

Return Address: Michael Audette
P.O. Box 106
Washougal, WA 98671

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-11-17-L1

APPLICANT: Michael Audette

OWNER: Michael and Brandy Audette, and Betty Huddleston

FILE NO.: Amendment to NSA-11-17

REFERENCE NO.: Administrative Decision for NSA-11-17, recorded as Auditor's File # 2011179277, recorded on the 20th day of October 2011.

PROJECT: Due to the collapse of a 14,000 square foot barn/arena the applicant is proposing a 30' x 15' garage addition that will be attached to the existing club house, and two agricultural barns, each 40' x 60' in size, which will be used to tend livestock.

LOCATION: 101 Stable Way, Washougal, Section 8 of T1N, R5E, W.M. and is identified as Skamania County Tax Lot Number 01-05-08-0-0-0800-00.

LEGAL: See attached page 5.

ZONING: General Management Area – Small Scale Agricultural (Ag-2).

November 8, 2011

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Dear Mr. Audette,

The Community Development Department issued a final Administrative Decision on September 20, 2011 for the above referenced application. On November 1, 2011 we received a NSA Letter Amendment Application from you requesting some modifications to the approved agricultural buildings. You have requested the following:

Agricultural Barn #1

- To flip Agricultural Barn #1 so that the 40' dimension runs north/ south rather than the 60' dimension.
- To change Agricultural Barn #1 to a Monitor Style design.
- The floor plan for Agricultural Barn #1 indicates that the dimensions of the building will be 40' 1" x 60' 6" rather than 40' x 60', the height of the building will be 22' from top of grade to roof peak.

Agricultural Barn #2

- To change Agricultural Barn #2 to have four bay doors on the north side rather than three bay doors.
- The height of Agricultural Barn #2 will be 22' from top of grade to roof peak.

The Staff Report, Section 22.18.030(A) found the subject property to be topographically screened from all key viewing areas. The proposal was not required to be reviewed under Section 22.18.030 which reviews design proposals for visual subordination. Design changes such as the "Monitor Style", the added bay door, re-orientating Agricultural Barns #1 to have the 40' dimension run north/south, and increasing the height, of Agricultural Barn #1 and #2 to 22' feet in height will not affect scenic resources.

The change to the footprint of Agricultural Barn #1 to 40' 1" x 60' 6" rather than 40' x 60' will not alter the planned use for the building as shown in the agricultural plan and floor plan submitted with the application materials as discussed in the Staff Report, Section 22.12.010(A). The conclusion for that section states, "The proposed sizes of the structures do not exceed the size needed to serve the agricultural use", is not altered by this change to the footprint.

The compatibility of the proposed barns as discussed in Section 22.18.020(A)(2) states: "The applicant is proposing two new agricultural barns, each with a 40' x 60', or 2,400 sq. ft. footprint. Staff conducted research of the Skamania County Assessor's records in order to determine if the proposed development is compatible with the general scale of existing nearby development of a similar nature. Within ¼ mile of the subject property there are 13 barns. One barn was an outlier in size at 13,312 sq. ft. and was not included in the calculations to determine the average size of the barns in the area. The remaining 12 barns have an average size of 1,198 sq. ft. with the largest of these barns at 3,312 sq. ft. The proposed 2,400 sq. ft. barns are within this range and therefore are determined to be compatible." With the altered footprint of Agricultural Barn #1, which is approximately 2,425 sq. ft. in size, the barn will remain compatible with the barns in the nearby vicinity that range in size from 1,198 sq. ft. to 3,312 sq. ft..

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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 (see attached page 7) to this Letter Amendment shall replace the one attached to the Administrative Decision. The elevation drawings (see attached pages 8-11) shall be added 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 issuance of a building permit for the Agricultural Barns.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,


Jessica Davenport
Planning Manager
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: Legal Description
- Letter Amendment Application
- Original Site Plan and Elevation Drawing
- Revised Site Plan and Elevation Drawing
- Vicinity Map

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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.

