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Return Address: Ira Martin
P.O. Box 441
Lyle, WA 98635

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 1009
Stevenson, Washington 98648
Phone: 509-427-3900 Inspection Line: 509-427-3922

Letter Amendment to Administrative Decision NSA-09-47-L1

APPLICANT: Ira Martin

OWNER: Grapevine Associates (Phillip Jones)

FILE NO.: Amendment to NSA-09-47

REFERENCE NO.: Administrative Decision for NSA-09-47, recorded as Auditor's File #
2012181704, recorded on the 8 day of October 2012.

PROJECT: Application to construct a new farm dwelling (approximately 2,553 2,956 sq. ft. footprint), driveway, septic and associated utilities.

LOCATION: 112 Kollock Knapp Road, Underwood; Section 19 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-19-0-0-0700-00.

LEGAL: Lot 3 of the Crego-Fest Short Plat (#3), recorded on January 3, 1985 in Auditors files Book 3, Page 74.

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

August 20, 2012

Dear Mr. Martin,

Amendment NSA-09-47-L1 (Martin)
Page 2

The Community Development Department issued a final Administrative Decision on May 4, 2010, for the above referenced application. On April 12, 2012 we received a letter from you requesting a one year extension to the Administrative Decision which was granted by our department pursuant to Skamania County Code Title 22, Section 22.06.150(B). On August 9, 2012 we received a letter from you requesting an amendment in order to alter the footprint of the single-family dwelling, reduce the height of the dwelling from a two-story structure to a one-story structure, alter the location of the onsite septic system, and to add an underground trench which is needed in order to extend both the water, phone, and power services to the property.

The footprint of the house will be altered from a total square footage of 2,553 sq. ft. (including attached garage), with approximately 300 sq. ft. of decking to have a total of 2,956 sq. ft. (including attached garage), with approximately 410 sq. ft. of decking. The proposed footprint of the house has an increase of 403 sq. ft. However, the proposed design eliminates the second-story, and will reduce the total size and visual mass of the dwelling from 4,143 sq. ft. in total area to the proposed 2,956 sq. ft. The Staff Report for file no. NSA-09-47 under Section 22.18.020(A)(2) states that there are 26 single-family dwellings in the GMA within ½ mile of the subject parcel. These 26 dwellings range in size from 886 sq. ft. to 5,974 sq. ft. in total area, with an average size of 2,915 sq. ft. The new design under review in this Letter Amendment application remains compatible with existing nearby development of a similar nature.

The height of the dwelling will be reduced from the approved maximum height of 30 feet as measured from the top of footing to roof peak, as the second story is being eliminated. The proposed design will be a maximum height of 24 feet as measured from the top of footing to roof peak. The elevation drawings you submitted show a maximum height of 22 feet from the top of finished grade to roof peak, and your follow up correspondence states that, "The footing will be stepped down with the sloping grade – top of footer will be 12" – 24" below grade", making a total height of 24 feet from top of footing to roof peak.

Condition of Approval number four shall be modified as follows:

- 4) The height of the single-family dwelling shall not exceed 30 24 feet as measured from top of footing to roof peak.

Additionally, the new design will have less glazing area due to south facing windows than the originally approved design. Your supplemental information for the letter amendment application indicates that the area of the glazing on the south-facing window wall was less than 23% on the original design; the proposed design will have 18.7% glass area for the south-facing wall.

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.

Amendment NSA-09-47-L1 (Martin)
Page 3

The revised site plan, floor plan and elevation drawings (see attached pages 7-15) 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, **the Administrative Decision and this letter amendment shall be recorded by the applicant at the County Auditor's office prior to the issuance of a building permit.** If you have any questions, please contact me at (509) 427-3900 or davenport@co.skamania.wa.us .

