

Return Address: Divo for Henry Swigert, Trustee
22550 Bald Peak Road
Hillsboro, OR 97123

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-09-42-L1

**APPLICANT/
OWNER:** Divo for Henry Swigert, Trustee

FILE NO.: Amendment to NSA-09-42

REFERENCE NO.: Administrative Decision for NSA-09-42, recorded as Auditor's File # 2009174243, recorded on November 9, 2009, in the Skamania County Auditor's Office.

PROJECT: To replace the main lodge and bunkhouse, to repair the 1st cabin, and replace the septic tank that were destroyed and/ or damaged in a fire dated June 4, 2009.

LOCATION: 82 Swigert Road, Prindle, Section 11 of T1N, R5E, W.M. and is identified as Skamania County Tax Lot Number 01-05-11-1-0-2400-00.

LEGAL: See attached page 4.

ZONING: General Management Area – Residential (R-10).

August 2, 2010

Dear Mr.Divo,

The Community Development Department issued a final Administrative Decision on November 6, 2009 for the above referenced application. On July 26, 2010 we received a letter from you asking

Amendment NSA-09-42-11
Page 2

for a change to the bunkhouse that was destroyed by the fire. The bunkhouse that was destroyed by the fire had an attached shower room to the north side of the structure. The drawings and plans that were submitted with original National Scenic Area application (NSA-09-42) did not include the outdoor shower room. At this time you are asking to add the shower room to the approved replacement bunk house.

Skamania County Code Title 22, Columbia River Gorge National Scenic Area Ordinance, Section 22.06.160(C)(3)(a) requires that the replacement of a structure damaged or destroyed by disaster be the same size and height as the original structure provided that "the footprint of the replacement structure may be up to ten percent (10%) larger than the footprint of the original structure." The original bunkhouse that was destroyed had a total footprint of 774 square feet in size. The allowed 10% increase in footprint size allows for the replacement bunkhouse to have a footprint that is up to 852 square feet in size. With the proposed changes the main bunkhouse is 480 square feet (16' x 30'), the attached shower house is 176 square feet (8' x 22'), and the front porch is 180 square feet (6' x 30'). This will result in a total footprint that is 836 square feet in size, and is within the limits of the allowable 10% increase for the footprint.

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 requests constitute a minor change; therefore, the original decision shall be amended as stated above.

The revised floor plan and elevation drawings (see attached pages 10-8) to this Letter Amendment shall replace the one attached to the Administrative Decision that represents the bunkhouse. 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 needs to be recorded at the County Auditor's office prior to any further inspections for the construction of the bunkhouse.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,



Jessica Davenport
Associate Planner

cc: Skamania County Building Division
Wendy Warren
Persons w/in 500 feet
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs

Amendment NSA 09 12 11
Page 3

Nez Perce 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 (electronic)

Attached: Legal Description
 Letter request for Amendment
 Original Floor Plan and Elevation Drawing
 Revised Floor Plan and Elevation Drawings
 Vicinity Map

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 form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$1,300.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

BNSF 01860

Prindle, Skamania County, Washington - Former Spokane, Portland & Seattle Railway Company property conveyed to Nannie Swigert Warren, Ernest C. Swigert, Henry T. Swigert, Elizabeth Swigert Snow, In Their Capacity As Trustees Under The Swigert Prindle Trust Agreement Dated January 21, 1961, As Amended

EXHIBIT "A"

The Northerly 100.0 feet of The Burlington Northern and Santa Fe Railway Company's (formerly Spokane, Portland & Seattle Railway Company) 250.0 foot wide Station Ground property at Prindle, Washington, being 150.0 feet wide on the Northerly side and 100.0 feet wide on the Southerly side of said Railway Company's Main Track centerline, as originally located and constructed upon, over and across Government Lot 4 of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, being a portion of the same 100 foot wide strip of land described in Warranty Deed from Ernest H. Prindle, et ux to the Portland and Seattle Railway Company filed for record October 9, 1907 in Book K of Deeds, page 440 in and for said County, lying between two lines drawn parallel with and distant, respectively, 50.0 feet and 150.0 feet Northwesterly, as measured at right angles from said Main Track centerline, bounded by two lines drawn at right angles to said Main Track centerline distant, respectively, 290.0 feet and 752.0 feet Southwesterly from the East line of said Section 11, as measured along said Main Track centerline.