BOOK 252 PAGE 12

Exhibit "A"

Lot 4 of THE ROBERT FERGUSON SHORT PLAT, recorded in Book 2 of Short Plats, page 13, records of Skamania County, Washington.

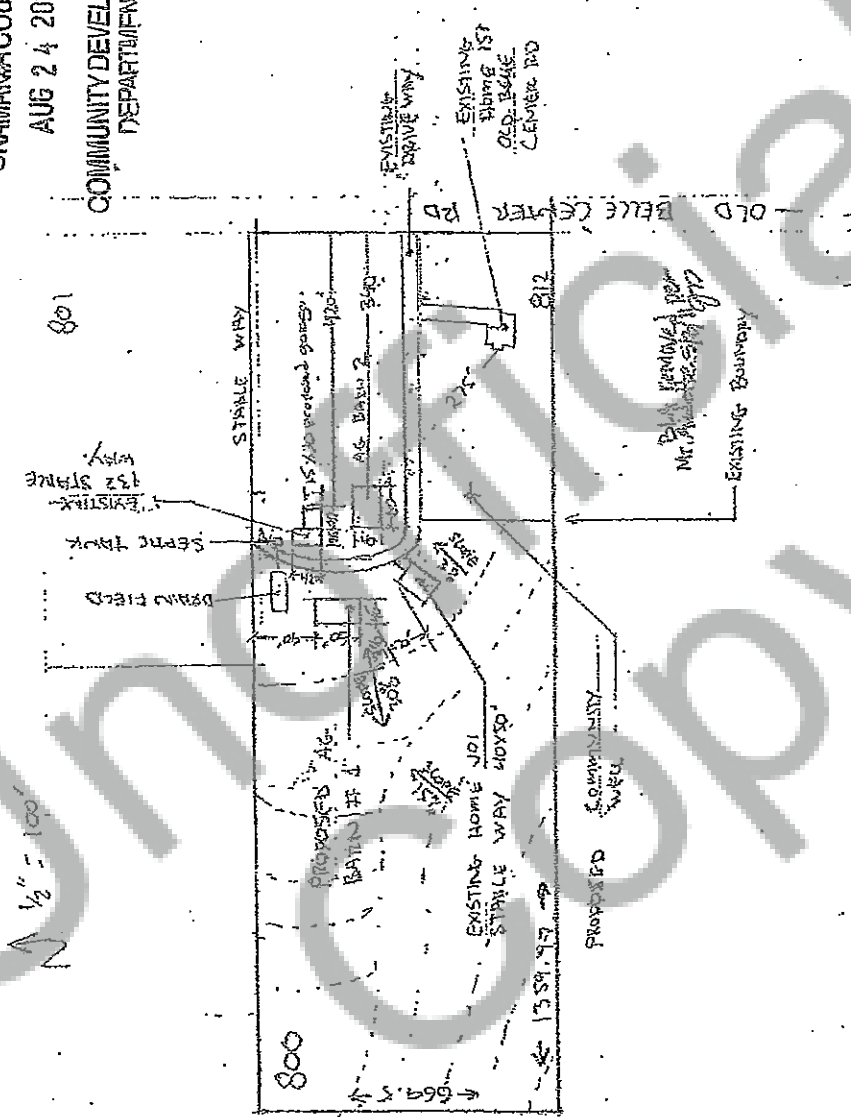
AND the South half of the South half of the Northwest quarter of Section 8, Township 1 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

EXCEPTING the West 13 acres thereof.

AND FURTHER EXCEPTING any portion thereof lying within the ROBERT FERGUSON SHORT PLAT, recorded in Book 2 of Short Plats, on pages 13, 37 and 74, Skamania County Records from said South half.

