

Return Address: Aaron Cross and Erin Rothrock
2028 NE Alameda Drive
Portland, OR 97212

Doc # 2007168004
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Date: 10/18/2007 11:48A
Filed by: AARON CROSS & ERIN ROTHROCK
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$50.00

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 Modified Administrative Decision NSA-04-11-L1 on Remand from Board of Adjustment

**APPLICANT/
PROPERTY**

OWNER: Erin Rothrock and Aaron Cross

FILE NO.: BOA Modified Administrative Decision NSA-04-11-L1

LEGAL: See attached page 10.

REFERENCE NO.: Modified Administrative Decision recorded _____, Auditor's File number _____, at the Skamania County Auditor's Office.

PROJECT: A 24' in diameter, 18' in height replacement single story cabin with daylight basement on an existing foundation and new septic system.

LOCATION: 45 Mars Landing Road, Skamania; Section 28 of T2N, R6E, W.M., and identified as Skamania County Tax Lot #02-06-28-0-0-0104-00.

ZONING: Special Management Area – Forest (F)

October 2, 2007

Dear Mr. Cross,

The Planning Department issued an Administrative Decision on June 1, 2004 and a modified Administrative Decision on remand from the Board of Adjustment issued January 28, 2005 for the above referenced application. On September 19, 2007 we received a letter from you requesting an amendment to the previously approved development to allow for a square building footprint in lieu of the existing round form.

The proposed square plan will result in a gross floor area footprint of approximately 452 sq. ft., identical to the 24' -- diameter approved structure. The replacement cabin will be located in the same location as the approved replacement cabin and includes a daylight basement and an 18' height. All original conditions of approval from the Modified Administrative Decision are still applicable.

Pursuant to SCC §22.06.150(D), 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 §-9) to this Letter Amendment shall replace those submitted with the original National Scenic Area application attached to the Modified Administrative Decision of January 28, 2005. **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.** 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 Hearing Examiner, 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.

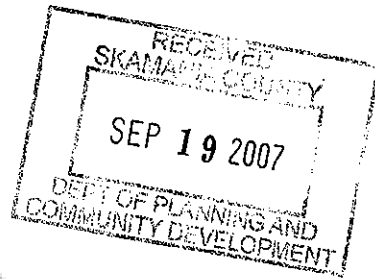
Cc: Skamania County Building Division
Skamania County Health Dept.
Persons w/in 500 feet
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Cowlitz Indian Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
Friends of the Columbia Gorge
Department of Archaeology and Historic Preservation
CTED - Dee Caputo

Attached: Letter request for Amendment
Site Plan
Elevation Drawings
Vicinity Map

National Scenic Area Land Use Application Project Narrative:

Rothrock / Cross Cabin
45 Mars Landing
Skamania, Washington

September 19, 2007



General Information and Location:

The proposed project at 45 Mars Landing, Skamania County includes the construction of a replacement 1,100 square foot cabin on an approximate 16 acre parcel zoned Forest (F). The enclosed submittal proposes to amend the previous approval granted to rebuild an existing cabin destroyed after severe snow accumulation. Upon condition of approval, it is proposed that this plan amend Skamania County, Modified Staff Report File No. NSA-04-11, dated January 28, 2005.

Current zoning of the property is Forest (F) and within the Special Management Area of Skamania County. The property is located off Mars Landing Road, Skamania; Section 28 of T2N, 6E, W.M. and identified as Skamania County Tax Lot #02-06-28-0-0-0104-00.

The proposed replacement cabin will be located in an already developed location of the property, on the precise location of the collapsed cabin. The development site is located at the approximate center of the 16-acre parcel, is screened by topography and vegetation, and is not visible from any Key Viewing Areas in the Scenic Area. All required setbacks will be met for front, side and rear yards. All roads to the development site exist and no major grading or site disturbances will be required for construction of the replacement cabin.

The original approval to rebuild the cabin required that the structure be built upon the existing foundations. The existing foundation appears to have been compromised in the collapse and will need to be re-built. The enclosed design for the replacement structure proposes a square building footprint in lieu of the existing round form. The proposed square plan will result in a gross floor area footprint of approximately 452 sq. ft., identical to the 24'-0" diameter structure.

Utilities:

A new septic system will be installed to serve the cabin and is proposed for the same location as previously approved. Water service will be supplied by a new drilled well. Power will be provided by the local utility company to the site through an easement on adjacent property.

