

Return Address: Fred and Debbie Wassenmiller
980 Mission Ridge Road
The Dalles, OR 97058

Doc # 2005159008
Page 1 of 4
Date: 10/07/2005 11:04A
Filed by: DARREN GALLION
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$35.00

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 Administrative Decision NSA-02-22

APPLICANT: Fred and Debbie Wassenmiller

FILE NO.: NSA-02-22

REFERENCE NO.: Administrative Decision for NSA-02-22, recorded in Book , Page ,
Auditor's file # 2005159007

PROJECT: 2525 square foot single-family dwelling (with a 1280' footprint), deck, driveway,
associated utilities and septic.

LOCATION: Lot 600 on Berge Road in Home Valley; Section 27 of T3N, R8E, W.M. and
identified as Skamania County Tax Lot #03-08-27-0-0-0600-00.

LEGAL: Lot 1 Frenter Short Plat, recorded in Book 3, Page 183.

ZONING: .96 acre in the General Management Area-Residential (R-5).

November 25, 2002

Dear Fred & Debbie:

The Planning Department issued a final Administrative Decision on November 6, 2002 for the above referenced application. In a letter received by our Department on November 22, 2002 (see attached page 4) you requested a clarification to the above-mentioned Administrative Decision. The clarification you have requested is in regard to condition of approval #4, related to tree removal.

The change to condition of approval #4 will have no effect on scenic, cultural, natural or recreational resources.

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 as stated below.

Therefore, condition #4:

- 4) Limbing or topping of existing screening trees is prohibited, except for those trees within the 50-foot fuel break, which may be limbed to no more than 8 feet. Dead and dying trees shall be replaced in kind.

Shall be amended to read:

- 4) Limbing ~~or topping~~ *and removal* of existing screening trees is prohibited, except for those trees within the 50-foot fuel break, which may be limbed to no more than 8 feet. Dead and dying trees shall be replaced in kind; *and except those trees that need to be removed for driveway construction.*

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 and the original decision 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)(2), the Administrative Decision shall be recorded in the County deed records prior to commencement of the approved project.

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

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 Assessor's Office
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.
Persons within 500 feet of property

RECEIVED
SKAMANIA COUNTY

NOV 22 2002

DEPT. OF PLANNING
150 COMMUNITY DEVELOPMENT

11-21-02

applicant: Fred and Debbie Wassermiller

Clarification of conditions of approval #4

file no: NSA 02-22

administrative decision - conditions of approval #4

Should read as follows:

4) Limbing, topping and removal of existing screening trees is prohibited, except for those trees within the 50 foot fuel break, which may be limbed to no more than 8 feet dead and dying trees shall be replaced in kind; and except those trees that need to be removed for driveway construction.

we understand the conditions and agree to the above change with the exception that the Friends of the Forge will not appeal this condition. We need this in writing to clarify our agreement.

Thank you.

Fred + Debbie Wassermiller

cc: Nathan Baker - Friends of the Forge

Karen Witherspoon - Skamania County Planning Director

11/22/02
Portion added
by Planning Dept.
after phone
call w/ Debbie
Wassermiller.