RECEIVED
 SKAMAWA COUNTY
 AUG 24 2011
 COMMUNITY DEVELOPMENT
 DEPARTMENT

Original Site Plan

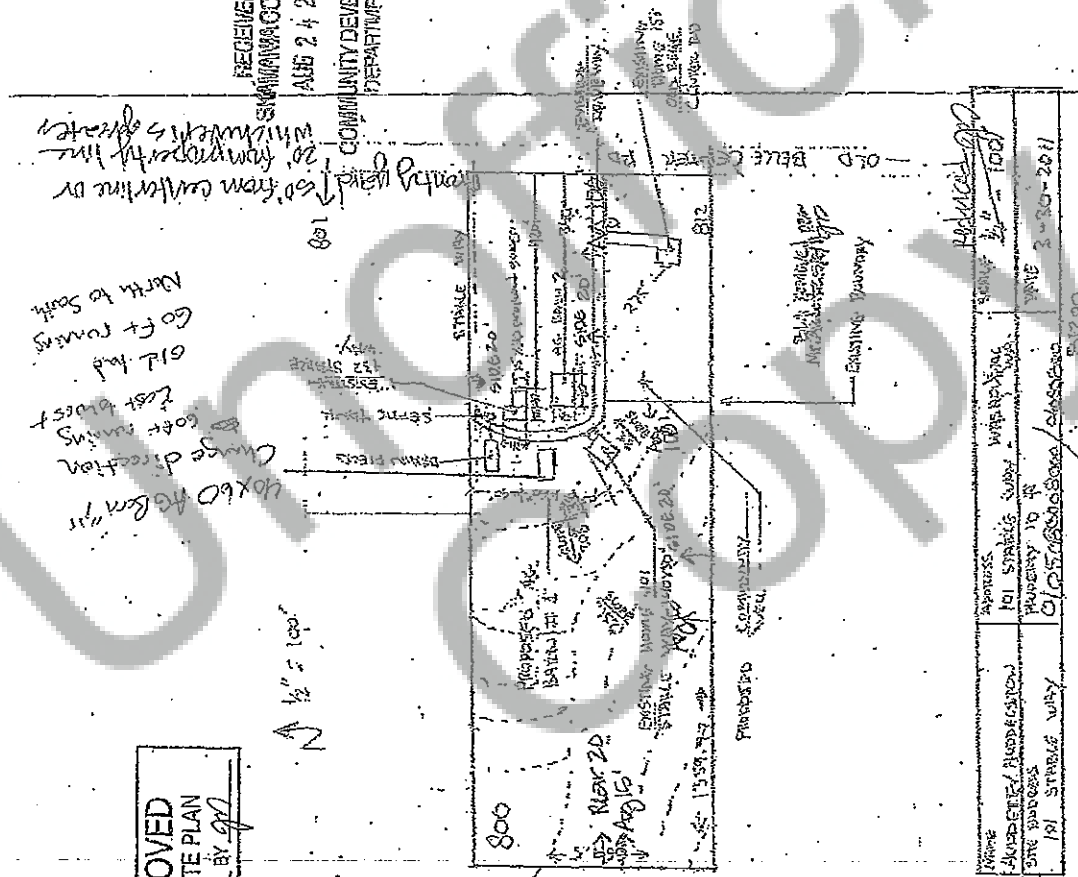


NAME	ADDRESS	SCALE	DATE
AUBREY/ HOOGLISTON	101 STABLE WAY - WAS HOURL WA.	1/2" = 100'	3-30-2011
SITE ADDRESS	PROPERTY TO #		
101 STABLE WAY	010508008000/01050800		

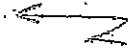
"Elevation"