Required Setbacks and Natural Features:

The planned location of the replacement cabin will be in excess of the 50 feet required buffer from a seasonal creek that runs through the parcel. A detailed topographic survey and staking will be performed to ensure compliance prior to construction. No ground disturbance or development is proposed within the stream buffer. It is intended that care be taken to leave existing trees and plants near the construction site undisturbed. Areas within the development site impacted by ground disturbances will be replanted with native species plants and trees and maintain an overall natural appearance.

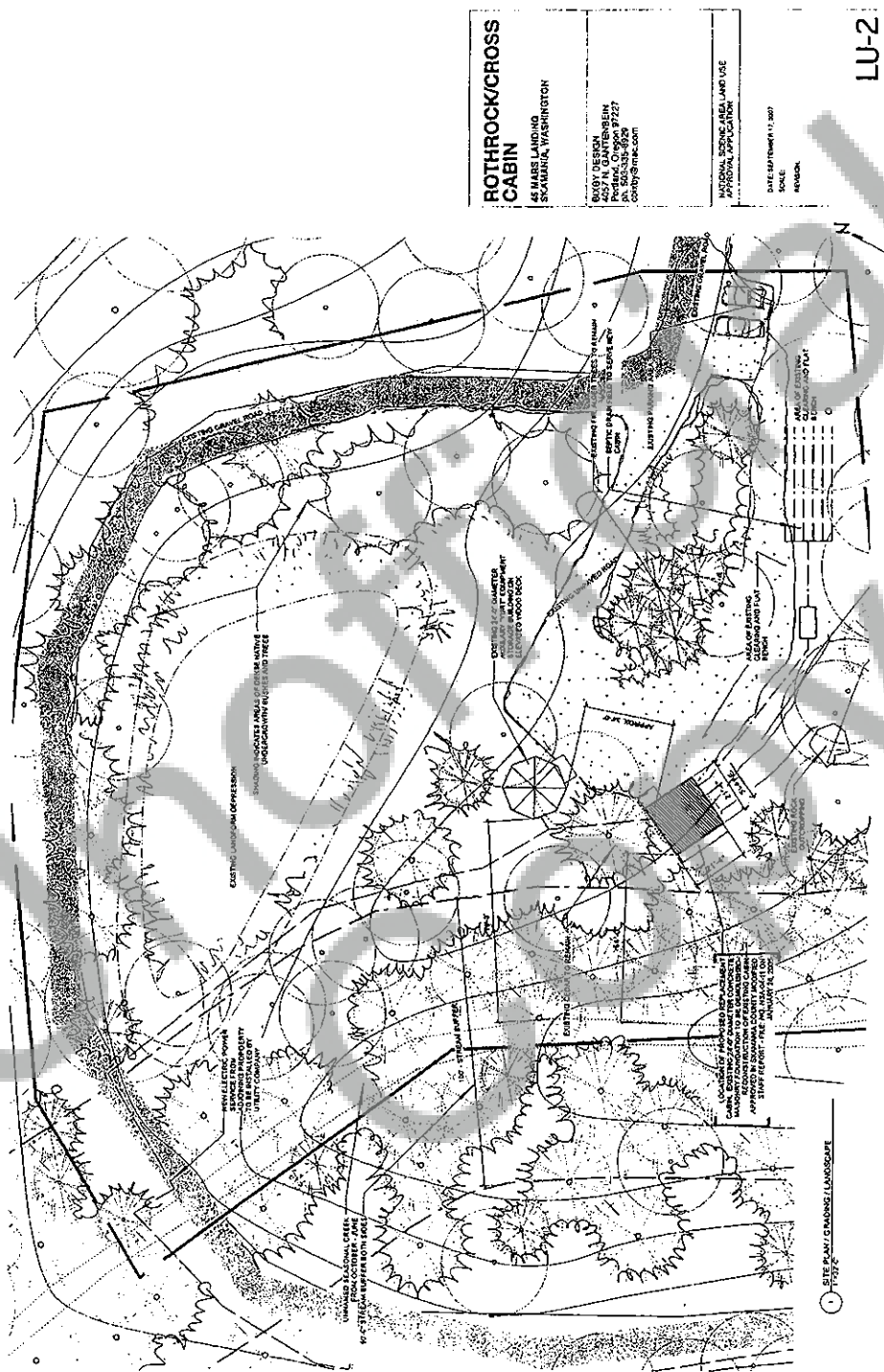
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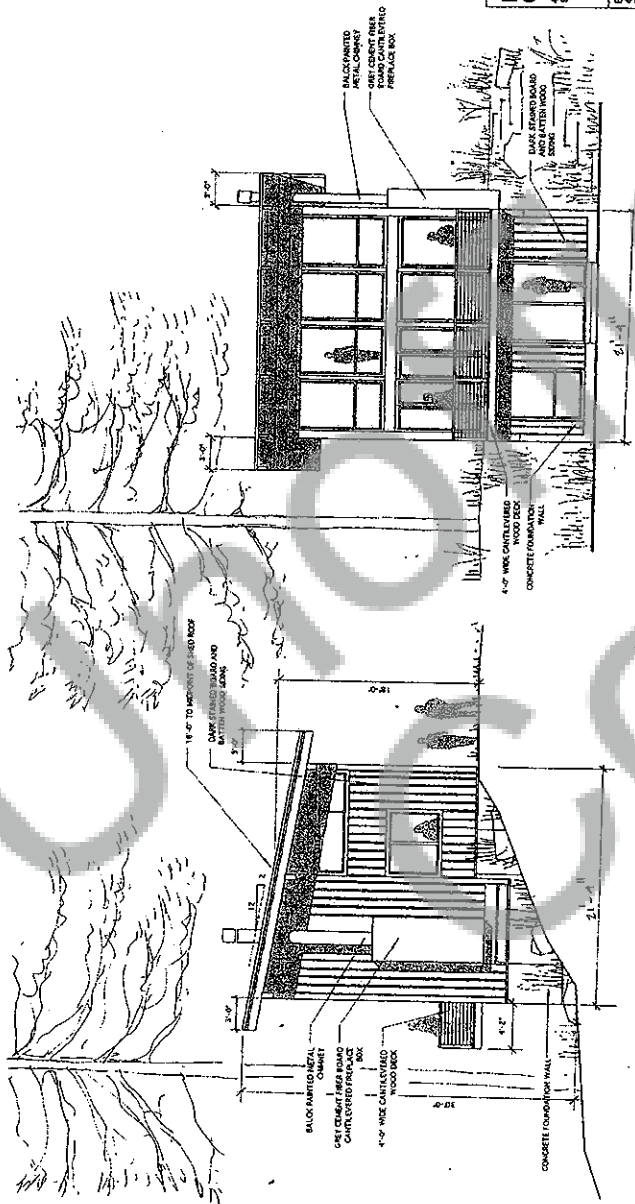
rept # 005779

