

Return Address: Charolette Baker  
61 Nelson Creek Lane  
Stevenson, WA 98648

Doc # 2007166437  
Page 1 of 11  
Date: 06/11/2007 08:30A  
Filed by: CHAROLETTE BAKER  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
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-06-16-L1**

**APPLICANT:** Stephanie Huntington (original applicant)

**PROPERTY OWNER:** James and Linda Croy

**FILE NO.:** NSA-06-16-L1

**PROJECT:** Construction of a single-family dwelling (approximately 52'x70'x26.4'), accessory shop (approximately 24'x30'x20'), driveway and associated utilities.

**LOCATION:** Located at Franz Road and State Route 14; Section 33 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #02-06-33-0-0-1801-00.

**LEGAL:** See attached page 9

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

**REFERENCE NO.:** Administrative Decision recorded September 1, 2006, Auditor's File number 2006162842, at the Skamania County Auditor's Office.

---

May 31, 2007

Dear Ms. Baker,

The Planning Department issued an Administrative Decision on July 3, 2006 for the above referenced application. On May 3, 2007 we received a letter from you requesting an amendment to slightly modify the original application to move the approved single-family dwelling siting approximately 140 feet back from the ridgeline, instead of the approved 50 feet. The requested site is flatter, will require less excavation and is less visible from key viewing areas. The applicant also

requests to reduce the size of the approved dwelling from 52'x70'x27' to 36'x70'x15', and to relocate the approved 20'x30' shop adjacent to the dwelling. Condition of approval No. 10, as stated in the Administrative Decision shall be amended to state:

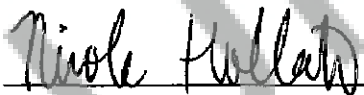
10) The approved location of the proposed single-family dwelling and accessory structure (shop) is approximately 140' to the north of the ridgeline that runs east-west along the southern portion of the subject parcel as shown on the amended site plan. The approved siting is topographically screened by the existing ridgeline from all aspects except the southeast, however existing mature vegetation fully screen the approved structures from all aspects.

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 as stated above.

The revised site plans and elevation drawing (see attached pages 5-8 ) to this Letter Amendment shall replace those submitted with your original National Scenic Area application attached to your Administrative Decision of July 3, 2006. **The amendment is hereby approved.**

All of the original conditions in the Administrative Decision are still valid and shall be complied with. As a reminder, **this letter amendment 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 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  
Cowlitz Indian 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  
Revised Site Plan  
Amended Elevation Drawings  
Vicinity Map

To: Skamania County Planning Dept.

RE File Number: NSA -06-16

Auditor File# 2006162842 Administrative Decision

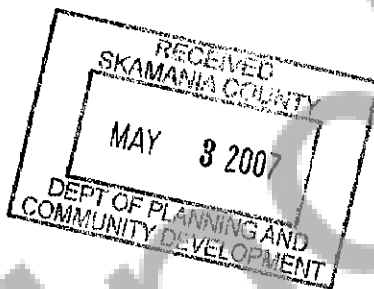
Project: Construction of single family dwelling 52 by 70 by 26.4 and accessory shop <sup>12</sup>24  
by 36 by 20 and driveway and utilities

Location: 06-33-00-1801-00 Franz Rd and SR 14

We are requesting a letter amendment to the above NSA approval to build a single family dwelling and move the shop site to accomodate the new home site. We are requesting that the single family homesite be approximately 140 feet back from the ridgeline, instead of the approved 50 feet back from the ridgeline in order to reduce visability from key viewing areas and utilize existing topography on the site location. The requested location is flatter and would not require as much excavation.

The home will be 36 by 70 and 15 feet tall instead of the 52 by 70 and 27 feet tall, requested in the original application.

Enclosed is the map of the requested homesite and the shop. The new shop will be moved due to the siting of the house site.



