

Return Address: Gary King
11545 SW Beef Bend Road, #46
Tigard, OR 97224

Doc # 2006162342
Page 1 of 11
Date: 07/19/2006 10:47A
Filed by: GARY KING
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$42.00

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

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 509 427-3907

Letter Amendment to Administrative Decision NSA-05-40-L1

**APPLICANT/
PROPERTY
OWNER:**

Gary King

FILE NO.:

NSA-05-40-L1

LEGAL:

Attached as page 10

REFERENCE NO.: Administrative Decision recorded 7/19/2006, Auditor's File number 2006162341, at the Skamania County Auditor's Office.

PROJECT:

To construct a single-family dwelling with daylight basement (approximately 61'x40'x25'), detached garage (approximately 26'x26'x16'), driveway and associated utilities.

LOCATION:

1342 Riverside Drive, Washougal; Section 11 of T1N, R5E, W.M. and identified as Skamania County Tax Lot # 01-05-11-1-0-1600-00.

ZONING:

General Management Area – Residential (R-10).

April 20, 2006

Dear Mr. King,

The Planning Department issued an Administrative Decision on March 30, 2006 for the above referenced application. After a site visit on April 10, 2006 and comments received from the Gorge Commission on April 12, 2006 the Planning Department has determined that the Administrative Decision will require a letter amendment to correct the findings, conclusions and conditions of approval for the proposed development pertaining to the stream buffer and vegetative screening findings. On April 17, 2006 you submitted a letter requesting the Planning Department to issue a

letter amendment to satisfy the deficiencies in the staff report and administrative decision based on the letter from the Gorge Commission.

After further research was conducted by Planning staff, the two streams that run through the subject parcel have been determined to be intermittent streams, and not perennial streams. Staff evaluated the NWI maps, Soil Survey maps, the Washington DNR Forest Practices Resource Maps, and the NSA maps from the Forest Service, and concluded that the streams are nonfishbearing, intermittent and in the General Management Area require a 50-foot buffer. Condition of Approval #9 in the Administrative Decision shall be edited to reflect the new finding:

- 1) No Development (including excavation for the proposed drainfield) shall occur within the 50-foot stream buffer zone. The applicant shall be required to flag the 50-foot buffer, to prevent any excavation from occurring within the zone prior to site development. The site plan shall show the fifty-foot buffer on the streams.

Comments received from the Gorge Commission also reflected concern regarding the location of the proposed berm and native tree plantings required as Condition of Approval #8. The staff report findings failed to address the specific details that concerned the Gorge Commission regarding visibility from key viewing areas, and visual subordination. After a site visit on April 10, 2006, the Planning staff have determined that the windows on the south facing elevation of the house are appropriately screened from the south aspect from key viewing areas by dense existing vegetation, on the subject parcel as well as the applicant has shown on his floor plan that the lower level windows will be screened by an approximately 14 foot wide deck, and the upper French doors and proposed windows will be screened by an approximately 4 foot wide overhang. The house is also sited so that the lower half of the house is screened by topography, due to the sloping of the land both on the north aspect towards SR-14, and to the south towards the Columbia River. Condition of Approval #6 shall be edited to include provisions regarding the reflectance rating of the windows:

- 6) All proposed structures shall be composed of nonreflective materials or materials with low reflectivity. The building plans shall include windows that have a low-reflective quality and an outdoor reflectance rating of 11% or less.

The applicant has also proposed to place a berm along the east side of the property to screen the residence from both the neighbor and SR-14, and to plant native trees along the property. A new Condition of Approval shall be added that will ensure that the proposed development is screened from the north aspect from SR-14:

- 15) The applicant shall be required to plant a minimum of 5 native trees along the proposed berm on the east side of the property, and a minimum of 5 native trees along Riverside Drive on the northeast corner of the property. The berm and approximate tree locations shall be shown on the site plan.

Lastly, condition #8, which requires the applicant to plant an additional native tree along the south side of the development for each tree removed for site development, shall be edited to state:

- 8) The applicant shall be required to plant an additional native tree along the south side of the development for each tree removed for site development. The approximate location of the trees shall be shown on the site plan.