Construction Approach and Materials:

Located in the Coniferous Woodland landscape setting, the cabin will be built on a new reinforced concrete foundation at the existing site of the collapsed structure. This will minimize grading, excavation and ground disturbances at the site and maintain the natural characteristics of the landscape. In accordance with the NSA guidelines the cabin is intended to meet the "Visually Subordinate" criteria. The existing site being sloped NE to SW will require 9'-0" high reinforced concrete retaining walls creating a daylight basement lower level similar to the original structure. The replacement cabin will then rise to 18'-0" in height to the midpoint of a single sloped shed roof. The building will maintain an overall vertical appearance and will be substantially lower than the surrounding tree canopy. In accordance with the design guidelines, roofing materials will consist of dark colored asphalt shingles; slightly darker than the surrounding environment. Board and batten siding and trim at the cabin will be of dark stained wood darker than the surrounding foliage, trees and shadows.

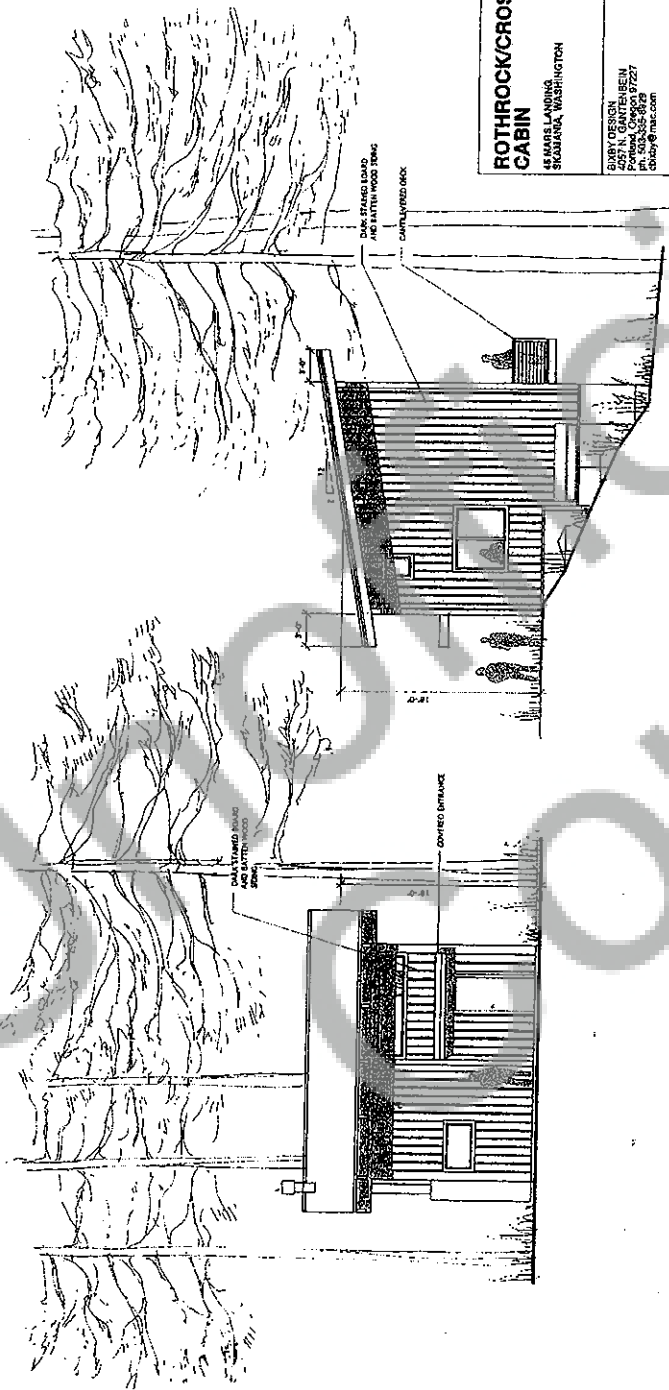
Unofficial
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ROTHROCK/CROSS CABIN 4500 N. GANTHERSEN SEASIDE, OREGON 97227 503/255-8727 2007/08/15	6000 DESIGN 4007 N. GANTHERSEN SEASIDE, OREGON 97227 503/255-8727 2007/08/15	NATIONAL DESIGN AREA LAND USE NATIONAL DESIGN AREA DATE: SEPTEMBER 11, 2007 SCALE: BY:
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LU-3



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

2 NORTH ELEVATION
Scale: 1/8" = 1'-0"

ROTHROCK/CROSS CABIN 1500 N. GENTLEMAN SEASIDE, WASHINGTON	DESIGNER 1500 N. GENTLEMAN SEASIDE, WASHINGTON 97227 PHONE: (503) 972-2727 FAX: (503) 972-2727 E-MAIL: rthrock@mac.com	MATERIALS, SOURCE, AREA AND USE ALL MATERIALS ARE NEW DATE: SEPTEMBER 1, 2007 SCALE: 1/8" = 1'-0" DRAWN BY:
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LU-4

86101

STATUTORY WARRANTY DEED

The grantors, ROYAL A. IVORY and CAROL JEAN IVORY, husband and wife, for and in consideration of fulfillment of a contract mentioned below by receipt of monies due and in hand paid, grant, convey and warrant to STEVEN P. ROSEN, a single man, the following described real estate, situated in the County of Skamania, State of Washington:

No. **5679**
TRANSACTION EXCISE TAX
 APR 10 1978
 Amount Paid \$2,643
 Skamania County Treasurer
 By J. S. S. S.

The South Half of the South Half of the Northwest Quarter of the Northeast Quarter (S1/2 S1/2 NW1/4 NE1/4) and the North Half of the North Half of the Southwest Quarter of the Northeast Quarter (N1/2 N1/2 SW1/4 NE1/4) all in Section 28, Township 2 North, Range 6 E.W.M.

This deed is given in fulfillment of the real estate contract between the grantee herein and DEAN VOGT and LOIS VOGT, husband and wife dated July 3, 1972 and recorded under Skamania County Auditor's number 75470, Book 64, page 654 records of said county, the sellers' interest in which has heretofore been assigned and deeded to ROYAL A. IVORY and B. HARRIFT IVORY, then husband and wife, by an instrument dated January 2, 1973 recorded under Skamania County Auditor's number 75636, Book 64, page 877 records of said county, and in which B. HARRIFT IVORY'S interest was thereafter by Quit Claim Deed transferred to ROYAL A. IVORY on April 22, 1975, said instrument being recorded under Skamania County Auditor's number 79310, Book 68, page 898 records of said county, and which underlying contract is conditioned for the conveyance of the above described real property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance



VICINITY MAP

