

Return Address: Skamania Landing Owners Association  
P.O. Box 791  
Stevenson, WA 98648

## Skamania County Community Development Department

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

### Letter Amendment to Administrative Decision NSA-08-40-L1

**APPLICANT:** Skamania Landing Owners Association

**PROPERTY OWNER:** Skamania Landing Owners Association

**FILE NO.:** Amendment to NSA-08-40-L1

**REFERENCE NO.:** Administrative Decision for 08-40, recorded as Auditor's File #2008171524, recorded on the 21st day of November 2008.

**PROJECT:** To drill a new well, connect it to the existing pump house and add new pumps and controls in the existing pump house.

**LOCATION:** Off of Lakeshore Dive, Skamania; Section 34 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #02-06-34-0-0-2000-00.

**LEGAL:** See attached page(s) 6.

**ZONING:** General Management Area – Residential (R-1).

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May 14, 2009

Dear Ms. Corl,

The Community Development Department issued a final Administrative Decision on September 3, 2008 for the above referenced application. On April 23, 2009 we received a letter from you

Amendment NSA--08--40

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requesting an amendment. The original plan for the emergency stand-by generator associated with the approved well and pump house was planned to be installed within the pump house. However, this is no longer a viable option. You have requested that the emergency generator be installed on a 60 square foot steel reinforced concrete slab approximately 25 feet from the existing pump house. The generator will require a liquid propane tank. This will be installed on a steel reinforced concrete slab over 25 feet from the nearest opening, or vent of the generator or the pump house and at least 25 feet from adjacent property lines. You have proposed to install additional landscape to provide screening for these structures.

This amendment will require the attached site plan (see attached page 5) for the emergency generator and propane tank be included in addition to your final site plan attached to the Administrative Decision.

Condition of Approval #10 shall be added:

- 10) The emergency stand-by generator and liquid propane tank shall be located at a minimum 25 feet from adjacent property lines.

Condition of Approval #11 shall be added:

- 11) The applicant shall plant screening vegetation on the north and south sides of the liquid propane tank and emergency stand-by generator. Screening vegetation shall include tree and shrub species.

Condition of Approval #12 shall be added:

- 12) The emergency stand-by generator and the liquid propane tank shall be painted dark earth tone colors.

Prior to issuance of the Certificate of Occupancy for the originally approved house a site visit shall be conducted by the Community Development Department in order to inspect the interior of the accessory structure to ensure that the kitchen facilities have been removed.

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.

All of the original conditions in the Administrative Decision are still valid and shall be complied with. As a reminder, **this letter amendment shall be recorded at the County Auditor's office.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,

*Jessica Davenport* by NH

Jessica Davenport  
Associate Planner

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### **APPEALS**

This Administrative Decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal and certificate of mailing may be filed by an interested person within 20 days from the date hereof. Notice of Appeal forms and mailing lists are available at the Community Development 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 Administrative Decision or any amendments thereto.

cc: Skamania County Building Division  
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  
Washington Department of Community Development – Valerie Grigg Devis

Attached: Letter request for Amendment  
Amended site plan  
Vicinity Map

RECEIVED  
SKAMANIA COUNTY

APR 23 2009

COMMUNITY DEVELOPMENT  
DEPARTMENT

March 25, 2009

Jessica Davenport, Associate Planner  
Skamania County Planning and Community Development  
PO Box 790  
Stevenson, WA 98648

RE: NSA-08-40, Skamania Landing Water Improvements

Dear Jessica,


Please add to the scope of our project the following:

- a) The emergency standby generator will no longer be installed in the existing pump-house, but will sit on a steel reinforced concrete slab adjacent to the existing pump-house. The foot-print of the new generator slab will be approximately 60 square feet and will not add a structural addition to the existing pump-house. The generator will be no closer than twenty five feet from the existing pump-house. This is to compartmentalize fire or any hazardous materials. Additional landscaping will be added to screen the generator from Lakeshore Drive and the neighboring properties.
- b) The fuel for the emergency standby generator will be liquid propane. The tank will sit upon a steel reinforced concrete slab over twenty five feet from the nearest opening or vent of the generator or the pump-house. There are no windows or vents on this side of the existing pump-house. The tank will be a minimum distance from all property lines and Lakeshore Drive of twenty five feet. Landscaping will be added to screen the tank from Lakeshore Drive and neighboring properties, but will have access for commercial propane delivery systems.