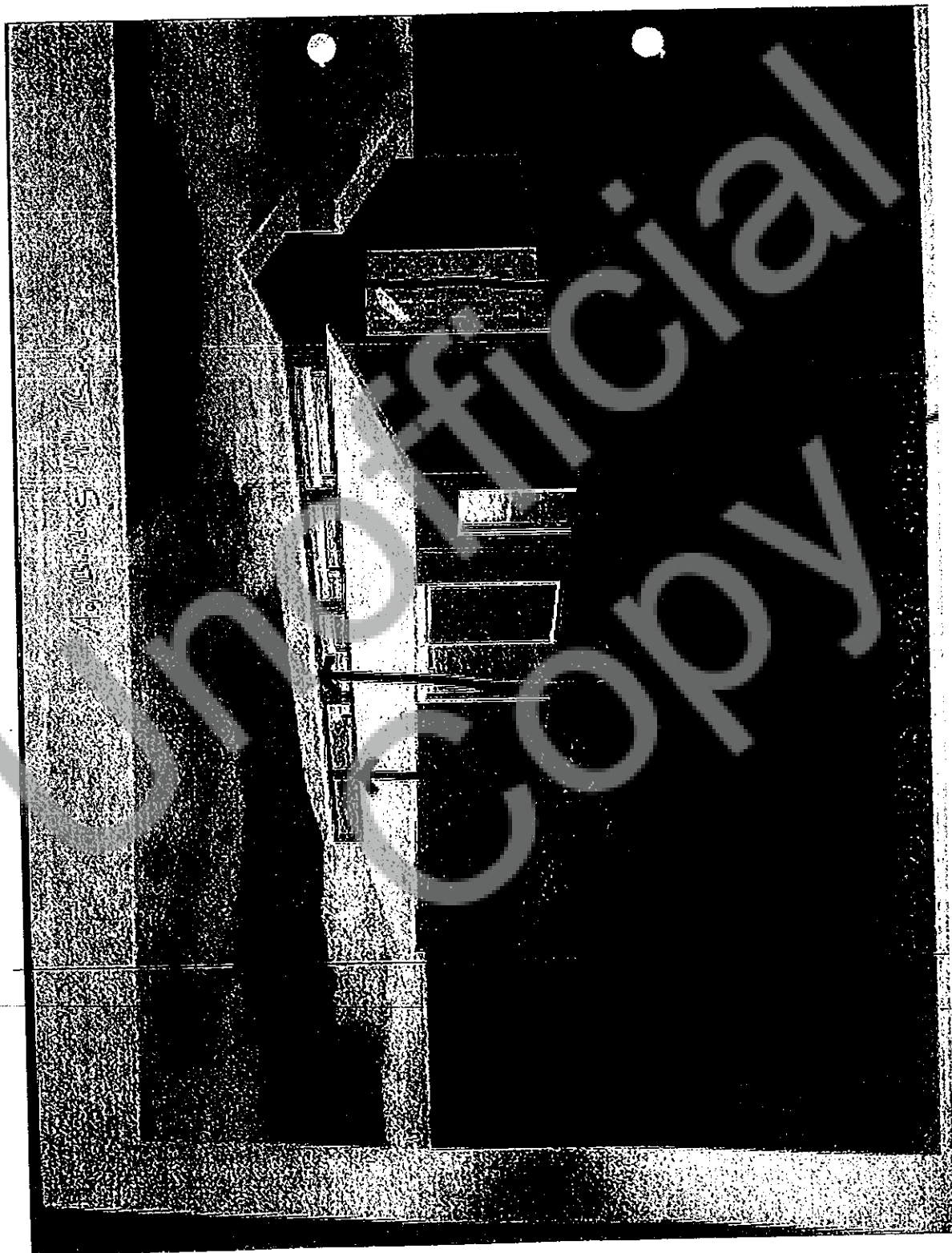
Revised Site Plan

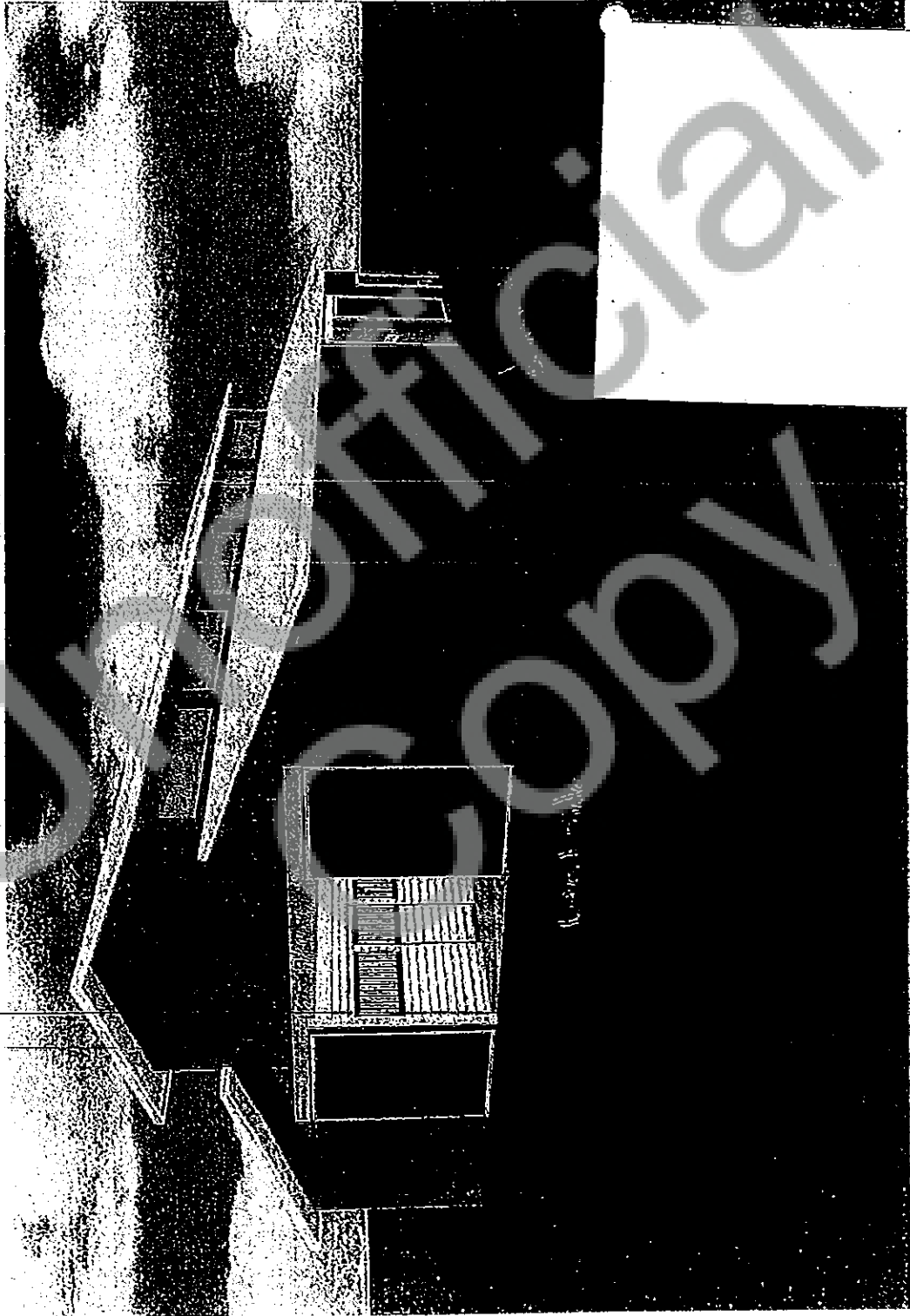
RECEIVED
