

Return Address: Robert Miller
P.O. Box 644
White Salmon, WA 98672

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
Phone: 509-427-3900 Inspections: 509-427-3922 Fax: 866-266-1534

Letter Amendment to Administrative Decision NSA-10-31-L1

APPLICANT: Robert Miller

OWNER: Robert and Beverly Miller

FILE NO.: Amendment to NSA-10-31-L1

REFERENCE NO.: Administrative Decision for NSA-10-31, recorded as Auditor's File #2011177723, recorded on the 22nd day of February 2011.

PROJECT: To replace the existing dwelling with a 52' x 24' 48' x 27' manufactured home with a 50' x 10' deck, to construct a new 24' x 30' detached garage, and to install a new septic system. This Letter Amendment address altering the approved footprint for the manufactured home.

LOCATION: 791 Kollock-Knapp Road, Underwood; Section 20 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-20-0-0-0700-00.

LEGAL: Lot 2 of Markuson Short Plat, Book 3 Page 233.

ZONING: General Management Area – Large-Scale Agricultural (Ag-1).

June 7, 2011

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Dear Mr. Miller,

The Community Development Department issued a final Administrative Decision on February 16, 2011 for the above referenced application. On May 31, 2011 we received a National Scenic Area Letter Amendment Application requesting an amendment in order to alter the footprint of the house. The Administrative Decision approved the replacement single-family dwelling to be a 52' x 24' (1,248 square foot) manufactured home. You are now proposing a 48' x 27' (1,296 square foot) manufactured home. In the Staff Report for file no. NSA-10-31, dated February 16, 2011 states:

22.18.020(A) Standards Governing New Developments.

- (2) *New buildings shall be compatible with the general scale (height, dimensions and overall mass) of existing nearby development of a similar nature. Expansion of existing development shall comply with this provision to the maximum extent practicable.*

Finding: The applicant is proposing two new buildings. A 52' x 24' single-story manufactured home that will have a 1,248 square foot footprint, and a 30' x 24' detached garage that will be 720 square feet in size. Community Development staff research the Skamania County Assessor's records and found that there are 23 existing single-family dwellings and 14 detached garages within ¼ mile of the subject property. The single-family dwellings have an average size of 2,432 square feet and the detached garages have an average size of 790 square feet. Both proposed buildings are below the average size of similar development in the nearby vicinity, and as such will be compatible.

Conclusion: The proposed buildings are compatible with the general scale of existing nearby development of a similar nature.

The proposed alteration to the manufactured home results in a 1,296 square foot footprint. This footprint is smaller than the average size of single-family dwellings within the nearby vicinity and will remain compatible with similar development, meeting the above provision.

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 site plan and floor plan (see attached pages 5-6) to this Letter Amendment shall replace the ones attached to the Administrative Decision. 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 the issuance of the Building Permit.** If you have any questions, please give me a call at 509-427-3900.

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Sincerely,


Jessica Davenport
Landuse Planner
Planning Division

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 - (sent electronically)
Nez Perce Tribe
Columbia River Gorge Commission - (sent electronically)
U.S. Forest Service - NSA Office - (sent electronically)
Board of County Commissioners - (sent electronically)
Friends of the Columbia Gorge
Department of Archaeology and Historic Preservation
Washington Department of Commerce - (sent electronically)

Attached: Letter Amendment Application
Revised Site Plan
Revised Floor Plan
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

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Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

