

Return Address: Ken Elliott
PO Box 224
Underwood, WA 98651

Doc # 2004155190
Page 1 of 7
Date: 11/15/2004 09:02A
Filed by: KEN ELLIOT
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$25.00

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-00-41-L2

ORIGINAL APPLICANT/OWNER: Howard Sooter

CURRENT APPLICANT/OWNER: Ken Elliott

FILE NO.: NSA-00-41

REFERENCE NO.: Administrative Decision for NSA-00-41 recorded Doc # 2004155188
Letter Amendment for NSA-00-41-L1 recorded Doc # 2004155189

PROJECT: Single-family residence with detached garage.
(Now a single-family dwelling with attached garage, placement of a temporary RV for living quarters/work area during construction, and gates at both ends of the existing driveway.)

LOCATION: Off of Cooper Avenue just south of Cook-Underwood Road, in Underwood; Section 22 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-22-1-1-0189-00.

LEGAL DESCRIPTION: Lot 1 of the Elva Sooter Subdivision, recorded in Book B, Page 59 of the Skamania County Auditor's records.

ZONING: General Management Area – Residential (R-2).

October 14, 2004

Dear Mr. Elliott:

The Planning Department issued a final Director's Decision on December 29, 2000, and the first Letter Amendment on June 4, 2001, for NSA-00-41. In materials received by our Department on September 16, 2004, (see attached page 5) you requested a second amendment to the above-mentioned Director's Decision.

The amendment you have requested contains 3 items. The first is a request to have the detached garage attached to the single-family dwelling. The purposes of this re-design are to eliminate the need to remove Oregon white oak and conform to conditions of approval and recommendations of wildlife biologists. The original approved size of the single-family dwelling was 2,400 sq. ft. with an approved footprint of 40' x 60' with the approved detached garage size of 1,000 sq. ft. with a footprint of 25' x 40'. The current proposal includes a single-family dwelling with an attached garage for a total of 2,156 sq. ft. with heights of 16' and 28' above grade, see attached page 7 for the elevation drawing.

The second request is to place a temporary RV for living quarters/work area during construction. The third request is to install gates at both ends of the existing driveway. The gates would be 6' tall and 16' wide. An October 8, 2004, site visit conducted with the Washington State Department of Fish & Wildlife determined that no additional conditions of approval related to wildlife are necessary.

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 the detached garage to be attached to the single-family dwelling for a total of 2,156 sq. ft. with heights of 16' and 28' above grade, placement of a temporary RV for living quarters/work area during construction, and gates (6' tall and 16' wide) at both ends of the existing driveway.

Several additional conditions of approval shall accompany this Letter Amendment:

- 1) The height of the proposed dwelling and attached garage shall not exceed 28' from the top of the footer set at or below existing grade, or 26' from slab set at or below existing grade for a slab on grade foundation.
- 2) Within 30 days of the approved final inspection (occupancy approval) for the home, the RV shall no longer be used as a residence.
- 3) Only that grading which is necessary for site development (building pads) is permitted.
- 4) The Planning Department shall conduct at least two site visits during construction. One will be to verify the location of the staked structures as stated by the Letter Amendment. Another will be conducted after all foundation excavation has been completed but prior to the applicant framing up the footers. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Building Department at 509-427-9484.

The site plan (see attached page 6) to this Letter Amendment shall replace the site plan attached to your original Director's Decision of December 29, 2000 and Letter Amendment of June 4, 2001, and shall be

known as the final site plan. With the above-mentioned conditions of approval, the amendment is hereby approved.

All of the other conditions in the original Director's Decision and Letter Amendment (except for condition #12) 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.**

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 Administrative Decision or any amendments thereto.

A copy of the Letter Amendment was sent to the following:

Skamania County Planning and Community Development
File: NSA-00-41-L2 (Elliott) Letter Amendment
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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
Gorge Reality, Inc.
US Army Corps of Engineers
State of Washington Office of Community Development
Department of Fish & Wildlife
Persons within 500 feet of property

PO BOX 224
UNDERWOOD WA
98051

09-15-04

Telephone:
(509) 493 4924
4924

FAO STACEY BORLAND, ASSOCIATE PLANNER.

