

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-L2

APPLICANT: Skamania Landing Owners Association

PROPERTY OWNER: Skamania Landing Owners Association

FILE NO.: Amendment to NSA-08-40-L2

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 Drive, 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) 4.

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

September 22, 2009

Dear Ms. Corl,

The Community Development Department issued a final Administrative Decision on September 3, 2008 for the above referenced application, and on May 14, 2009 a Letter Amendment was issued

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in order allow for the emergency generator to be installed on a concrete slab as well as the installation of a propane tank for the generator. On September 8, 2009 we received a letter from you requesting an amendment. Since the time the first letter amendment was issued you have discovered a large root near the ground surface of the proposed propane tank location. You are concerned that excavation for the concrete tank pad would damage the root and threaten the health of the large fir tree. You are proposing to move the planned propane tank as shown on the attached site plan, which would result in the generator and propane tank being 12 feet from the north property line. This location requires a variance to the minimum property line setback.

Condition number three states:

All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 20 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.

Condition number three shall be amended to read:

All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 20 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections. **A variance to the north property line shall be granted to allow for the propane tank to be 12 feet from the property line at Lake Shore Drive.**

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.

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.

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All of the original conditions in the Administrative Decision are still valid and shall be complied with. As a reminder, **this letter amendment as well as the first letter amendment (NSA-08-40-L1) shall be recorded at the County Auditor's office prior to the issuance of a building permit.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,



Jessica Davenport
Associate Planner

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 – Carrie Calleja

Attached: Letter request for Amendment
Amended site plan
Vicinity Map

SKAMANIA LANDING TRAILS

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 162 feet; thence south 13° 40' east 200 feet; thence south 29° 40' east 200 feet; thence south 23° east 268 feet to the north line of Government Lot 2 of the said Section 34; thence west 750 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 H.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 H.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 20, 1965 and recorded at page 270 of 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 434 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 60° 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 52 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 pages 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 I 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.

RECEIVED
SKAMANIA COUNTY

SEP 08 2009

COMMUNITY DEVELOPMENT
DEPARTMENT

September 7th, 2009

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

Re: My letter of Sep 2nd, proposing an Amendment to Administrative Decision NSA-08-40 dated May 14th, 2009

We have discovered a large root near the ground surface of our proposed propane tank location. We are concerned that excavation for the concrete tank pad will damage the root, threatening the health of a large fir tree. We propose to move our planned tank location eastward onto a clear, relatively level area 6 to 7 feet from all large trees. Despite concurrent relocation of the generator, the necessary setback for the tank will have to be reduced. (See attached plan.)

Please change the wording of our proposed Condition of Approval #10 from "15 feet" to "12 feet", i.e.:

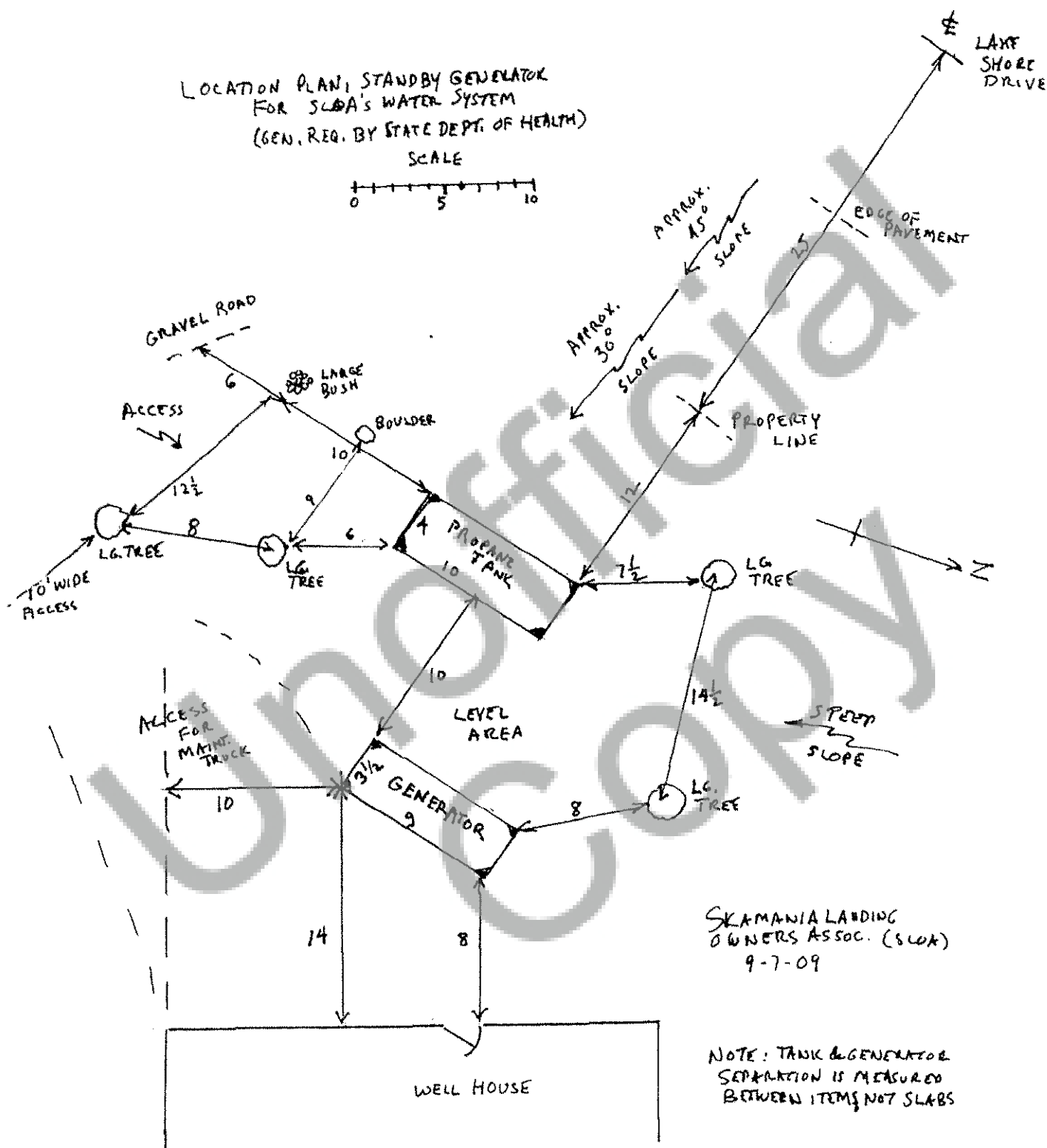
- 10) The emergency stand-by generator and liquid propane tank shall be located at a minimum 12 feet from adjacent property lines.

