

Return Address: Nathan Ziegler  
31 Memory Lane  
Underwood, WA 98651

**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-10-35-L1**

**APPLICANT:** Nathan Ziegler

**OWNER:** Andy Von Flotow for Hood River Equities, LLC.

**FILE NO.:** Amendment to NSA-10-35

**REFERENCE NO.:** Administrative Decision for NSA-10-35, recorded as Auditor's File #  
2011179123, recorded on the 27 day of Sept, 2011.

**PROJECT:** To construct a retaining wall to retain Cook-Underwood Rd. dirt and debris from landing onto the subject parcel. To remove 16' x 36' addition on the existing single-family dwelling, and reconstruct the foundation and addition while updating the house with a new roof. To shape below the house (terrace the back yard) to remove future fire danger and to add a 56' x 10' deck to south of the house. This Letter Amendment proposes changes to the retaining wall.

**LOCATION:** 11102 Cook-Underwood Road, Underwood, Section 21 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-21-3-0-0900-00.

**LEGAL:** See attached page 4.

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**ZONING:**

General Management Area- Large-Scale Agriculture (Ag-1) and Open Space (OS), the proposed development is taking place in the Large-Scale Agriculture (Ag-1) zone only.

September 7, 2011

Dear Mr. Ziegler,

The Community Development Department issued a final Modified Administrative Decision on March 29, 2011 for the above referenced application. On August 22, 2011 we received an application for a NSA Letter Amendment proposing to increase the height of the approved retaining wall to match the grade of Cook Underwood Road, exceeding the originally approved 6' – 8' height, and to add a 6' – 8' tall privacy fence to the top of the retaining wall. The retaining wall will be constructed of Ultra Block.

Condition of Approval #11 shall states:

- 11) The rocks for the retaining walls and the support of the backyard terraces shall be dark earth tone in color.

Condition of Approval #11 shall be modified as follows:

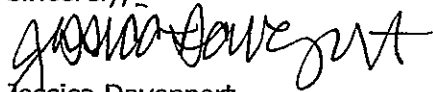
- 11) The retaining walls, privacy fence, and the support of the backyard terraces shall be dark earth tone in color.

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 elevation drawing for the retaining wall (see attached page 7) to this Letter Amendment shall replace the one attached to the Administrative Decision. The amendment is hereby approved.

All of the original conditions in the Modified Administrative Decision are still valid and shall be complied with. As a reminder, **the Modified Administrative Decision and this Letter Amendment must 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.

Sincerely,



Jessica Davenport  
Planning Manager  
Planning Division

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cc: Andy Von Flotow  
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: Legal Description  
Letter Amendment Application  
Original and Revised Elevation Drawing of Retaining Wall  
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.

EXHIBIT A

All that portion in the North half of the Southwest quarter of the Southwest quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, lying Southerly of the County Road known as Underwood-Willard highway.

Skamania County, Wash.  
Dec 9-8-10 Page 3-10-21-3-900

1. Any unpaid assessments or charges, and liability for further assessments or charges by the Town of Underwood.
2. EASEMENT and the terms and conditions thereof:  
Purpose: Utilities  
Area Affected: Said Premises  
Recorded: July 8, 1912  
Auditors File No: Book N, page 635

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SKAMANIA COUNTY

## NATIONAL SCENIC AREA LETTER AMENDMENT

(Please complete application in ink)

AUG 22 2011

COMMUNITY DEVELOPMENT  
DEPARTMENT

Applicant: Nathan Ziegler E-mail: \_\_\_\_\_  
 Address: 31 Memory Lane Home: (509) 806-0153  
Underwood, WA 98651 Work: ( )  
 Property Owner: Andy VonFlotow E-mail: \_\_\_\_\_  
 Address: 11102 Cook Underwood Rd Home: ( )  
Underwood WA 98651 Work: ( )  
 Site Address: \_\_\_\_\_  
 Tax Lot/Parcel # 03-10-21-3-0-0900  
 Location of Property: \_\_\_\_\_

Minor Modification Project Description (Attach additional sheets if necessary):

Top of retaining wall shall approximately  
match the local grade of Cook-Underwood  
Rd.

To add a 6' to 8' tall privacy fence to top of  
retaining wall. Metal-black frame w/ wood 1x6  
uprights. wood to be stained dark.