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: Letter Amendment Application
Original Site Plan, Floor Plan, and Elevation Drawing
Revised Site Plan, Floor Plan, and Elevation Drawing
Vicinity Map

APPEALS

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

Amendment NSA-09-47-L1 (Martin)
Page 4

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 1009, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 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.

Unofficial
Copy

NATIONAL SCENIC AREA LETTER AMENDMENT

(Please complete application in ink)

COMMUNITY DEVELOPMENT
CORRECTION UNIT
11-8-2012

Applicant: IRA MARTIN	E-mail: KPD@gorge.net
Address: PO BOX 441 LYLE WA 98635	Home: () Cell 541-993-0841
Property Owner: PHIL JONES	Work: () 509 365 4135 office
Address: ON FILE	E-mail:
	Home: () ON FILE
	Work: ()
Site Address: KONAHI Knap RLP	
Tax Lot/Parcel # 031019000700	
Location of Property:	

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

SEE ATTACHED

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

Applicant signature(s):

Date: 8/8/12

Owner signature(s):

Date:

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: 8/9/2012	Date complete: 8/9/2012 (AKS)
Receipt # Paid via check \$250.00	File #

check # 895
Receipt # 008377

Klickitat Planning and Design

P.O. Box 441, Lyle, WA 98635

August 7, 2012

Skamania County Planning Department
Stevenson, Washington

Re: Request for Minor Modification
Grapevine Associates -15 Acres
Kollock-Knapp Road, Underwood, Washington

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In their efforts to move forward with the project, the Jones' have identified 3 minor modifications which they are requesting at this time.

1. The attached modified Site Plan shows the location of the underground trench which is needed to extend both the water, phone and power services to the property. A single road crossing is required along with approximately 700 LF of onsite trenching. All disturbed areas of the trench and road crossing will be returned to pre-construction condition within 30 days of the start of this work.
2. Modifications to the house plan are shown on the attached drawings. The modified structure has a smaller ground footprint, a lesser overall height and less glazing area than the previously-approved home. The new plan shows a 1-story structure instead of the previous 2-story structure. The required excavation for this project would be approximately half of the approved plan.

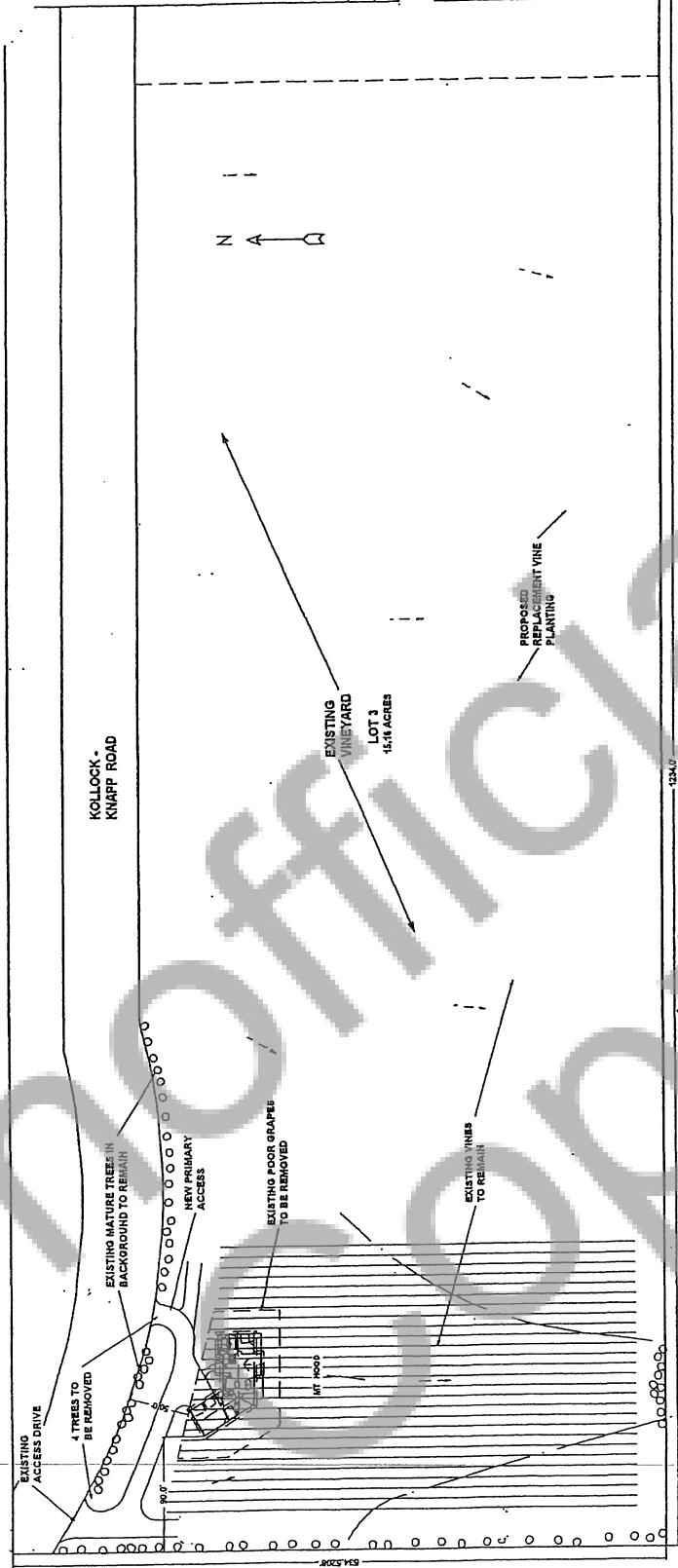
The modified Site Plan shows the overlay of the approved structure in dashed lines. I have included an enlarged version for your review along with a dimensioned floor plan and elevations of the south and east facing views.