*Charolette Baker*

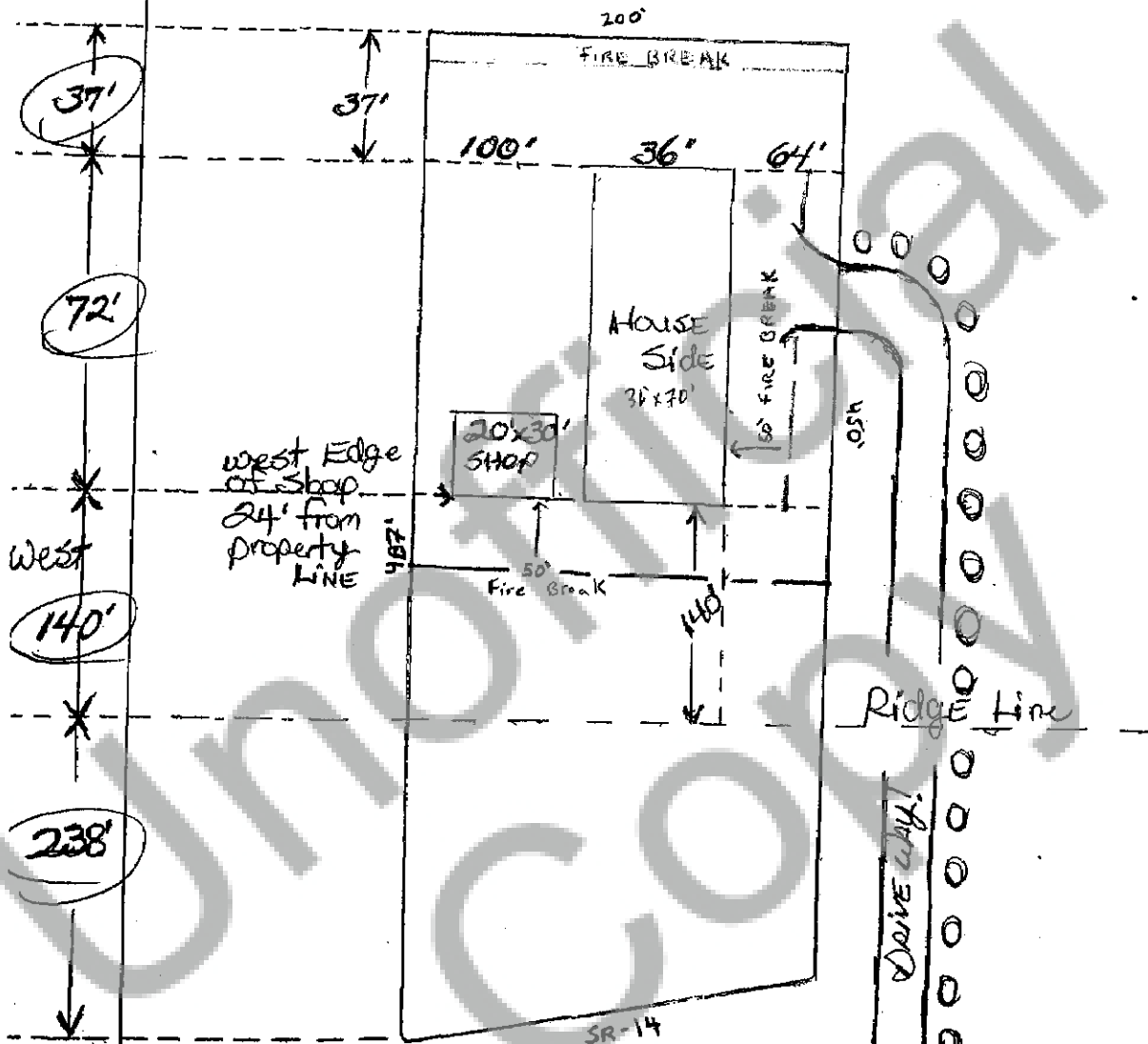
5-14-07 rept # 005055

SITE PLAN:

COMMUNITY DEVELOPMENT

North: ↑

Scale: 1 inch = 75 feet



Bodies of water or watercourses on property: yes ☐ no ☐

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.

South

**SITE PLAN:**

North ↑

200'

Scale: 1 inch = 80 feet

to be well  
possible  
1000 gal  
h<sub>2</sub>O tank

2.48 Acres

stand pipe  
french water line  
3' deep to drive

stand pipe

30' EASEMENT

to be ditched  
for power  
phone 4' deep

proposed drive


Homesite

leave all mature  
fir trees 40 years  
undergrowth  
said 2/150  
to road  
for visual barrier

FRANZ ROAD

SR 14

\*NOT TO SCALE

 Retain mature trees / plant replacement trees

Site plan must be completed in ink.