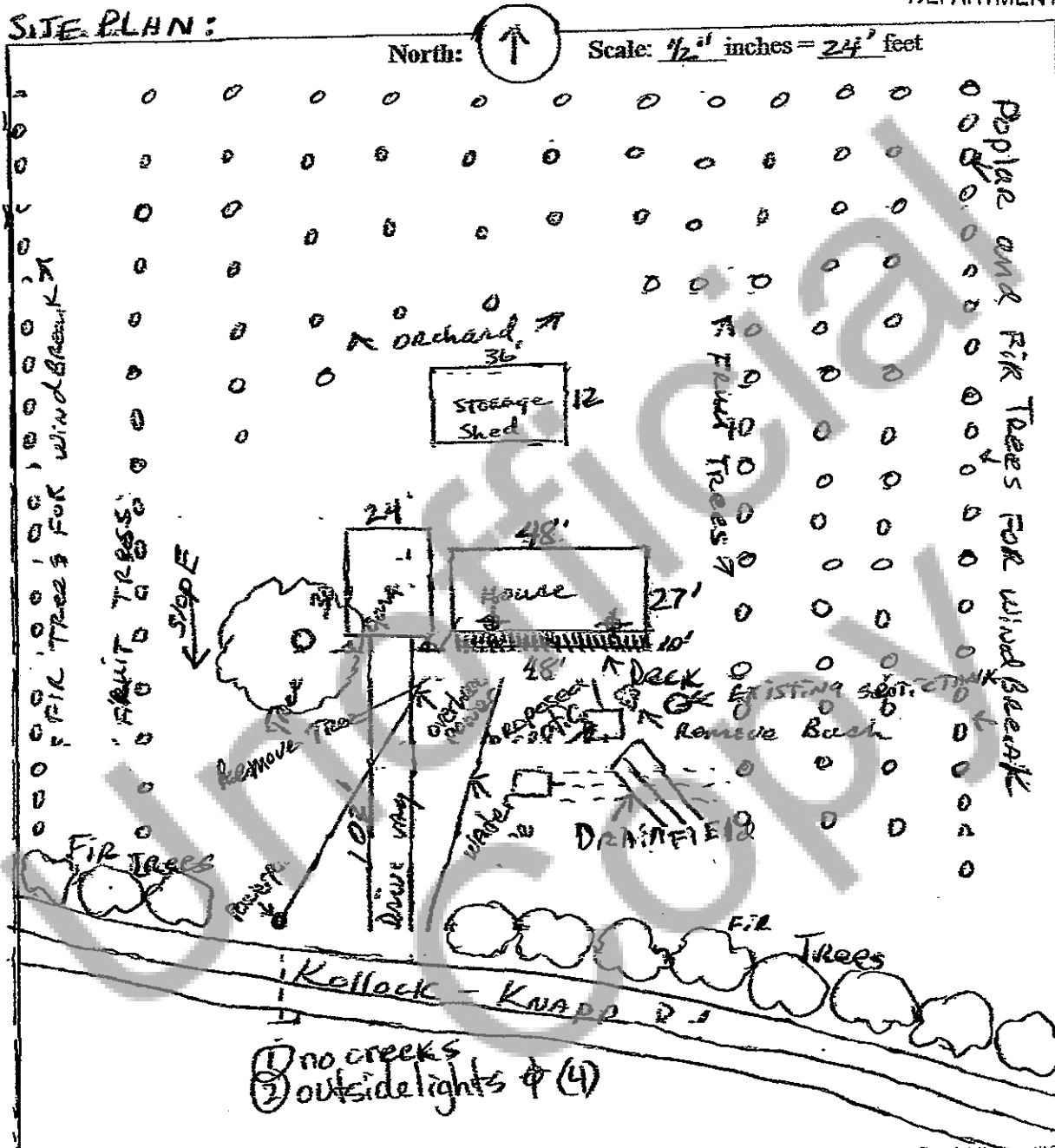
Unofficial
Copy

RECEIVED
OKAMANIA COUNTY

MAY 31 2011

COMMUNITY DEVELOPMENT
DEPARTMENT

SITE PLAN:



Bodies of water or watercourses on property. yes ☐ no ☒ *yes*

I will be removing on-site plants, trees, or other vegetation: ☒ yes ☐ no

-If yes to either please indicate location of vegetation and the vegetation type.

I will be moving more than 100 cubic yards of soil: yes ☐ no ☒

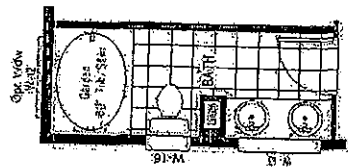
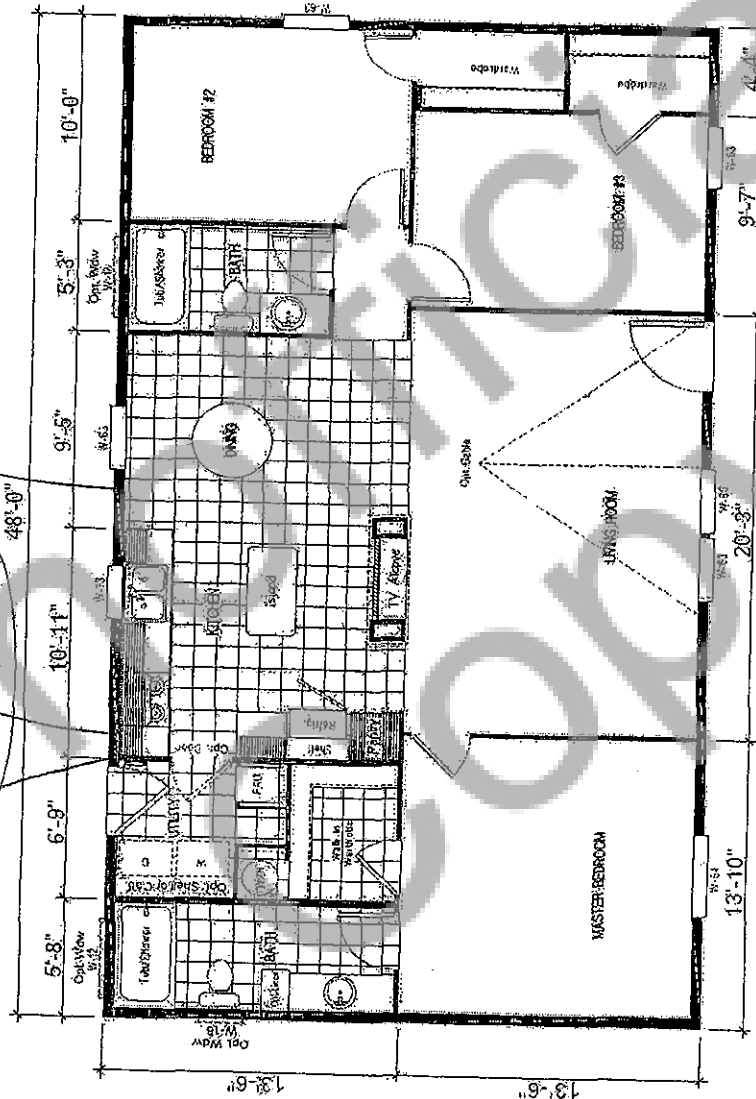
Additional pages must have 1" margins

Site plan must be completed in ink.

NOTICE: This is a proposed rule plan, pending a final decision by the Columbia River Gorge National Scenic Area.

GOLD SERIES 27x48 GS 481F
THREE BEDROOM, TWO BATH - 1296 SQ. FT.

27' WIDE



OPT. MASTER BATH

electrical
water
plumbing