3. Further inspection of the site conditions and construction requirements for the septic system have caused the relocation of the proposed drain field and reserve drain field areas. The dashed area on the modified Site Plan encompassed both of these areas. The drain filed area will be finished flush with existing grade so that no visual impact will remain after construction.

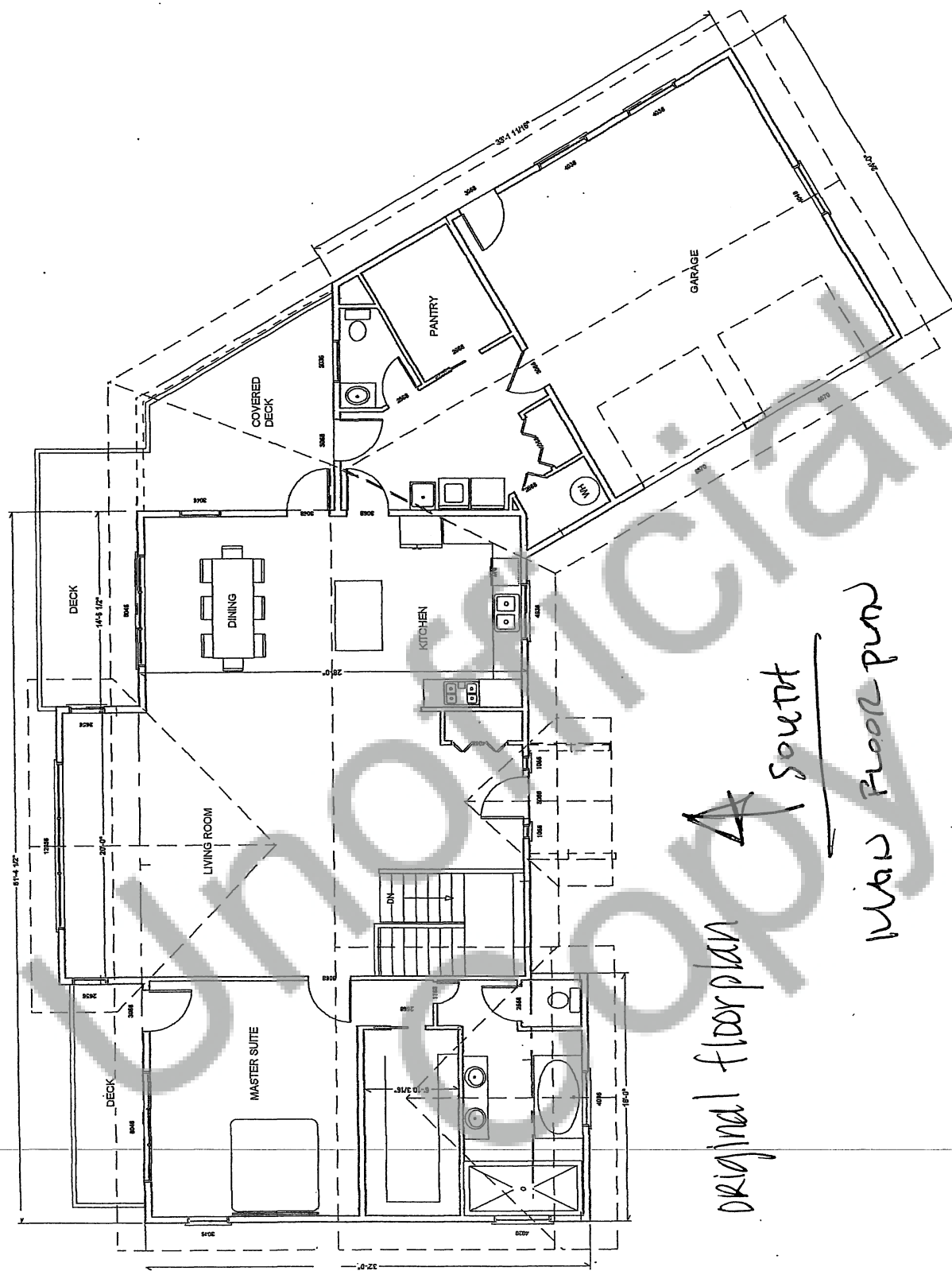
Sincerely,