Doc # 2007166437  
Page 6 of 11

266 house site  
30' x 70'

Scale: 1 cm = 22.5'

North  
200'

SITE PLAN:

Well ALH44

stand pipe  
well

maple

3' deep to d  
at trench water

stand pipe

Easement  
to be perc

proposed drive  
to be ditched  
for power  
phone 4' deep  
to be ditched  
to be ditched

a possible  
1000 gal  
h<sub>2</sub>O tank

to be shop  
location

12 x 36

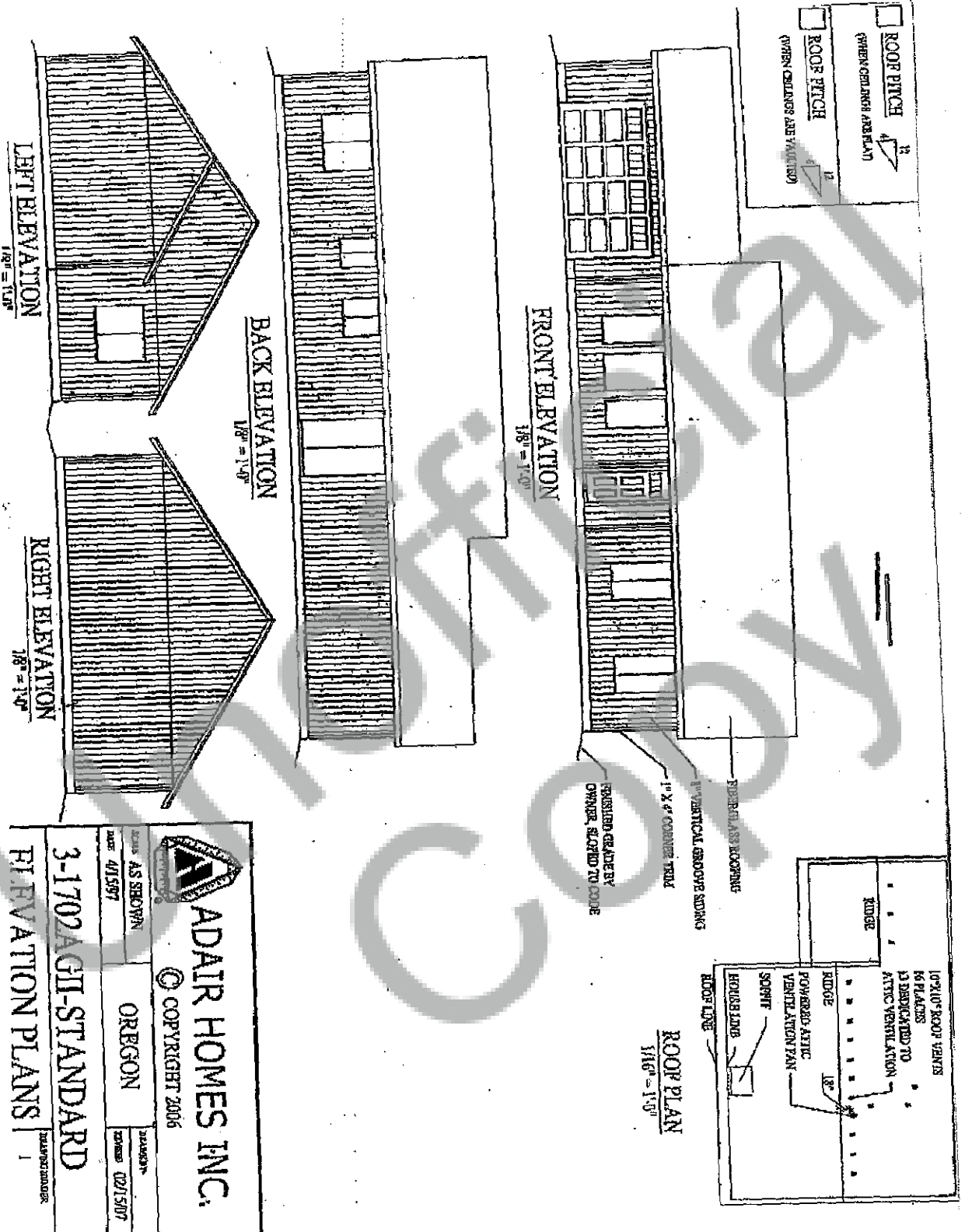
approved  
Revised  
Home Site  
Location. 20' high