Attached Plans (if applicable): ☐ Modified Site Plan ☐ Modified Elevation ☐ Other

Applicant signature(s):

Date: 8-17-11

Owner signature(s):

Date: 18 Aug 2011

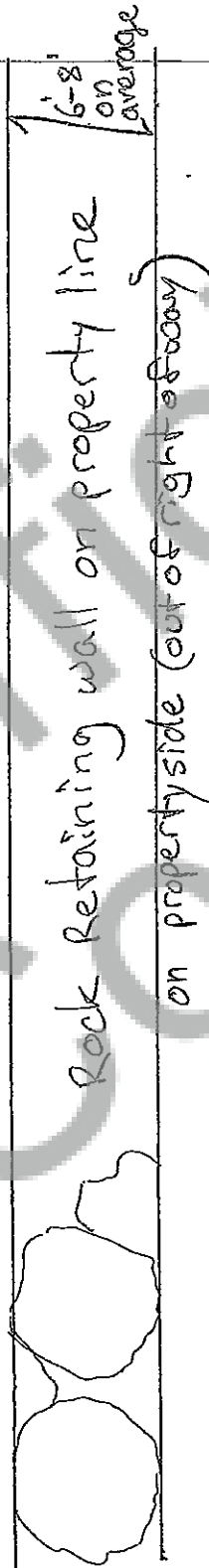
Signature of the property owner(s) authorizes the Community Development Department and other Agency personnel  
reasonable access to the site in order to evaluate the application.

## FOR DEPARTMENT USE ONLY

Legal description attached:	Yes / No	Date received	8/22/11	Date complete	8/22/11
Receipt #	007984	File #	NSA-10-35-41	JD	

Original Retaining wall

Andy Von Flotow - owner  
Nathan Ziegler - Builder  
541-806-0153



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DEC 16 2010

COMMUNITY DEVELOPMENT  
DEPARTMENT

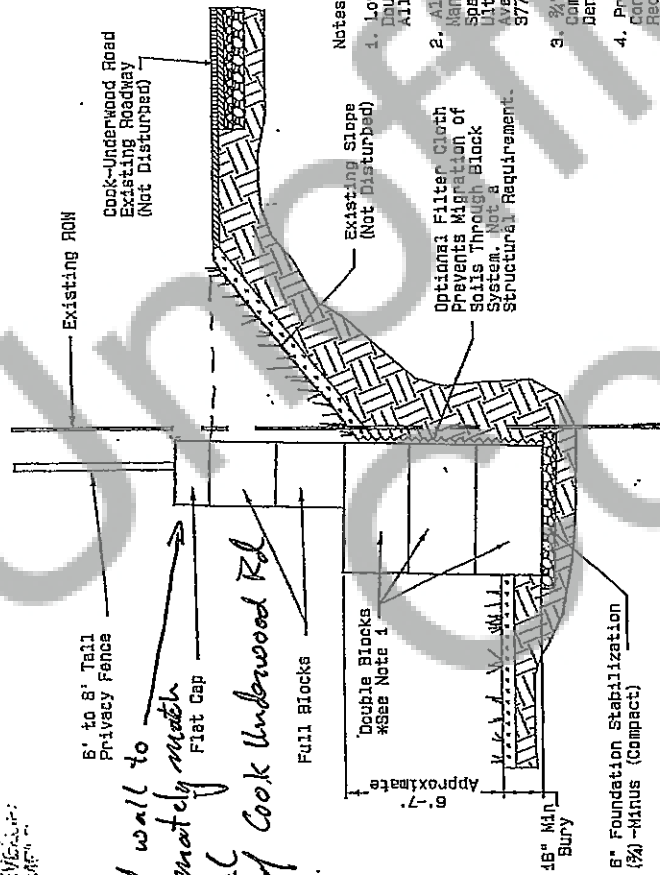
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SKAMANIA COUNTY

REVISED

AUG 22 2011

COMMUNITY DEVELOPMENT  
DEPARTMENT

Top of wall to  
approximately match  
the local  
grade of Cook Underwood Rd



- Notes:
1. Lower Rows of Double Block can be Double Rows of Single Blocks to Allow for Stacking Flexibility.
  2. All Gravity Block Shall Be Manufactured per Ultrablock, Inc. Specifications, as Supplied by Ultrablock, Inc., 845 NE 172nd Ave., Vancouver, Wa 98684, (800) 977-9877.
  3.  $\frac{3}{4}$ " - Minus Gravel Shall be Compacted to 92% of Maximum Dry Density per ASTM Standard D1557.
  4. Provide All Necessary Erection Control. Contractor to Provide All Required Shoring During Construction.

# GRAVITY BLOCK RETAINING WALL

A-1  
S1.0

SCALE 3/16" = 1'-0" Reduced 90

## BELL DESIGN COMPANY

CIVIL ENGINEERING LAND SURVEYING  
1000 EAST STEUBEN STREET, P.O.B. 300, BINGEN, WA, 98605  
PHONE 509 443-3886 FAX 509 443-3885 BELLDISEIGNCOMPANY.COM

Owner  
Hood River Equities, LLC  
Attn: Andy von Flotow  
1750 Country Club Road  
Hood River, Oregon 97031  
(541) 387-2288

Site Address  
11102 Cook-Underwood Rd.  
Underwood, Wa 98651

03-10-21-3-0-09 00-00 NS4-10-35