Ira A. Martin, PE
Klickitat Planning and Design

original site plan

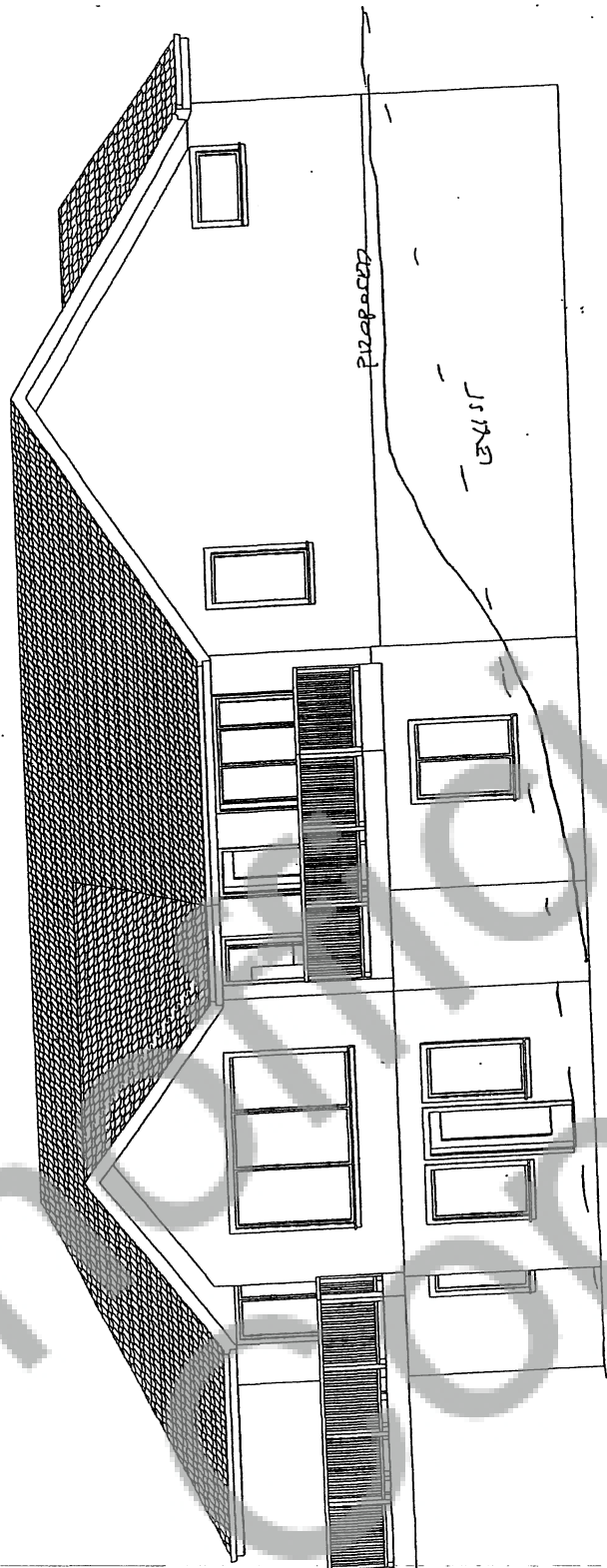


*reduced by staff



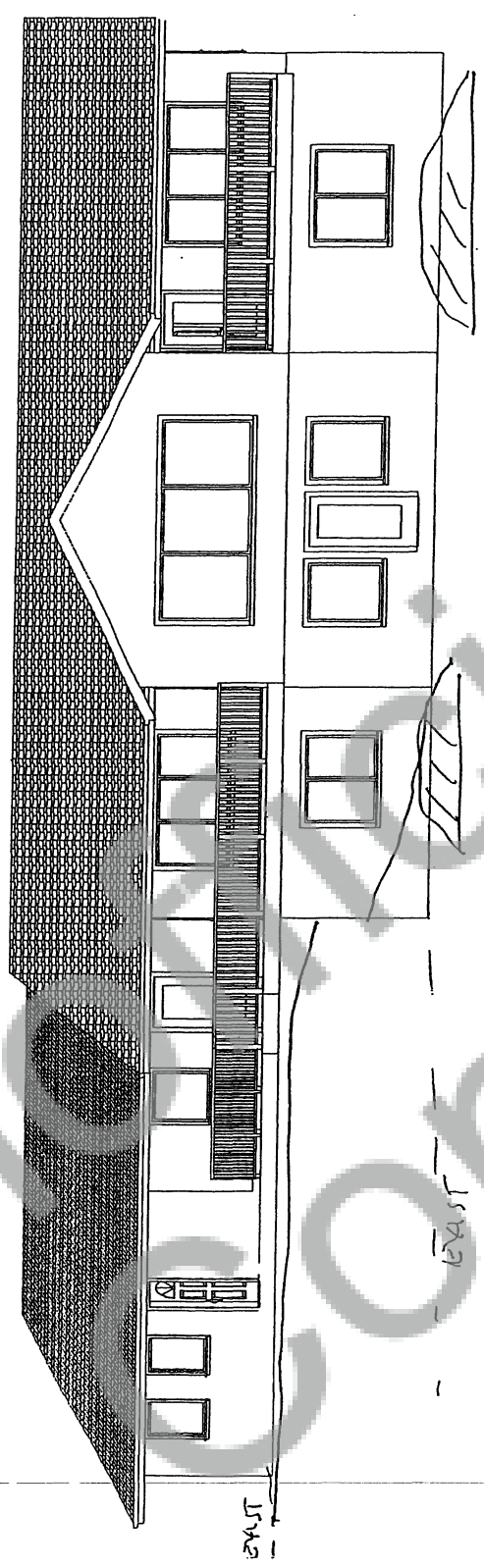
original floorplan
A South
Main Floor plan