ALSO,

Gary H. Martin, Skamania County Assessor
 Date 7/11/00 94-1-50-1-150-0, 240-0
50-100-00-0-0-1500

The Southerly 50.0 feet of said Railway Company's 250.0 foot wide Station Ground property at Prindle, Washington, being 150.0 feet wide on the Northerly side and 100.0 feet wide on the Southerly side of said Railway Company's Main Track centerline, as originally located and constructed upon, over and across Government Lot 4 of Section 11, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, being a portion of the same 50 foot wide strip of land described in Warranty Deed from Ernest H. Prindle, et ux to the Portland and Seattle Railway Company filed for record October 9, 1907 in Book K of Deeds, page 440 in and for said County, lying between two lines drawn parallel with and distant, respectively, 50.0 feet and 100.0 feet Southeasterly, as measured at right angles from said Main Track centerline, bounded on the East and West by the East and West lines of said Government Lot 4.

See attached Exhibit "B" for survey of parcels
 mjm

DIVO

22550 Bald Peak Road
Hillsboro, OR. 97123
503 - 538 - 7173

RECEIVED
SKAMANIA COUNTY

JUL 26 2010

COMMUNITY DEVELOPMENT
DEPARTMENT

Jessica Davenport
Skamania Co. Community Development Department
POB 790
170 NW Vancouver Ave.
Stevenson, WA 98648

July 22 2010

This letter requests an amendment to permit number BP-16309 to rebuild an attached outdoor bathroom to the back of the bunkhouse building now under construction at Prindle, WA. The original, 1985, drawings submitted for the rebuild of the two buildings that burned down June 4 2009 failed to include this outdoor bathroom. The building will not exceed the 10% threshold increase of 852 SF from that which existed before the fire. The main bldg. is 480 SF, the front porch is 180 SF, and the outdoor bath addition is 174 SF, which totals 834 SF, less than the 852 SF allowed. *170 sq ft*

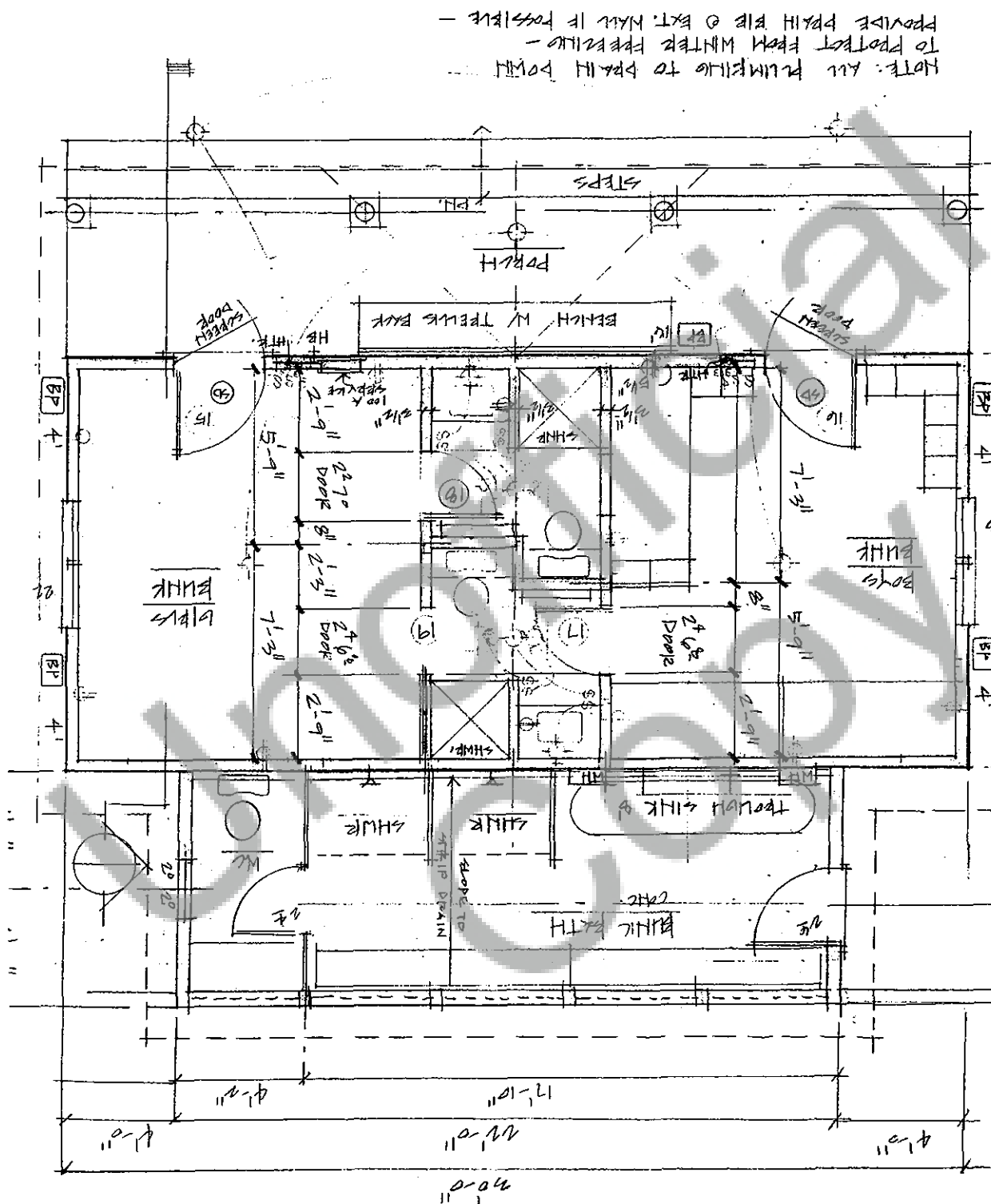
Enclosed is the \$300 administration fee and drawings of the building that you requested.