Remove maple  
tree from  
close to home

Remove

black berries  
maple  
tree 5' from



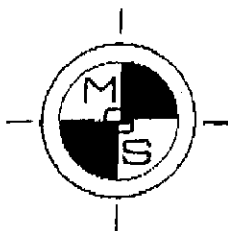


**ADAIR HOMES INC.**  
© COPYRIGHT 2006

DATE: 4/15/07  
DESIGN: AS SEORN  
ORIGIN: OREGON  
REVISION: 02/15/07

**3-1702AGII-STANDARD**  
**RI ELEVATION PLANS**





**MINISTER-GLAESER  
SURVEYING INC.**

(360) 694-3313  
FAX (360) 694-8410  
2200 E. EVERGREEN  
VANCOUVER, WA 98661

January 10, 2006

**"BOUNDARY LINE ADJUSTMENT"  
PROPOSED ADJUSTED TAX LOT 200**

A parcel of land located in the Southeast quarter of the Southwest quarter of Section 33, Township 2 North, Range 6 East, Willamette Meridian, and in a portion of the Northeast quarter of the Northwest quarter of Section 4, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows:

Beginning at the North quarter corner of said Section 4;

Thence North  $01^{\circ}43'15''$  East, along the East line of said Southeast quarter of the Southwest quarter of Section 33, for a distance of 155.35 feet to the North Right-of-Way line of State Route 14;

Thence continuing South  $77^{\circ}18'52''$  West, along said North Right-of-Way line of State Route 14, for a distance of 1096.19 feet to THE TRUE POINT OF BEGINNING;

Thence leaving said North Right-of-Way line of State Route 14 North  $01^{\circ}06'57''$  East, for a distance of 450.00 feet;

Thence North  $89^{\circ}10'12''$  West, for a distance of 200.00 feet;

Thence South  $01^{\circ}06'57''$  West, for a distance of 497.15 feet to said North Right-of-Way line of State Route 14;

Thence along said North Right-of-Way line of said State Route 14, along the arc of a 1382.40 foot radius non-tangent curve to the left, for an arc distance of 51.38 feet, through a central angle of  $02^{\circ}07'46''$ , the chord of which bears North  $78^{\circ}22'45''$  East, for a chord distance of 51.38 feet;

Thence continuing along said North Right-of-Way line of said State Route 14, North  $77^{\circ}18'52''$  East, for a distance of 154.34 feet to THE TRUE POINT OF BEGINNING.

Containing 2.18 acres, more or less.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

The above description is an accurate description of the land actually surveyed.

Together with an easement for the purpose of ingress and egress across a tract of land located in the Southeast quarter of the Southwest quarter of Section 33, Township 2 North, Range 6 East, Willamette Meridian, and in a portion of the Northeast quarter of the Northwest quarter of Section 4, Township 1 North, Range 6 East, Willamette Meridian, Skamania County, Washington, being 30.00 feet in width, 15.00 feet on either side of the following described centerline:

Beginning at the North quarter corner of said Section 4;

Thence North  $01^{\circ}43'15''$  East, along the East line of said Southeast quarter of the Southwest quarter of Section 33, for a distance of 155.35 feet to the North Right-of-Way line of State Route 14;

Thence continuing South  $77^{\circ}18'52''$  West, along said North Right-of-Way line of State Route 14, for a distance of 959.79 feet to THE TRUE POINT OF BEGINNING;

Thence leaving said North Right-of-Way line of State Route 14, North  $26^{\circ}06'36''$  East, for a distance of 18.44 feet;

Thence North  $11^{\circ}36'49''$  East, for a distance of 22.08 feet;

Thence North  $05^{\circ}54'05''$  West, for a distance of 59.57 feet;

Thence North  $18^{\circ}03'18''$  West, for a distance of 61.50 feet;

Thence North  $02^{\circ}44'06''$  West, for a distance of 55.62 feet;

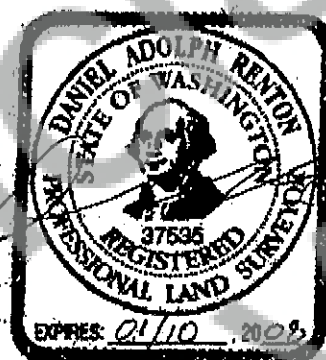
Thence North  $35^{\circ}54'45''$  West, for a distance of 24.54 feet;

Thence North  $49^{\circ}07'06''$  West, for a distance of 22.93 feet;

Thence North  $59^{\circ}49'15''$  West, for a distance of 51.72 feet;

Thence North  $67^{\circ}17'02''$  West, for a distance of 38.03 feet to the East line of the proposed Tax Lot 200 as described above, being the terminus of said centerline description.

The sidelines of said easement shall be lengthened or shortened to intersect the North Right-of-way line of State Route 14 and the East line of the above-described tract of land.



02/29/06