

Return Address: Michael Lindell
P.O. Box 926
Washougal, WA 98671

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, WA 98648
(509) 427-3900 Fax (509) 427-3949

Letter Amendment to Administrative Decision NSA-04-18-L2

APPLICANT/PROPERTY OWNER: Mike Lindell/ Michael and Kelly Lindell

FILE NO.: NSA-04-18-L2, Amendment to NSA-04-18.

LEGAL: See Attached pages 10-7.

REFERENCE NO.: Administrative Decision recorded on May 5, 2006, Auditor's File number 2006161449, at the Skamania County Auditor's Office. Letter Amendment NSA-04-18-L1 recorded on May 18, 2007, Auditor's File number 2007166168, at the Skamania County Auditor's Office.

PROJECT: Replace an existing dwelling with a new 5,210 square foot dwelling with an 83' x 40' footprint, a new 1,656 square foot detached garage with a 36' x 46' footprint, utilities and driveway extension.

LOCATION: 422 Sharleen Road, Washougal; Section 18 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-18-0-0-0301-00.

ZONING: General Management Area – Large Scale Agriculture (Ag-1). Was Special Management Area, now General Management Area requirements due to Section 8(o).

October 7, 2009

Dear Mr. Lindell,

The Community Development Department issued an Administrative Decision on June 8, 2005 and a Letter Amendment on April 5, 2007 for the above referenced application. On October 26, 2009 we received a letter from you, requesting an amendment to shift the location of the approved

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single-family dwelling and detached garage 35 feet to the west of the approved building site. You have asked for this amendment in order to take advantage of the existing topography.

Our department has found that with the shift of the building site 35 feet to the west the development will remain consistent with your approval due to the following:

- 1) The proposed building site remains within the building envelope allowed by the Scenic Easement held by the Forest Service.
- 2) The setbacks can still be met, particularly the 100' agricultural set back from adjacent agricultural land along the eastern property line.
- 3) Shifting the structures to the west will lower the structures in elevation, reducing visibility from key viewing areas; and
- 4) Shifting the structures to the west will increase the amount of screening provided by the existing trees to the south of the building site.

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 site plan (see attached pages 5) to this Letter Amendment shall replace the site plan that is attached to your original Administrative Decision of June 8, 2005 and Letter Amendment of April 5, 2007. The amendment is hereby approved.

All of the original conditions in the Administrative Decision and Letter Amendment (issued April 5, 2007) are still valid and shall be complied with. As a reminder, **this letter amendment needs to be recorded at the County Auditor's office prior to any inspection being conducted by the Skamania County Community Development Department.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,



Jessica Davenport
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

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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 and must be accompanied by a \$500.00 nonrefundable-filing fee.

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
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 State Dept. of Commerce – Carrie Calleja (sent electronically)

Attached: Letter request for Amendment
Amended site plan
Vicinity Map

9/25/09

Skamania County Community Development Department
ATTN: Jessica Davenport, Associate Planner
P.O. Box 790, Stevenson, WA 98648
phone 509-427-3900 temporary fax 509-427-3949

RE: Lindell NSA Amendment (Structure Placement Clarification)

Mrs. Davenport,

Please find enclosed rev # 1 (Dated 9/25/09) of the NSA site plan previously approved.

Narrative:

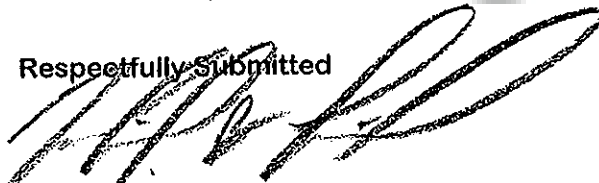
As part of the NSA review and approval process the overall height of the foundation of the residence was reduced. This reduction has warranted a shift of the location of the structures. Simply put I am seeking approval to move the structures approx. 35 feet to the west.