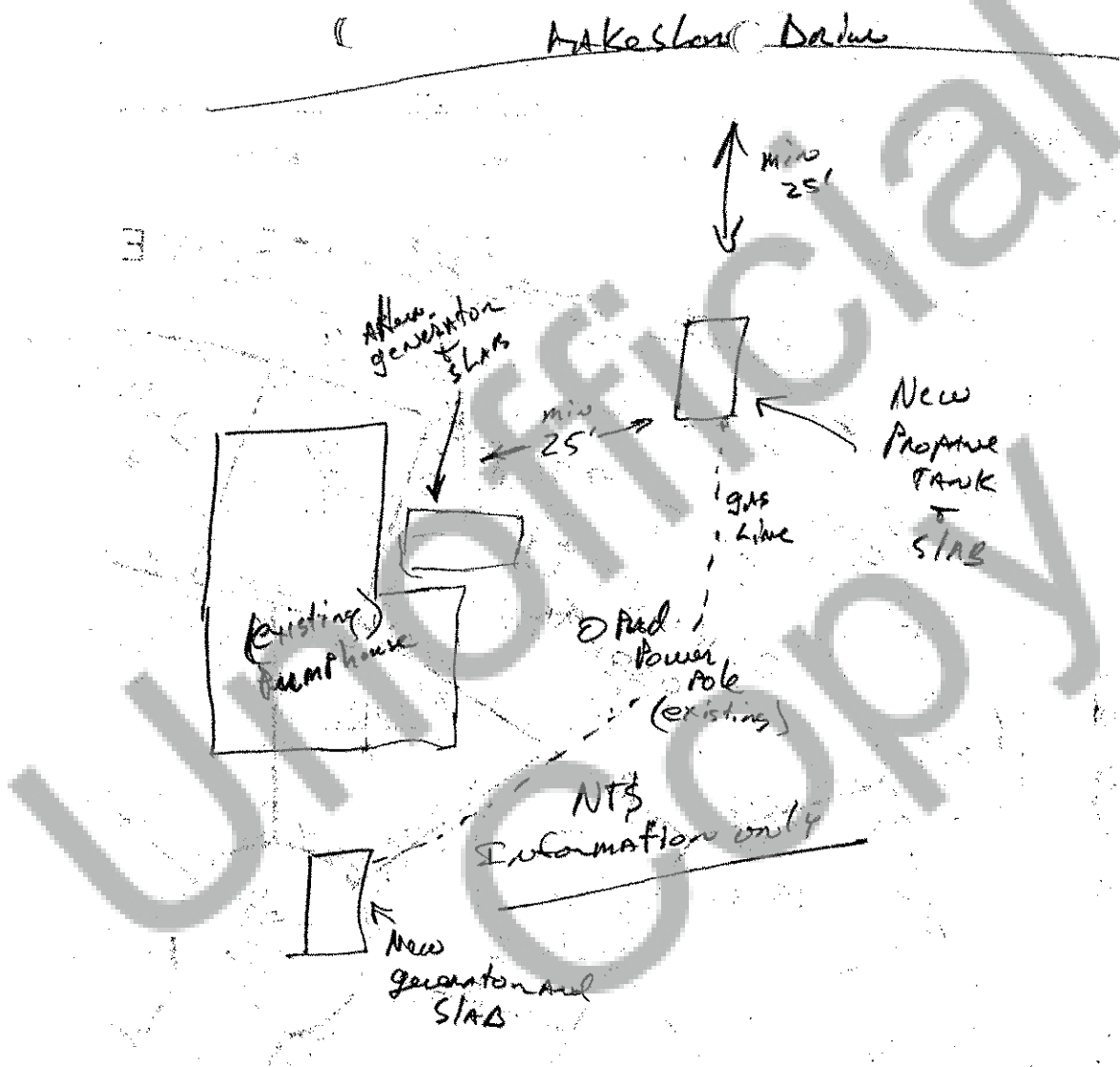
All construction will meet the county building requirements and set backs. Therefore, the design for the above ground ASME container is based on maximum size required. Final size and location to be determined by the SLOA engineer.

Thank you.