 SULLY COUNTY
 AUG 24 2011
 COMMUNITY DEVELOPMENT
 DEPARTMENT



APPROVED
 SALT SITE PLAN
 DATE 10/11/11 BY gyt







Ag buildings "N" Bean

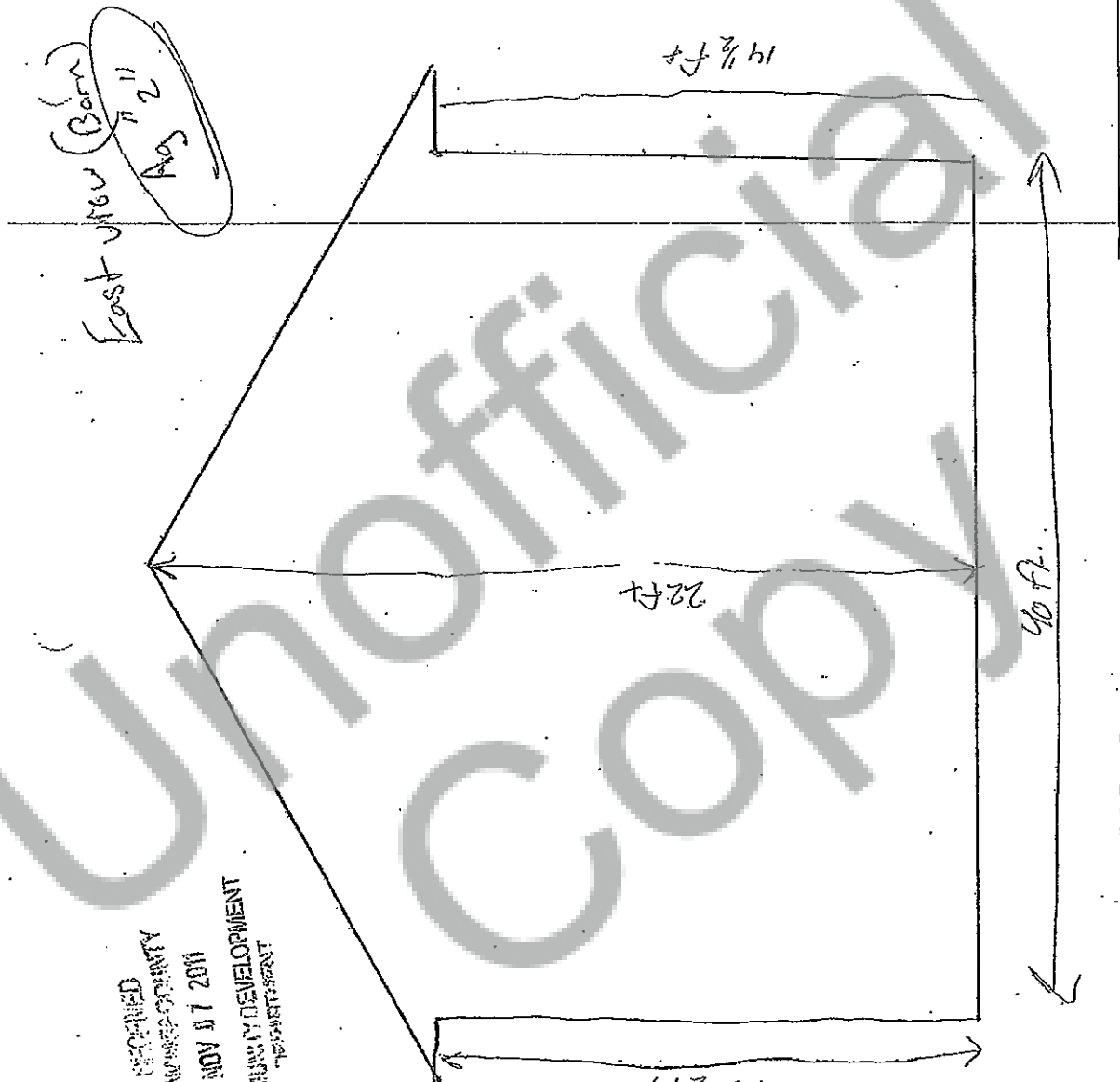
10-11-11

Proposed Ag ^(Barn) Buildings "2"