original elevation



South-Hill

original elevation

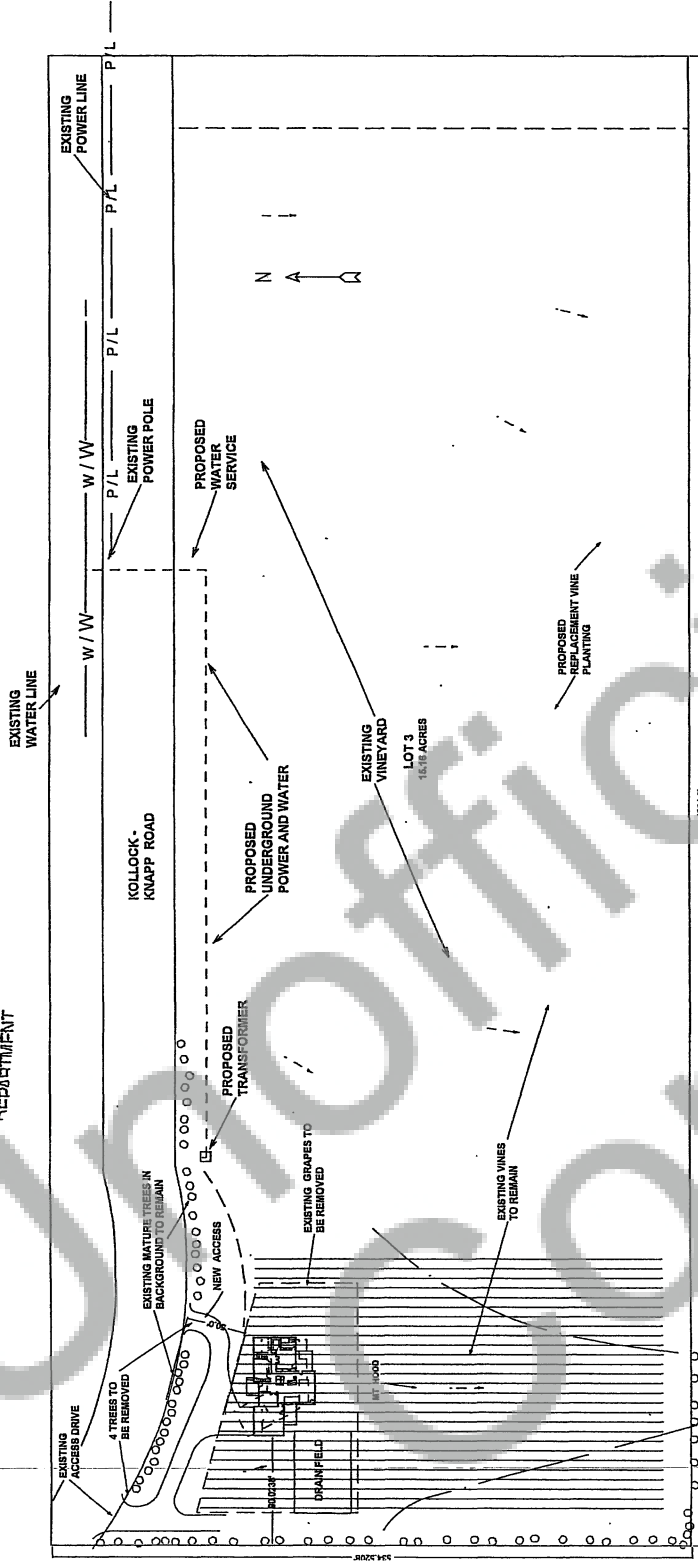


South