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 revised site plan (see attached pages 8-9) to this Letter Amendment shall replace the site plan attached to your original Administrative Decision of March 30, 2006. **The amendment is hereby approved.**

All of the original conditions not affected by this letter amendment in the Administrative Decision are still valid and shall be complied with. As a reminder, **this letter amendment, along with the original Administrative Decision will need to be recorded at the County Auditor's office prior to any building permits being issued.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,



Nicole Hollatz
Associate Planner

APPEALS

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

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 Division
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
Department of Archaeology and Historic Preservation
CTED - Dee Caputo

Attached: Letter request for Amendment
Amended site plan
Landscape plan
Vicinity Map

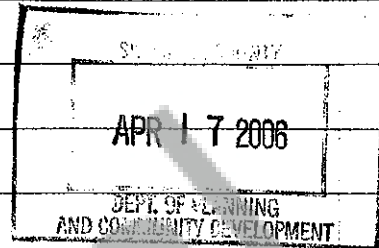
GARY KING

APRIL 14, 2006

11545 SW BEEF BEND RD. #46

TIGARD, OREGON 97224

503 639-7098



RE: SNSA-05-040 KING

THIS LETTER IS TO ACKNOWLEDGE THAT THE SKAMANIA COUNTY PLANNING DEPT. IS GOING TO ISSUE A LETTER AMENDMENT ADDRESSING ISSUES RAISED BY JENNIFER BALL KADEN, COLUMBIA RIVER GORGE COMMISSION, DATED APRIL 12, 2006.

AS TO ISSUE #1, THE TWO STREAMS, THE PLANNING DEPT. IS ADDRESSING THE ISSUE OF SETBACKS FOR THE DEVELOPMENT.

THE ISSUE OF THE SEPTIC DRAINFIELD HAS BEEN ADDRESSED BY THE SKAMANIA COUNTY HEALTH DEPT. BRUCE SCHERLING. SEPTIC DESIGN HAS BEEN PREPARED BY DONNA J. BROWN, NORTH-SHORE ENGINEERING, APPROVED BY THE HEALTH DEPT. AND PERMITS ISSUED.

SEE ATTACHMENTS INCLUDED: DESIGN DRAWING, WASH. STATE REQUEST FOR WAIVER, PERMIT ISSUED FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEM.

DESIGNER TO BE ON SITE AT THE TIME OF

Pg 1 of 3

DOC # 2006162342
Page 5 of 11

SNSA-05-040 KING

DRAINFIELD EXCAVATION TO ENSURE THE 50'
SETBACK FROM CREEKS IS MAINTAINED.

ISSUE #2, APPROVAL #8. THE EARTHEN
BERM AND SCREENING TREES ON THE EAST
PROPERTY LINE.

THE "MATURE CEDAR TREES" REFERRED TO
BY MRS. KADEN, ARE ACTUALLY THREE FIR
TREES, ONE OF WHICH IS DEAD, AND A
MULTI-TRUNK ALDER.

A DRAWING OF THE PLOT PLAN HAS BEEN REVISED
TO SHOW THE PROPOSED BERM AND SEVERAL TREES.
(PLAN INCLUDED WITH THIS LETTER)

THE PROPOSAL WOULD BE TO PLANT A COMBINATION
OF EVERGREEN, FIR, HEMLOCK, CEDAR, ALONG WITH,
BUT NOT LIMITED TO LARCH, BIRCH, ASPEN AND
MAPLE.

A MINIMUM OF EIGHT TREES, 4' TO 6' TALL
SPACED ALONG THE BERM SO AS BEST TO
SHIELD THE HOUSE FROM HWY 14.

THE EXACT NUMBER AND SPECIES OF TREES
AND ANY OTHER SCREENING TO BE DETERMINED
BY THE PLANNING DEPT.