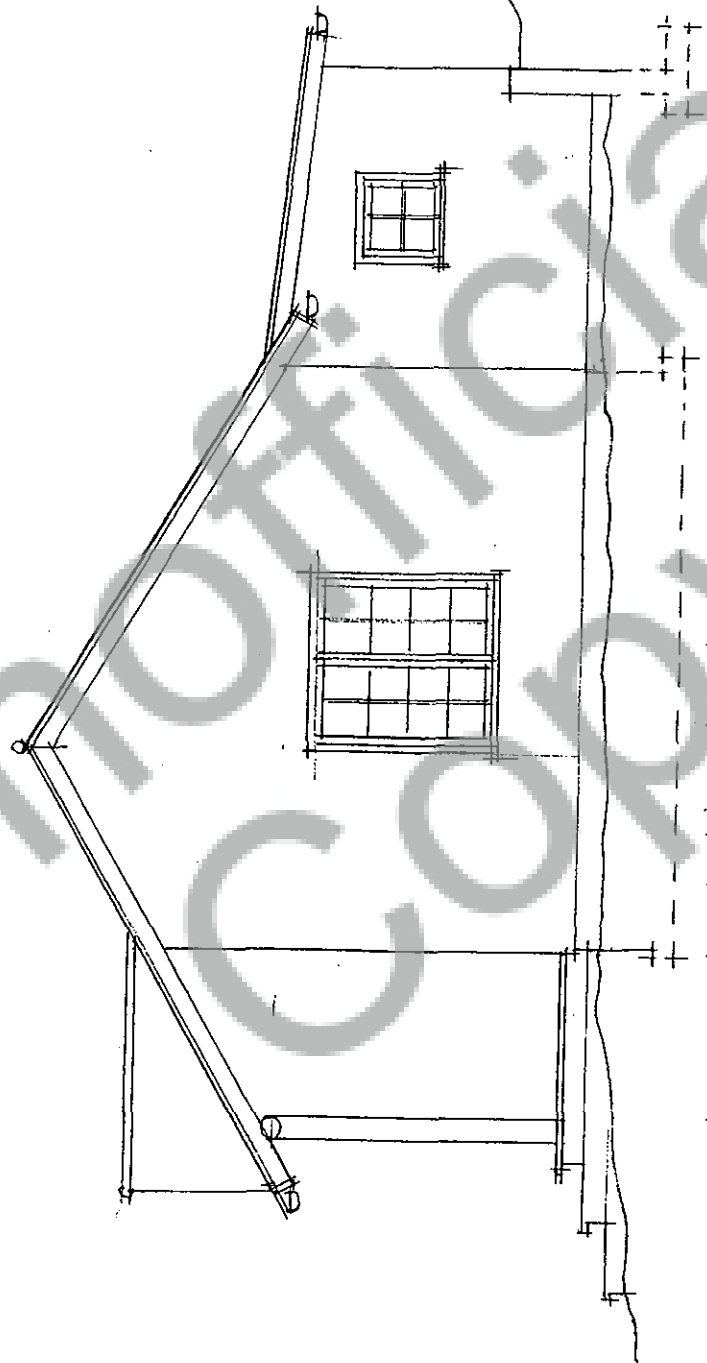
Thank you for your help in this matter.