Sincerely,



Mary Corl, President  
Skamania Landing Owners Association  
PO Box 791  
Stevenson, WA 98648



## SKAMANIA LANDING OWNERS

ASSOCIATION, INC. the following described real estate,  
situated in the County of Skamania, State of Washington:

## PARCEL NO. 1

ALL that portion of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4), and of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), and of Government Lot 1 of Section 34, Township 2 North, Range 6 E.W.M., lying southerly of the southerly right of way line of the Spokane, Portland and Seattle Railway Company; EXCEPT that portion of the NW 1/4 of the SE 1/4 of Section 34, Township 2 North, Range 6 E.W.M., described as follows: Beginning at a point south 39° east 650 feet from the center of the said Section 34; thence south 28° east 168 feet; thence south 13° 40' east 200 feet; thence south 25° 40' east 260 feet; thence south 23° east 268 feet to the north line of Government Lot 2 of the said Section 34; thence west 760 feet; thence north to the southerly line of the S. P. & S. Railway Company's right of way; thence northeasterly along said right of way line to the point of beginning; EXCEPT a tract of land conveyed to C.A. Sams and W.L. Sams by deed dated September 3, 1936, and recorded at page 204 of Book 2 of Deeds, Records of Skamania County, Washington, together with shore lands of the second class conveyed to the said C.A. Sams and W.L. Sams by deed dated March 8, 1947, and recorded at page 56 of Book 36 of Deeds, Records of Skamania County, Washington; EXCEPT a tract of land conveyed to Leonard Palmer Farnsworth, a bachelor, by deed dated May 29, 1945, and recorded at page 409 of Book 30 of Deeds, Records of Skamania County, Washington; EXCEPT a tract of land known as the Woodward Marina Estates according to the official plat thereof on file and of record at pages 114 and 115 of Book A of Plats, Records of Skamania County, Washington, BUT INCLUDING all parcels described areas noted as Community Park on said plat which are reserved for the exclusive use of the land owners within the boundaries of said plat; EXCEPT a tract of land conveyed by deed to Clarence O. Fritz and Katie L. (Delores) Fritz, husband and wife, December 28, 1965 and recorded at page 279 Book 55 of Deeds, Records of Skamania County, Washington; and EXCEPT a tract of land conveyed to George E. Carson and Helen F. Carson, husband and wife, by deed dated December 15, 1966 and recorded at page 444 Book 56 of Deeds, Records of Skamania County, Washington.



## PARCEL NO. 2

A tract of land in Government Lot 4 Section 35, Township 2 North, Range 6 E.W.M., more particularly described as follows:

Beginning at the quarter corner between Sections 34 and 35, Township 2 North, Range 6 E.W.M.; thence south 10 chains 50 links to the right bank of the Columbia River; thence upstream following the meander line north 65° east 5 chains 64 links; thence north 40° east 1 chain 76 links; thence north 34° east 4 chains 75 links; thence north 04° east 2 chains 48 links; thence north 37° east 4 chains 35 links to the bank of Duncan Slough; thence north 36° west 2 chains 95 links; thence north 85° west 89 links; thence south 58 1/2° west 10 chains 56 links to the point of beginning together with related roads, docks, dam and appurtenances; EXCEPT a tract of land conveyed to Richard A. Krieg and Laura B. Krieg, husband and wife, by deed dated June 24, 1974 and recorded at page 968-9, Book 66 of Deeds, Records of Skamania County, Washington, BUT INCLUDING any reservations or easements contained in said deed; EXCEPT a tract of land known as the Woodward Marina Estates according to the official plat thereof on file and of record at pages 114 and 115 of Book A of Plats, records of Skamania County, Washington, BUT INCLUDING all parcels described areas noted as Community Park on said plat which are reserved for the exclusive use of the land owners within the boundaries of said plat.

## PARCEL NO. 3

ALL that portion of Government Lot 4 of Section 35, Township 2 North, Range 6 E.W.M., lying southerly of the line of the Spokane, Portland and Seattle Railway Company and westerly of the county road known as the Butler Dock Road as the same existed and was established on March 27, 1911; EXCEPT that portion thereof lying with Parcel No. 2 described above.

## PARCEL NO. 4

Shore lands of the second class conveyed by the State of Washington, fronting and abutting upon Government Lot 1 of Section 35, Township 2 North, Range 6 E.W.M., extending as far east as the outlet of Duncan Lake as more particularly described in deed dated July 26, 1905, and recorded at page 189 of Book 1 of Deeds, Records of Skamania County, Washington; EXCEPT Shore lands of the second class conveyed to Richard A. Krieg and Laura B. Krieg and recorded at page 968-9, Book 66 of Deeds, Records of Skamania County, Washington.



# Vicinity Map