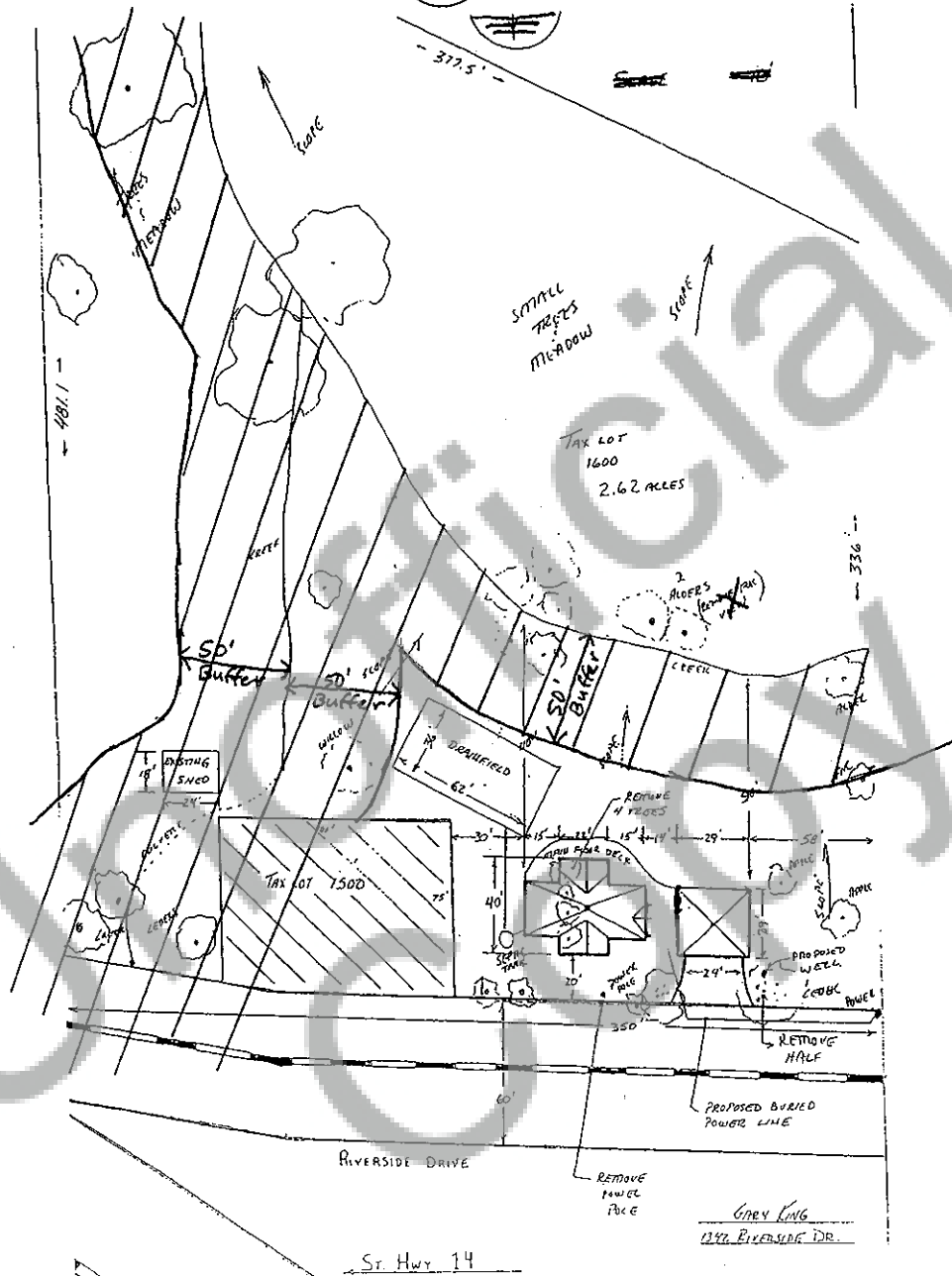
SNSA-05-040 KING

ISSUE #3, APPROVAL #6

THIS ISSUE HAS BEEN ADDRESSED BY THE
PLANNING DEPT. AND SO NOTED BY APPLICANT,
THAT WINDOWS USED WILL HAVE A REFLECTIVITY
RATING OF LESS THAN 11%.

Paul D. King
4/14/06

Letter Amendment Site Plan North:



revised
NH

I will be removing on-site plants, trees, or other vegetation: yes ☒ no ☐

-If yes to either please indicate location of vegetation removal or watercourses.

I will be moving more than 100 cubic yards of soil: yes ☒ no ☐

Additional pages must have 1" margins

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.