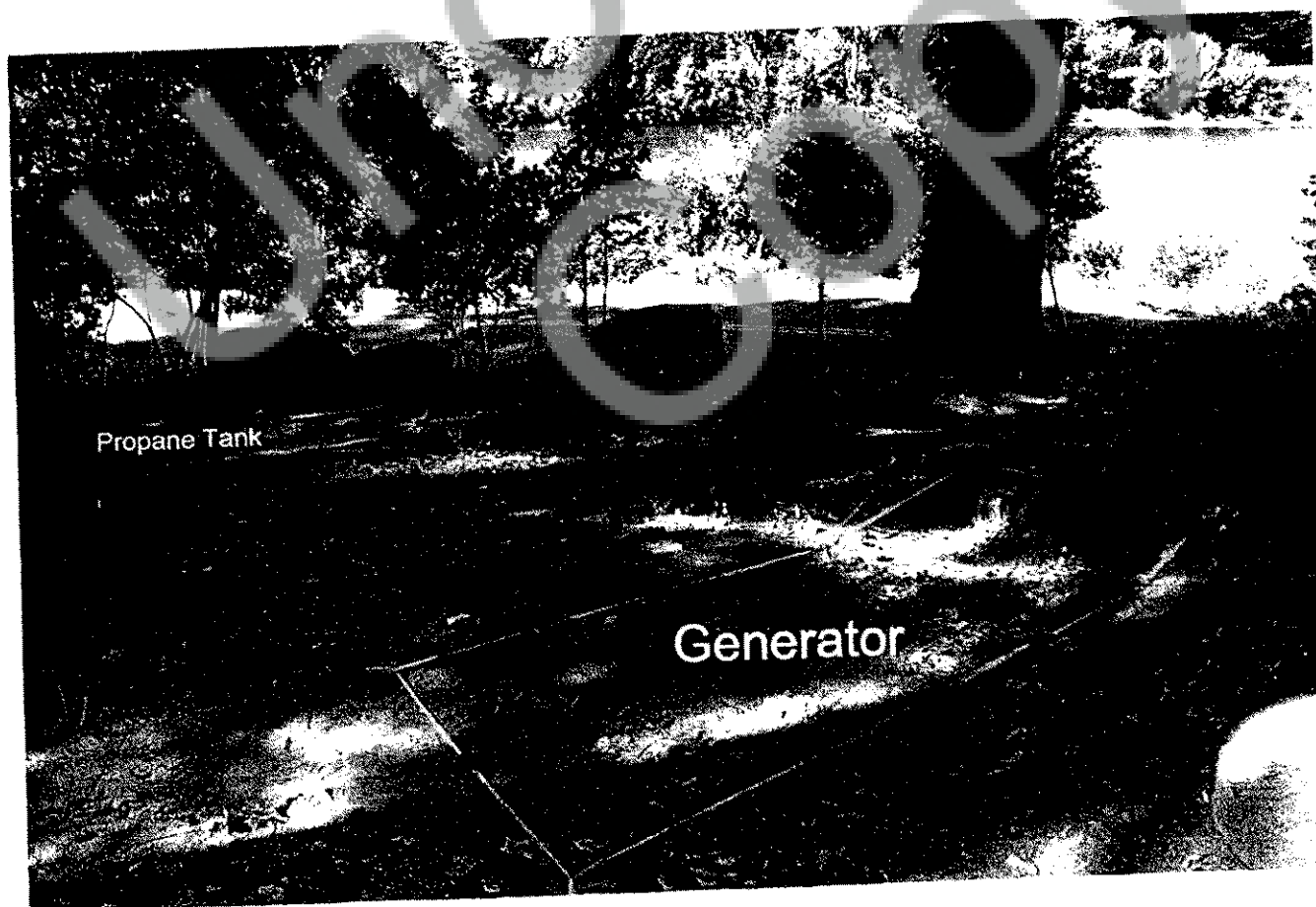
The new plan has been sent to Mr Morat, the county Fire Marshal, for concurrence.

The proposed new locations will not adversely affect the visual impact from viewpoints, or generator noise level to adjacent residents.



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





Vicinity Map