RE: NSA-00-41 TAX LOT #03-10-22-1-1-0189-00

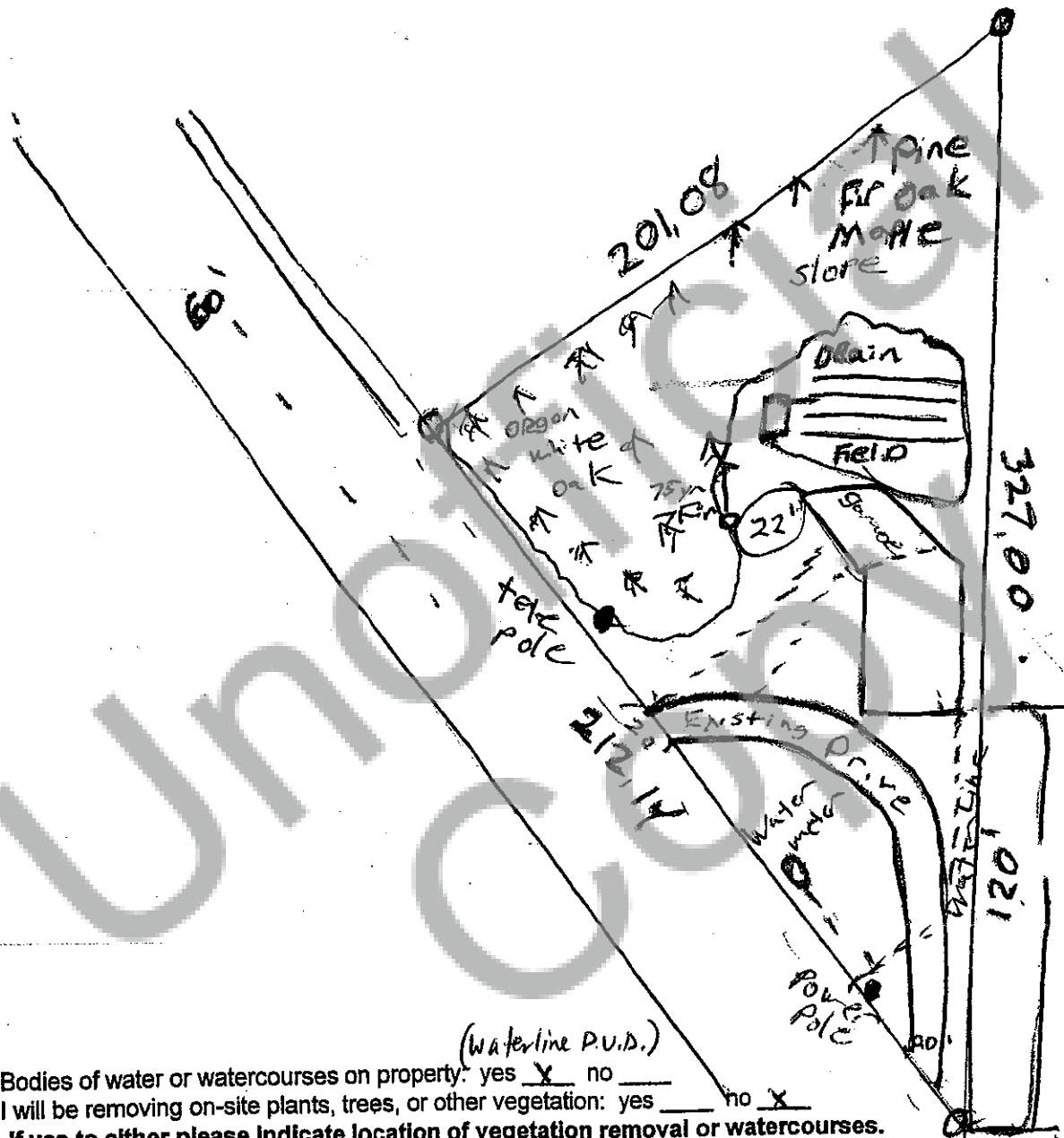
This is to clarify our proposal (sent 09-02-04) as requested by you.

	<u>approved size</u>	<u>proposed size</u>
<u>House dimensions</u>		
Size (footprint)	2400'	2156' (inc. garage)
shape	see attached	see attached
elevation	unknown	1 st floor peak 16' 2 nd floor peak 2
<u>Garage dimensions</u>		
Size (footprint)	1000	see above
shape	see attached	see attached
elevation	unknown	on grade unknown peak @ 16'
<u>Gates dimensions</u>		
Size	none known	8x6 see attached
shape		
elevation		

Please see revised site plan which includes the recommended elements for such a plan, on the site plan sheet attached by you for our convenience. Please note - no species of vegetation or plants will be removed, there are no existing structures, the proposed structure will be on grade. It is clear from these details that the proposed footprint is a foot less than the approved. The proposed location will eliminate need to fell Oregon White Oak and so conform to Wildlife biologist recommendations to retain tree squirrel canopy.

Also please find enclosed a \$50 fee for additional requests (gates and temporary rd) - the payment of which overlooked on my original letter of agreement. Your Ken Elliott KEN ELLIOTT

Scale: 1¹/₄ inches = 50¹/₂ feet



Site plan must be completed in ink.

NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.