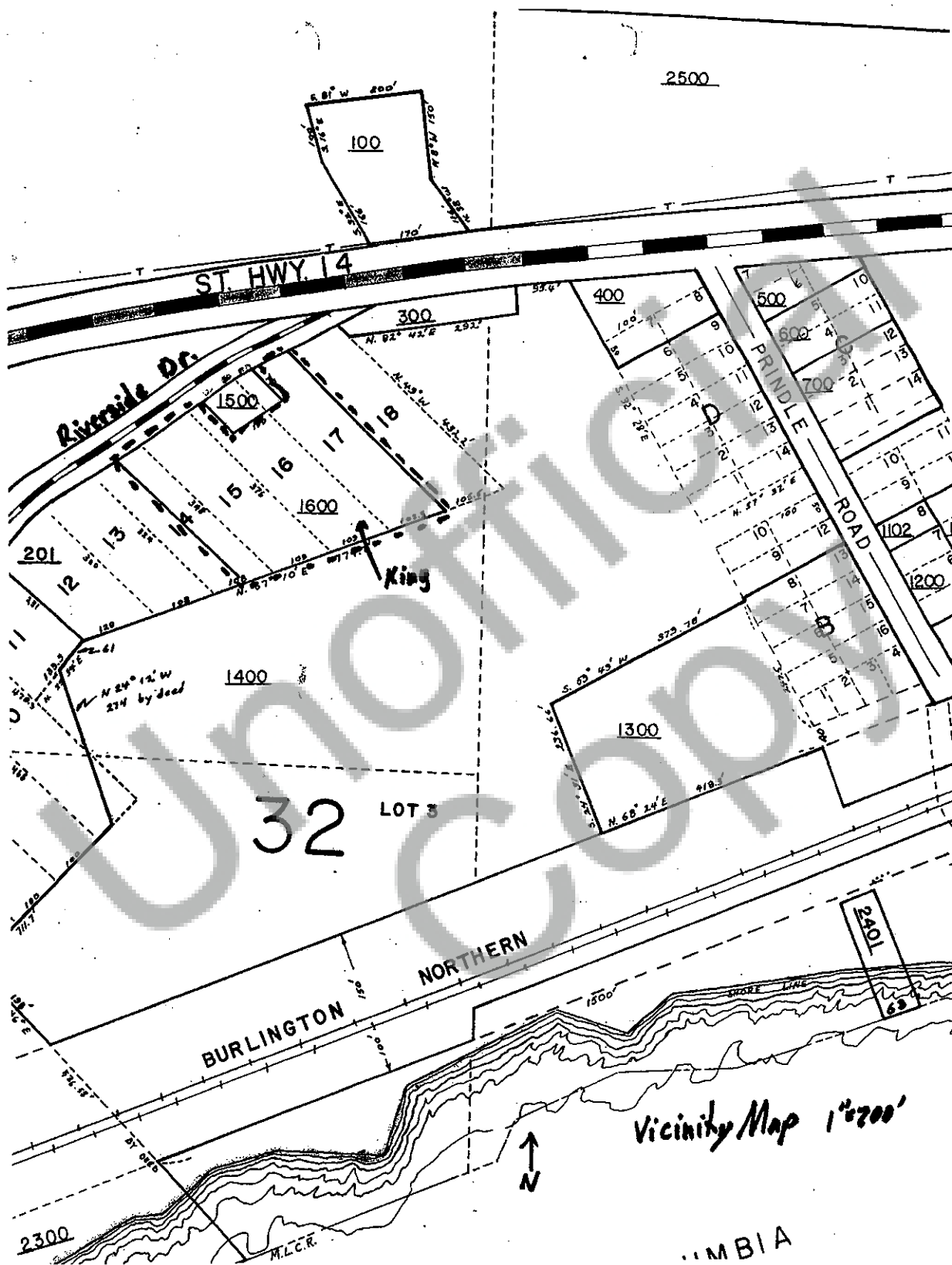


Exhibit A

Tract Nos. 15, 16 and 17 and the East half of Tract No. 14 of SUNSHINE ACRES, in Section 11, Township 1 North, Range 5 East of the Willamette Meridian, according to the official plat thereof on file and of record, at page 45 of Book A, records of Skamania County, Washington.

EXCEPTING however, the following described portion of Tracts, Nos. 16 and 17.

BEGINNING at the Northeasterly corner of said Tract No. 17; and thence Southwesterly along the Northerly line of said Tract No. 17, a distance of 69 feet to the initial point of the excepted parcel; thence continuing Southwesterly along the Northerly lines of the said Tracts, Nos. 16 and 17, a distance of 100 feet; thence at a right angle in a Southeasterly direction, a distance of 75 feet; thence at a right angle in a Northeasterly direction, a distance of 100 feet; thence at a right angle in a Northwesterly direction, a distance of 75 feet to the intial point.

Gary H. Martin, Skamania County Assessor

Date 6/22/05 ^{GS} Parcel # 1-5-11-1-1600

GARY KING
1342 RIVERSIDE DR.

DOC # 2006162342
Page 10 of 11

WL # 2005157746
Page 3 of 3

