

Return Address: Jason Dixon  
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Washougal, WA 98671

Doc # 2007166612  
Page 1 of 7  
Date: 06/25/2007 09:20A  
Filed by: JASON DIXON  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$38.00

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-06-62-L1

APPLICANT/  
PROPERTY  
OWNER:

Jason Dixon

FILE NO.:

NSA-06-62-L1

PROJECT:

Construction of a 1,500 sq. ft. accessory structure attached to a 700 sq. ft. agriculture building and associated utilities.

LOCATION:

191 Brier Road, Washougal; Section 7 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-07-0-0-0100-00.

LEGAL:

See attached page 6.

ZONING:

General Management Area – Small-Scale Agriculture (Ag-2).

REFERENCE NO.:

Administrative Decision recorded 6/25/07, Auditor's File number 2007166611, at the Skamania County Auditor's Office.

May 10, 2007

Dear Mr. Dixon,

The Planning Department issued an Administrative Decision on March 5, 2007 for the above referenced application. On May 2, 2007 we received a letter from you requesting an amendment to slightly modify the original application to increase the size of the agricultural portion of the approved building from 700 sq. ft. to 900 sq. ft., and to increase the height of the structure from 22 feet to 24 feet. The increase in square footage of the agricultural portion of the building will not

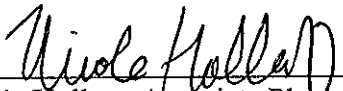
effect the 1,500 sq. feet of accessory structure, and shall be used in a manner that is consistent with the current agricultural use of the property.

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 elevation drawings (see attached pages 5) to this Letter Amendment shall replace those submitted with your original National Scenic Area application attached to your Administrative Decision of March 5, 2007. **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, 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

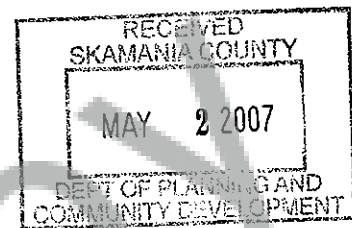
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

Cc: Skamania County Building Division  
Skamania County 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  
Amended Elevation Drawings  
Vicinity Map

Letter Amendment to Administrative Decisions:

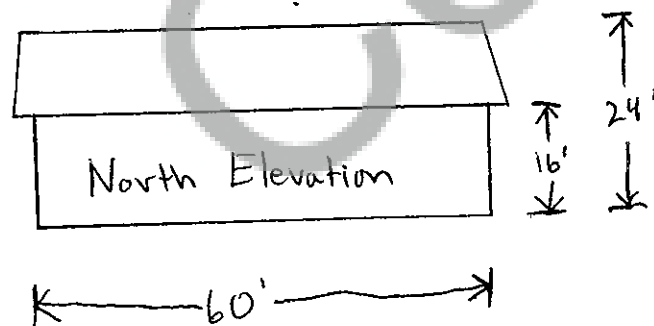
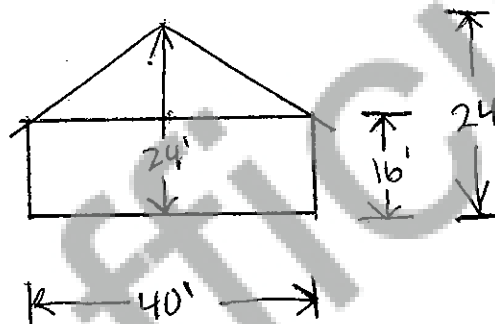
We are proposing a change to our approved plans for a 40 x 55 foot agricultural/accessory building on our property. After consulting with engineers to construct a set of plans in order to build our structure, I was advised to construct a building that is 40 x 60 feet instead. We also couldn't find someone who had a set of 40 x 55 set of plans, but there are many who have or could draw a set of 40 x 60 plans. Because of this five foot change in our plans, I will also need to change the height of the eaves from the proposed 14 feet to 16 foot eaves. When proposing my building prior, I thought with 14 foot eaves, I could install 14 foot doors. I found this to not be true. In order to make my accessory/agricultural building structurally safe, I need to increase the height of the eaves 2 feet to make the 14 foot doors feasible. This will change the height of my approved structure by 2 feet, which at 16 feet, this is still under your 24 foot maximum height. It will also add another 200 sq feet on to my building, which we plan to use for agricultural purposes. This will make for a total of 900 sq feet of agricultural space in our newly proposed structure. Added to our proposed 1500 square feet of accessory building, our total sq footage will be 2400 sq feet for our building. None of our proposed changes are on the limits of any set rules set forth by your guidelines.



ELEVATION DRAWINGS:

Scale  $\frac{1"}{25'}$

Not visible from any Key Viewing Areas  
or any Special Management Areas



Additional pages must have 1" margin.

Elevation drawings must be in ink.

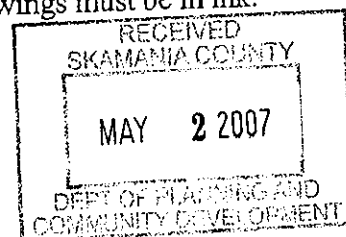


EXHIBIT 'A'

Beginning at the Northeast corner of the South half of the Northeast Quarter of the Northeast Quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, said point bears South  $01^{\circ} 40' 41''$  West, 639.32 feet from the Northeast corner of said Northeast one quarter; thence North  $88^{\circ} 40' 46''$  West, 1324.39 feet; thence North  $77^{\circ} 35' 36''$  West, 70.76 feet; thence South  $19^{\circ} 29' 09''$  East, 47.00 feet; thence South  $37^{\circ} 47' 09''$  East, 89.01 feet to a point on the West line of said South one half; thence South  $01^{\circ} 31' 51''$  West, along said West line 564.84 feet to the Southwest corner of said South one half; thence South  $88^{\circ} 27' 36''$  East, along the South line of said South one half 1318.81 feet to the South east corner of said South one half; thence North  $01^{\circ} 40' 41''$  East, along the East line of said South one half 669.32 feet to the Point of Beginning.

TOGETHER WITH and subject to a 60' easement for ingress, egress, and utilities being 30' on each side of the following described center line;

BEGINNING at a point on the North line of the South one-half of the Northeast one-quarter of the Northeast one-quarter of Section 7, Township 1 North, Range 5 East of the Willamette Meridian, said point bears North  $88^{\circ} 40' 46''$  West, 55.00 feet from the Northeast corner of said South one-half as shown in the survey recorded in Book 3, Page 253, Skamania County Records; thence North  $48^{\circ} 23' 31''$  West, 100.00 feet; thence North  $00^{\circ} 58' 18''$  East, 141.00 feet; thence North  $09^{\circ} 03' 06''$  West, 344.00 feet; thence North  $00^{\circ} 34' 16''$  West, 96.27 feet to a point on the South line of Bell Center Road.

N

SEE  
1-5-6-7

# VICINITY MAP

N 88° 25' 35" W 2644.25

BELL CENTER ROAD