Dm

Divo
Agent for the owner on this permit

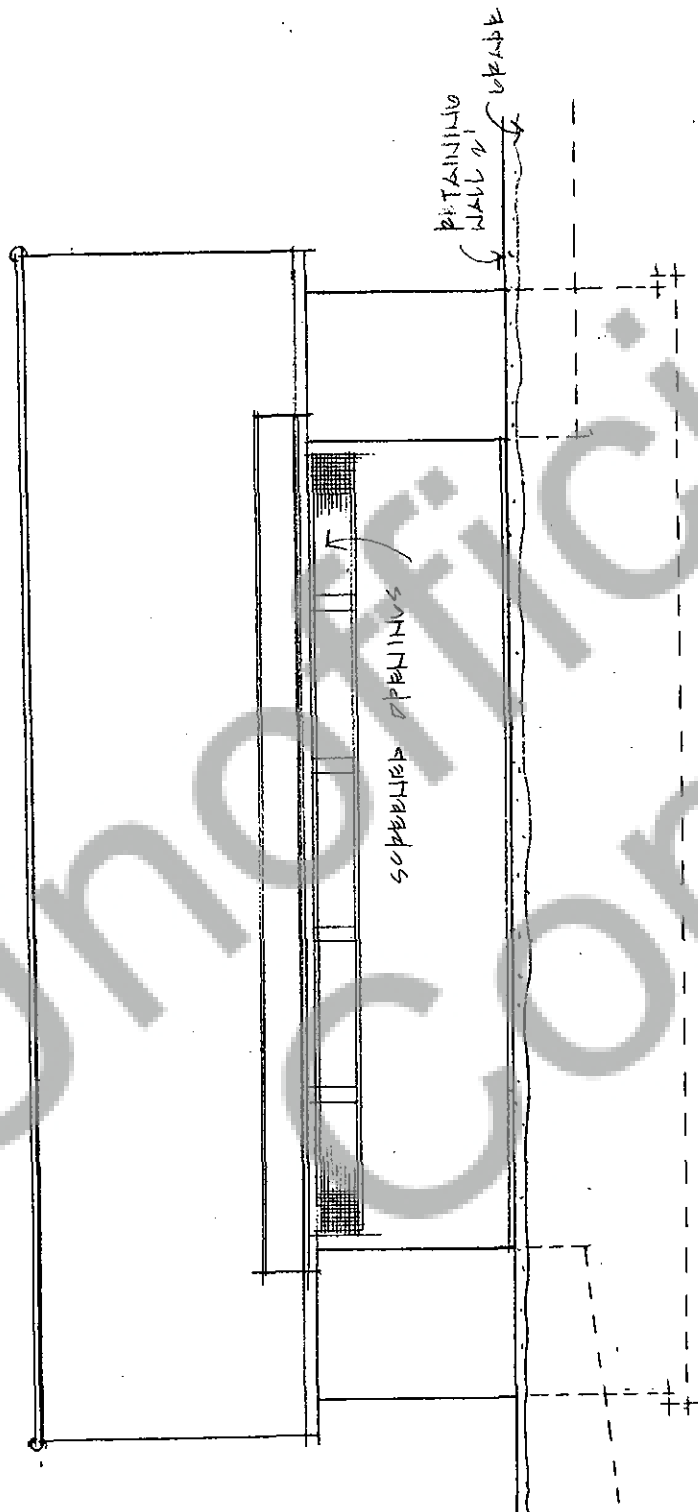
*7/26/10
receipt # 007012
\$300 -*





SIDE-BUNK HOUSE

~~1/4" = 1'-0"~~
reduced 50%



1/4" = 1'-0"

reduced to