This adjustment utilizes the existing topography more efficiently as well as provides further subordination to the surroundings in two ways:

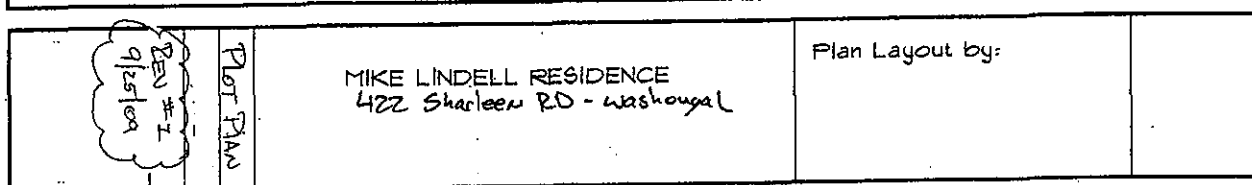
- 1) The shift to the west lowers the structures in elevation resulting in a further reduction of view from the river.
- 2) Also the shift places the structures further behind the dense forest to the south adding to the current visual obstruction from any KVA's.

Please review and amend my NSA file.

Respectfully Submitted



Mike Lindell
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Mike-lindell@hoffmancorp.com





HAGEDORN, INC.

SURVEYORS AND ENGINEERS

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September 3, 2004

LEGAL DESCRIPTION FOR MICHAEL LINDELL

COMPOSITE OF TAX LOTS 301 AND 302:

A portion of the Southwest quarter of the Northeast quarter and the Southeast quarter of the Northwest quarter and the Northwest quarter of the Southeast quarter of Section 18, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Center of Section 18; thence South $88^{\circ} 45' 02''$ East, along the South line of the North East quarter of Section 18, for a distance of 445.17 feet to the most Westerly Southwest corner of the "Hall tract", as described in Book 146 of deeds, page 979, Skamania County Records; thence continuing South $88^{\circ} 45' 02''$ East, 211.00 feet to the Northeast corner of the West half of the Northwest quarter of the Southeast quarter of Section 18; thence South $01^{\circ} 30' 22''$ West, along the East line of the West line of the West half of the Northwest quarter of the Southeast quarter of Section 18, for a distance of 559.26 feet to the most Southerly Southwest corner of the "Hall tract"; thence South $88^{\circ} 47' 04''$ East, 154.44 feet to the most Southerly Southeast corner of the "Hall tract"; thence North $08^{\circ} 35' 35''$ East, 1453.75 feet to an interior corner of the "Hall tract"; thence South $88^{\circ} 24' 53''$ East, 915.00 feet to the most Easterly Southeast corner of the "Hall tract"; thence North $01^{\circ} 32' 13''$ East, 437.00 feet to the North line of the South half of the Northeast quarter of Section 18 and the Northeast corner of the "Hall tract"; thence North $88^{\circ} 24' 53''$ West, 1459.31 feet to the Northwest corner of the "Hall tract", said point also being the Northeast corner of another "Hall tract", as described in Book of Deeds, page 371, Skamania County Auditor's Records; thence continuing North $88^{\circ} 24' 53''$ West, 444 feet, more or less, to the Northeast corner of the Southwest quarter of the Northwest quarter of Section 18; thence West 1297 feet, more or less, to the Northwest corner of the Southeast quarter of the Northwest quarter of Section 18, said point being the Northwest corner of the latter "Hall tract"; thence South along the West line of the Southeast quarter of

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Legal Description for
Michael Lindell

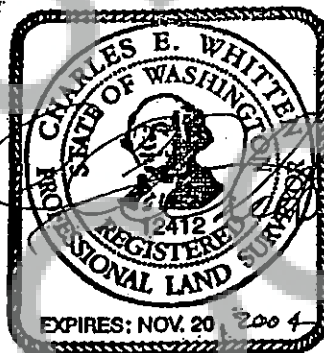
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the Northwest quarter of Section 18, for a distance of 692 feet, more or less, to a point which is 628 feet North of the Southeast corner of the Southeast quarter of the Northwest quarter of Section 18, said point also being the most Westerly Southwest corner of the latter "Hall tract"; thence Southeasterly 890 feet, more or less to an interior corner of the latter "Hall tract"; thence Southerly 305.00 feet to the most Southerly Southwest corner of the latter "Hall tract"; thence East, 465 feet, more or less to the POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

§§

LD2004\Lindell-TL 301 and 302.bj



09-03-2004