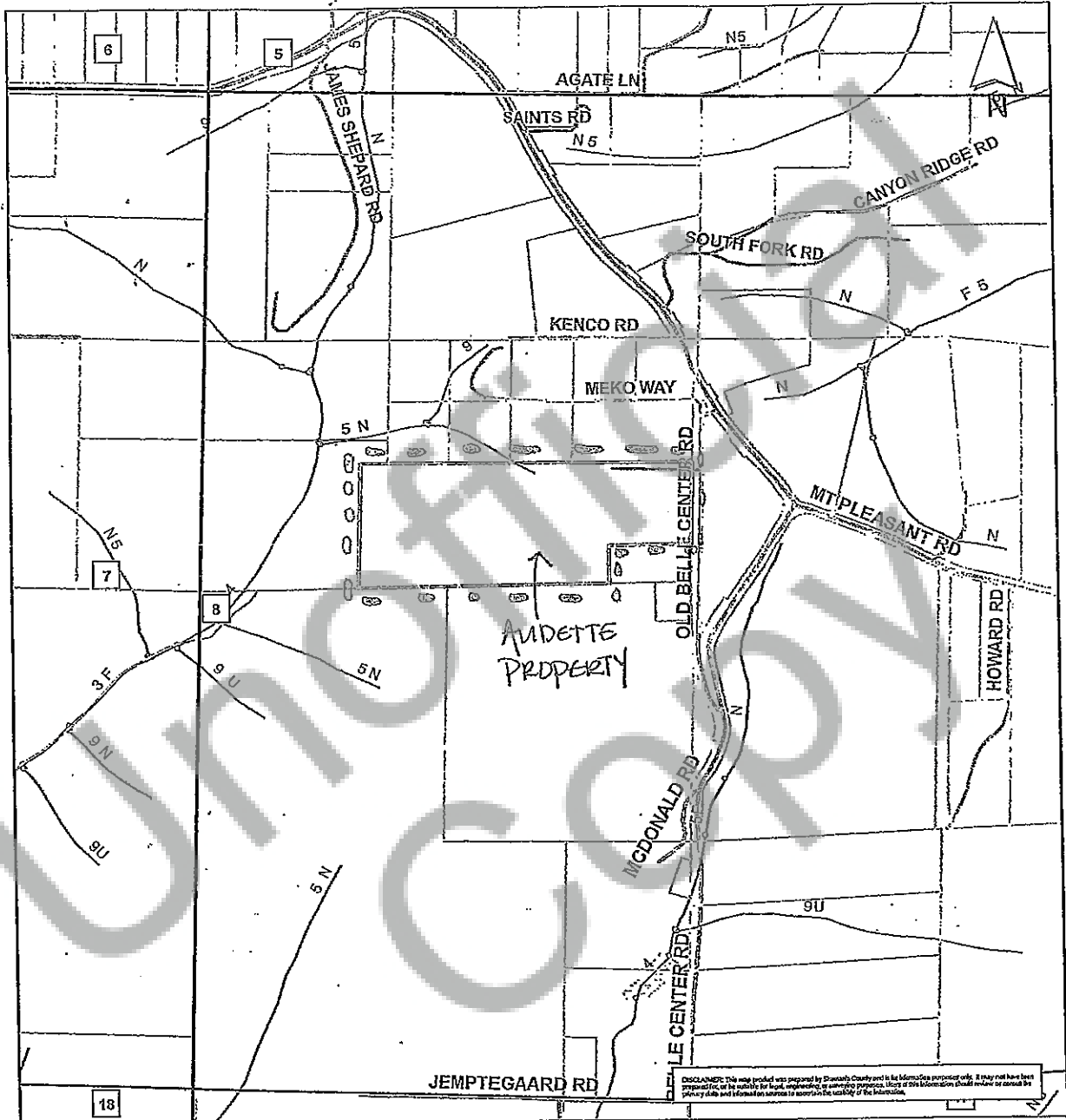


North view

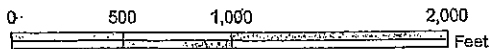
Making change to original plan
adding fourth roll up door.



RECORDED
 SPANISH-COUNTY
 NOV 17 2011
 COMMUNITY DEVELOPMENT
 DEPARTMENT



SKAMANIA COUNTY
 Department of Community Development
 Michael Audette (NSA-11-17)
 Assessor's Tax Parcel #01-05-08-0-0-0800-00
 Subject Property



Legend

- Parcel
- Leased Lots
- Streams
- Wetlands (NWI)
- Roads - Public
- Roads - Private