

Return Address: Alan J. Jeffers
351 Beacon Highlands Road
Stevenson, WA 98648

Doc # 2004154572
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Date: 09/23/2004 03:20P
Filed by: ALAN J JEFFERS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$22.00

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8868

4th Letter Amendment to Director's Decision NSA-99-20

APPLICANT: Alan Jeffers

FILE NO.: NSA-99-20

REFERENCE NO.: Director's Decision for NSA-99-20, recorded in Book 241, Page 608,
Auditor's file # 148532, recorded on the 29th day of April 2003.

PROJECT: Single-family residence and two accessory structures

LOCATION: Beacon Highland Road off of Skeleton Road off of Butler Loop Road, in
Skamania, Section 26 of T2N, R6E, W.M., and identified as Skamania
County Tax Lot #2-6-26-3-900

ZONING: General Management Area, Residential (R-10)

September 2, 2004

Dear Mr. Jeffers,

The Planning Department issued a final Director's Decision on July 19th, 1999 for the above referenced application. Since that time you have been granted 3 letter amendments, which have approved minor changes to the shape of your home. On August 17, 2004 we received a 4th request for a letter amendment.

The original administrative decision dated July 19th, 1999 approved the house to be one story and not to exceed 20 feet in height as measured from the top of footer set at existing grade. Also condition #5 set out the exact location of the home. The original Administrative decision is still active because you have continuously worked on the project and provided us with detailed records of your expenditures.

The first letter amendment dated September 1, 1999 approved your request to build a two story home with a daylight basement facing north (away from all Key Viewing Areas) and a height limitation of 18 feet above existing grade on the south facing side of the home.

The second letter amendment was issued to allow you to keep a temporary RV on site until your home was completed

The 3rd letter amendment approved a change back to the original plan of having a single story home with a height limit of 20' above existing grade.

This letter, the 4th letter amendment, is a request to go back to the structure as approved by the 1st letter amendment, with the exception that the home will increased in height so as not exceed 20' in height above existing grade. In other words, you are going back to a two-story home which includes a daylight basement facing north, away from the any Key Viewing Areas (KVAs). The height of the home on the north side may well be in excess of 20', but the north side will not be seen from KVAs. By this letter, your request for a letter amendment is HEREBY APPROVED, with the following conditions:

Amend original condition of approval #2 to read as fallows:

- 2) The home shall be two stories in height and shall not exceed the height of 20' above existing grade at the southeast corner of the home. The home shall be located at least 30' north of (behind) the ridgeline that runs east to west with the eastern most point being monumented by the existing well head. For the purposes of determining existing grade at the southwestern point of the home, that point that is required to be no more than 20' above existing grade, the top of the well has been determined to be 15" above existing grade.

Add two new conditions of approval as follows:

- 13) A retaining wall may be built on the north side of the ridgeline located south of the home site, so long as at least 10' of undisturbed ground is left between the ridgeline and the retaining wall and the retaining wall will remain below the height of the ridgeline.
- 14) A retaining wall may be built on the east side of the ridgeline located on the west side of the home, so long as at least 10' of undisturbed ground is left between the ridgeline and the retaining wall and the retaining wall will remain below the height of the ridgeline.

FURTHERMORE, THIS LETTER AMENDMENT HEREBY VOIDS the first and third letter amendments and all conditions contained therein.

In addition to the letter amendment you submitted color samples in accordance with the original condition of approval # 8. That condition required dark earth-tone colors composed of non-reflective materials. You have submitted several color samples as well as showing us the rock siding that will be used. The rock siding is Bucks County Dressed Fieldstone or similar type and the brick is Pumilite-Cabernet (the brick will only be on the north side). The color scheme is Garret Gray for the body, Shagbark for the stained wood (vertical board and batten) and Keystone Gray for the trim all by Sherwin Williams. The roofing material is Centennial Slate by CertainTeed. Five of the six colors meet condition #8 with the exception of Smokey Quartz. Smokey Quartz is a bit too light. All of the above, except as noted, meet condition #8 and are HEREBY APPROVED.

You showed us an example of the windows that you are planning on using. The windows are built with white vinyl frames. The frame for the glass is about 1 3/4" in width. When the 1 3/4" glass frame is combined with the 1 3/4" window frame, the entire width will exceed 3" in some places. However, these appear to be about the narrowest frame that is available and it is therefore acceptable. You have stated that the trim around the window frame, other than the vinyl, will be painted according to the above stated color scheme. This will reduce visual the impact of the white window frame.

Pursuant to SCC §22.06.080(B), a change or alteration to an approved action, if determined to be minor, may be "deemed consistent with the provisions of this Title and the findings and conclusions on the original application." This proposed request constitutes a minor change; therefore, the original decision shall be amended to include the above stated request with the above stated conditions.

All of the original conditions in the Director's Decision are still valid and shall be complied with unless and to the extent modified herein. As a reminder, **this letter amendment needs to be recorded at the County Auditor's office prior to the issuance of any building permits. The 1st**

and 3rd letter amendments do not need to be recorded as they have been voided as stated above. If you have any questions, please give me a call at 509-427-9458.

Sincerely,



Mark J. Mazeski
Senior Planner

APPEALS

This Administrative 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.

cc: Skamania County Building Department
Skamania County Assessor's Office
Landowners 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 Reality, Inc.
Office of Archaeology and Historic Preservation