund
Skamania County
Department of Planning and Community Development
PO Box 790, 170 N.W. Vancouver Ave.
Stevenson, WA 98648

Re: Clarification of Permit NSA-98-19

Dear Stacy,

Attached are drawings including plans, elevations and sections and a narrative that describe and clarify the site and design issues raised by your office regarding the above permit. The submittal includes the following:

1. Narrative: Proposed Project Description
2. Upper Level Plan of the Proposed Building
3. Lower Level Plan of the Proposed Building
4. River View Landscape Concept Plan
5. Roof Plan Study
6. West Elevation Study
7. East Elevation Study
8. North Elevation Study
9. South Elevation Study
10. Section A
11. Section B
12. Section C
13. Site Plan
14. Schematic Grading Plan / Site Areas to Be Disturbed
15. Grading Plan / Immediate Building
16. Colored Sketch—East Elevation w/ Landscaping

During our recent meetings we discussed additional program elements including a detached garage, hot tub area and covered carport. My understanding is that these improvements can be incorporated into this project, but that a new application needs to be submitted in order to permit these ancillary functions.

Also, I have slightly modified the building footprint in the field that we reviewed previously. The building is still in the same location, but the staggered perimeter of the west building wall has been changed to reflect the reduction in footprint size.

If any questions arise during your review of these documents, please do not hesitate to call me.

Sincerely,


Bruce Johnson

Enclosures as above

PROPOSED PROJECT DESCRIPTION

The following information shall clarify the site and building design proposed for the applicant's property located at 510 Riverside Drive, Skamania County, Washington.

Building Design

The residence would be a two story, single-family dwelling with a daylight basement that fits within a 40-foot by 49-foot rectangular shape. The upper floor level would have a footprint of approximately 1649 SF with an attached 195 SF deck. The lower level would have a footprint of 1091 SF. The total square foot would be approximately 2740 SF, which is significantly less than the original approved application of 3400 SF.

The revised building design incorporates several features that would reduce the visibility of the building from KVA to the east and southeast of the site and allow the structure to blend into the landscape setting:

- The building façade facing the river has been shortened from 55 feet to 49 feet.
- The two story portion of the structure occupies just 33 feet of width (the master bedroom suite is a one-story structure).
- The roof height, previously approved at 30 feet, would be reduced to 28 feet.
- The roof design has been broken up into sections of varying heights.
- The building façade facing the river has been stepped back in several areas to create shadow pockets.

Additionally, the size of the view deck attached to the upper level has been significantly reduced from what was implied on the original submittal drawings. Together, all these design features and revisions more than compensate for the fact that the proposed footprint slightly exceeds the footprint target size of 1700 SF.

Building Orientation

The building has been located about 175 feet south of Riverside Drive. Future landscape plantings along the road will screen the building from passing traffic. The building is sited on the edge of a knoll that overlooks the river. Existing mature vegetation, consisting of tall Fir, Alder and Bigleaf Maple trees will screen building site along the west property line, the south side of the site and most of the easterly property line except for a small gap in the tree line.

Roof Overhangs and Shadows

The building would have roof overhangs varying from two and half to five feet with the five-foot overhang being on the river view side of the building. The proposed view deck projects approximately 10 feet from the lower level window plane and will cast a shadow on half of the lower level glazing facing the river as well as shadows on the

adjacent glazing as the sun moves westward from noon on. It is also important to note that the orientation of the building would result in the east elevation, which contains the most glazing, will be in shadow from noon on, and that surrounding tall trees south and west of the building would also cast shadows on the structure from noon on. Therefore, building orientation and design would mitigate to a maximum the amount of glazing presented to KVAs.

Preservation of Site Vegetation

The current design preserves the multi-stem, mature Bigleaf Maple tree immediately south of the building site. Three other trees—two Fir trees and a tall Bigleaf Maple—in immediate view from the building site would also be preserved. The only significant tree that would be removed is a 24" diameter Fir located within the proposed building footprint. A nearby 16' Alder with a broken top and two other small (3" and a 6") Alder trees would also be removed. A dead snag may be removed if it is deemed a hazard tree.

Entry Driveway and Parking Facilities

An existing gravel roadway would continue to provide vehicular access into property. Its alignment near the proposed building may be modified slightly to provide access to parking facilities.

The site plan indicates parking spaces for three vehicles. One or two spaces would be located adjacent to the NW corner of the building, near the kitchen entry. The other parking area is located on the other side of the entry driveway and will provide additional space for the owner and guests.

