

Return Address: Lynn Walker
841 Oregon View Drive
Washougal, WA, 98671

Doc # 2004154784
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Date: 10/14/2004 10:36A
Filed by: LYNN WALKER
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

Letter Amendment to Administrative Decision NSA-02-38

APPLICANT/OWNER: Lynn and Tim Walker

FILE NO.: Amendment to NSA-02-38

PROJECT: Construction of a 1728' accessory building.

LOCATION: 10.11 acres at 841 Oregon View Drive in Skamania County, WA; Section 16 of Township 1N, Range 6E, W.M., and identified as Skamania County Tax Lot # 01-05-16-0-0-1100-00

REFERENCE: An amendment to NSA-02-38 recorded on January 3, 2003 as Skamania County Auditor's File Number 147149.

ZONING: General Management Area- Small Woodland (F-3).

October 11, 2004

Dear Lynn Walker,

The Planning Department issued a final Administrative Decision on December 19, 2002 for the above referenced application. On September 13, 2004 the Planning Department received a State Environmental Policy Act checklist for some timber removal on your property. However, a Letter Amendment will be required to amend your NSA approval prior to a SEPA determination can be issued. On October 6, 2004 we received a request for a Letter Amendment to the referenced decision.

As mentioned, your property has reverted to the General Management Zoning designation through the Section 8(o) process on February 15, 2004. Your letter requests that "I would like Skamania County Planning Department to remove any and all restrictions from my properties which are not consistent with the General Management designations within the National Scenic Area. This would include tax lots 1000 and 1100." The referenced NSA approval is only relevant to the 1100 parcel, and only that parcel will be

reviewed as part of this Letter Amendment. Your letter refers to the condition of approval #6 in regards to tree retention. Condition #6 is the only condition relevant to the SEPA checklist and determination. Additionally, all other conditions of approval are relevant to the barn as it was approved in 2002 under the SMA designation and are not amendable unless specifically needed or requested.

Administrative Decision Condition #6 reads:

- 6) The existing tree cover shall be retained as much as possible, except as is necessary for site development (i.e. building pads, drain field, access roads) or safety purposes.

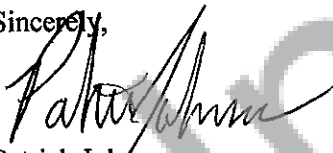
Administrative Decision Condition #6 shall be amended to read:

- 6) The existing tree cover shall be retained as much as possible, except as is necessary for site development (i.e. building pads, drain field, access roads), safety purposes, or forest practices. Any forest practices shall be in accordance with Washington Department of Natural Resources, or other applicable agencies.

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.

All of the original conditions in Administrative Decision 02-38 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 Administrative Decision. If you have any questions, please give me a call at 509-427-9458.

Sincerely,



Patrick Johnson
Associate Planner

APPEALS

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

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. Notice of Appeal forms are available at the Department Office.

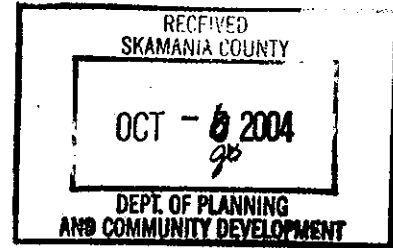
WARNING

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
Skamania County Health Dept.
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 Reality, Inc.
Office of Archaeology and Historic Preservation

Enclosed: October 4, 2004 Letter Amendment Request
 Site Plan dated October 6, 2004
 Vicinity Map

Unofficial Copy



October 6, 2004

Patrick Johnson
Skamania County Department of Planning
Skamania County Courthouse Annex
P. O. Box 790
Stevenson, Wa. 98648

Dear Mr. Johnson:

SUBJECT: REQUEST FOR A LETTER OF AMENDMENT

As per our discussions this week, I would like Skamania County Planning Department to remove any and all restrictions from my properties which are not consistent with the General Management designations within the National Scenic Area. This would include tax lots 1000 and 1100.

In 2002, we received a building permit for a barn on our property. In February 2004, in accordance with the Federal Regulations, since the U. S. Forest service failed to purchase our property, the property reverted from a Special Management designation to General Management. Based on the previous Special Management designation when the barn was built, the County placed the following restriction in the area of the barn: "The existing tree cover shall be retained as much as possible, except as is necessary for site development (i.e.) building pads, drain field, access roads) or safety purposes." It is this restriction or any other restrictions relating to the Special Management designation which I would like removed.

Once the Letter of Amendment is issued, I would like you to continue to process the SEPA application. Please contact me if you have any questions.

Sincerely,

Lynn Walker
360:835:5264

Enclosures

NOV 10 2004

OCT 14 2004

841 OREGON VIEW DR
WASHOUGAL, WA 98671

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