The roadway and parking areas would be surfaced with a compacted, crushed rock material; or alternatively, paved with asphalt. Portions of the parking areas adjacent to or in front of the building may be treated as a paved courtyard using asphalt paving or concrete pavers.

Building Materials and Finishes

The owner would evaluate optional siding materials ranging from Cedar lap siding with vertical batten boards or a panelized siding product. An approved paint color would be applied to all vertical surfaces. The roof would be a three-tab asphalt type roofing product designed for high wind conditions, and the color would be a dark grey or another approved color that meets the requirements of the National Scenic Area.

Utility Services

A potable well and storage tank already exist at the site. Recently the applicant installed a new septic field and septic tank. The Site Plan indicates the location of these facilities.

Future electrical power and telephone service would be underground. The nearest available power service is located east of the property along Riverside Drive. The power service line would be extended within the road right-of-way westward to the entry driveway. From this point, it would be run along the east side of the driveway to the building and existing well.

The applicant would use propane gas on-site. The tank would be located away from the future residence and probably near the driveway. The selection of a site would be determined in the field during construction and in consultation with the service provider and the County building inspector. In all likelihood the tank would be located underground.

Grading

The attached Schematic Grading Plan indicates the major fill areas associated with the building construction. Our preliminary calculations indicate there is approximately 380 cubic yards of material would be excavated for the daylight basement. However, there are fill requirements for the master bedroom portion of the building and retaining wall backfill needs down slope of the building. About 130 cubic yards of material would be needed as backfill at the building site.

There is also a need for additional fill at surface parking locations (Fill Site #2). In addition, the area directly in front of the building (west side) needs to be re-grading to meet the building foundation walls, entry steps and to provide positive drainage away from the building and parking areas. Some of the 250 cubic yards of excavated/cut material would be disposed of at this location.

Remaining excavated earth would be disposed of on-site at two other locations:

Fill Site #1: The remainder of the cut material could be placed on either side of the entry road to reduce the steep slope condition on either side of the road. Depending upon how much material remains, a portion of this may be placed in the Riverside Drive right-of-way. This fill could be as much as 4-6 feet high in some areas. However, the intent would be to feather the edges out to meet existing grade so no pronounced areas would remain. Since a part of this areas has been designated as the reserve septic field only a limited area could be used as a fill site. Ultimately the landscape plan for the site would include roadside plantings along the roadway in order to provide screening and privacy for the home site. Generally, most of the existing open, grassed areas would remain as an open meadow area.

If the above approach is selected, the County Road Supervisor would be consulted and the appropriate application submitted for review and approval. This approach appears feasible in that a reduction of the ditch slopes associated with this roadway would reduce the rollover hazard if vehicles were to leave the roadway.

Fill Site #3: If the approach described above is not acceptable, the cut material could be placed along side the entry driveway as shown on the Schematic Grading Plan. Under this approach, the cut material would be placed in shallow, one-foot lifts and spread out over a large area. The area would then be reseeded and maintained as a meadow.

A geo-technical engineer has visited the site and made recommendations regarding the feasibility of the daylight basement and associated foundation footing design issues. The applicant has been advised that the detailed design of the building would require the services of structural engineer whose responsibility would include the design of the building foundation and footing system.

We are also acutely aware of the need for proper sedimentation and erosion control measures during construction due to existing slope conditions and the need to excavate directly into the slope for the daylight basement. The applicant would brief and require the contractor and all sub-contractors whose work requires access to those portions of the building on the lower level and outside the building envelope to protect natural vegetation not initially disturbed during grading activity.

Landscaping

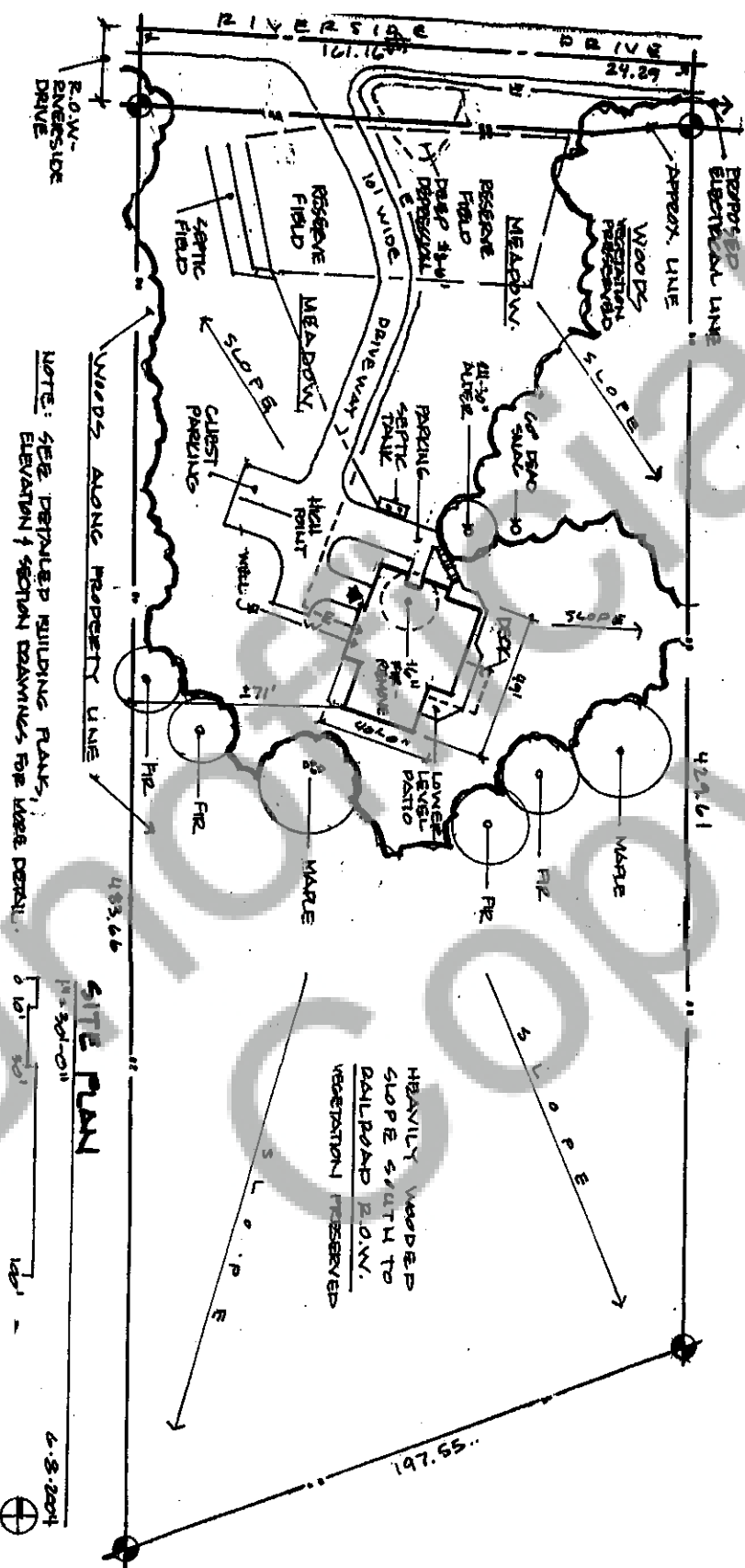
The landscaping approach for this site would be to maintain and restore the existing natural environment. Construction of the building would necessitate the removal of a minimal amount of existing grass and shrub material, and as noted above, a few trees. The attached Landscape Concept drawing indicates the landscape treatment that would accompany the retaining wall construction required at the top of the slope immediately adjacent to the lower level of the building. An inclusive palette of native materials would be used to screen the walls and re-establish the natural look in front of the building. Native Vine Maple trees would be used to add a layer of plant materials above the normal under story vegetation associated with the native plant community found on-site. Other landscape treatments would be added to screen parking areas and the planting areas that flank the main entry to the house. The attached color sketch indicates the visual effect of the landscape treatment envisioned on the view side of the proposed building.

Irrigation improvements would accompany the landscape installation. The approach would probably be a combined system using low-flow and drip irrigation products

Retaining Walls

Two approaches would be investigated during the design development and construction documentation phase of this project. One approach would use timber railroad ties to build the retaining walls down slope of the building.

The other approach would use a cellular soil containment system. This approach uses a manufactured product that resembles an open grid formed of a polymer material that is 12" thick. These cellular mats are stacked up and filled with gravel/soil to achieve a gravity wall with a battered face within which one can install plant materials. Depending upon soil conditions, cost and availability, the applicant may elect to select one of the newer products currently being offered in the market place.



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