East

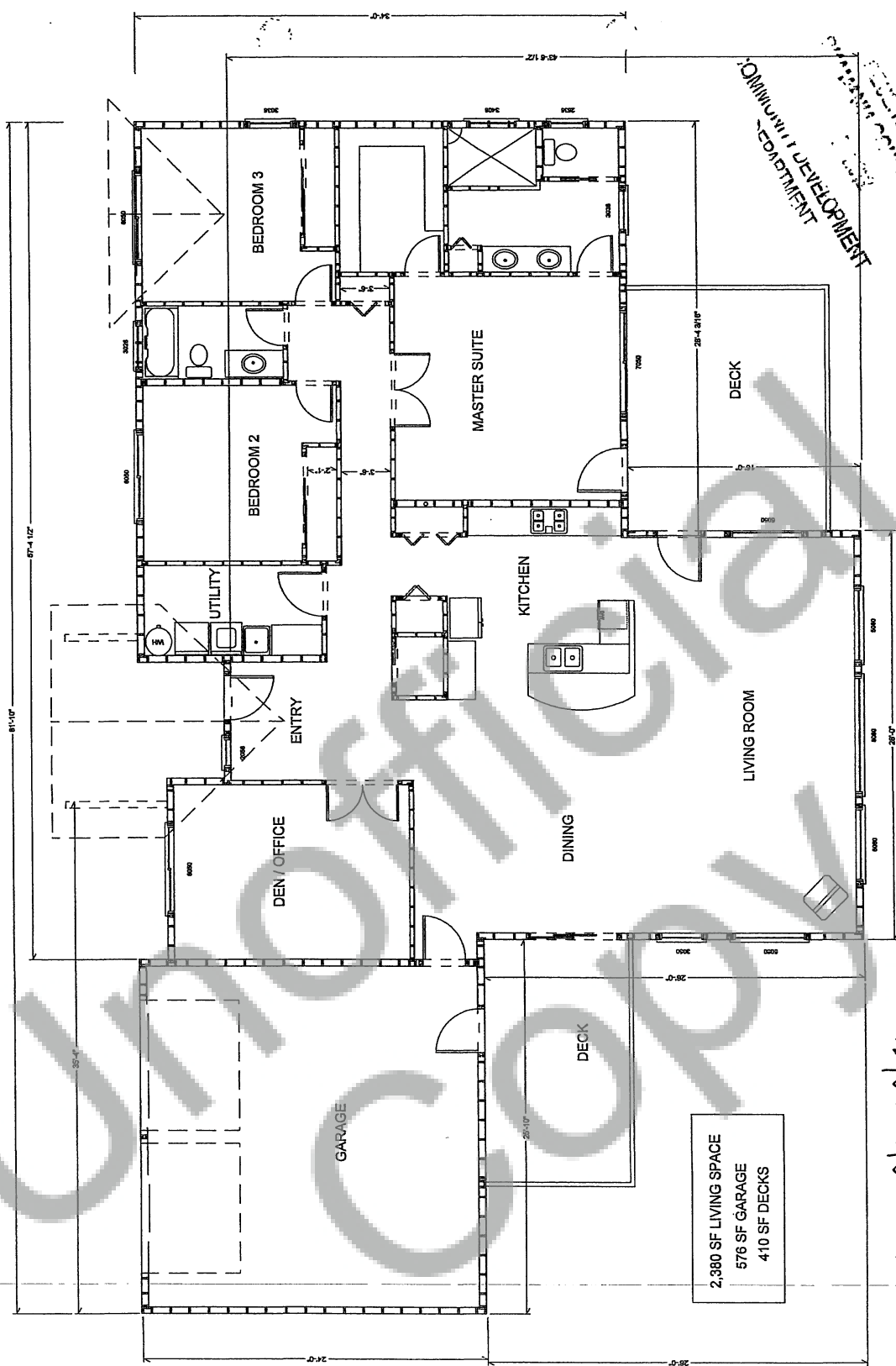
East

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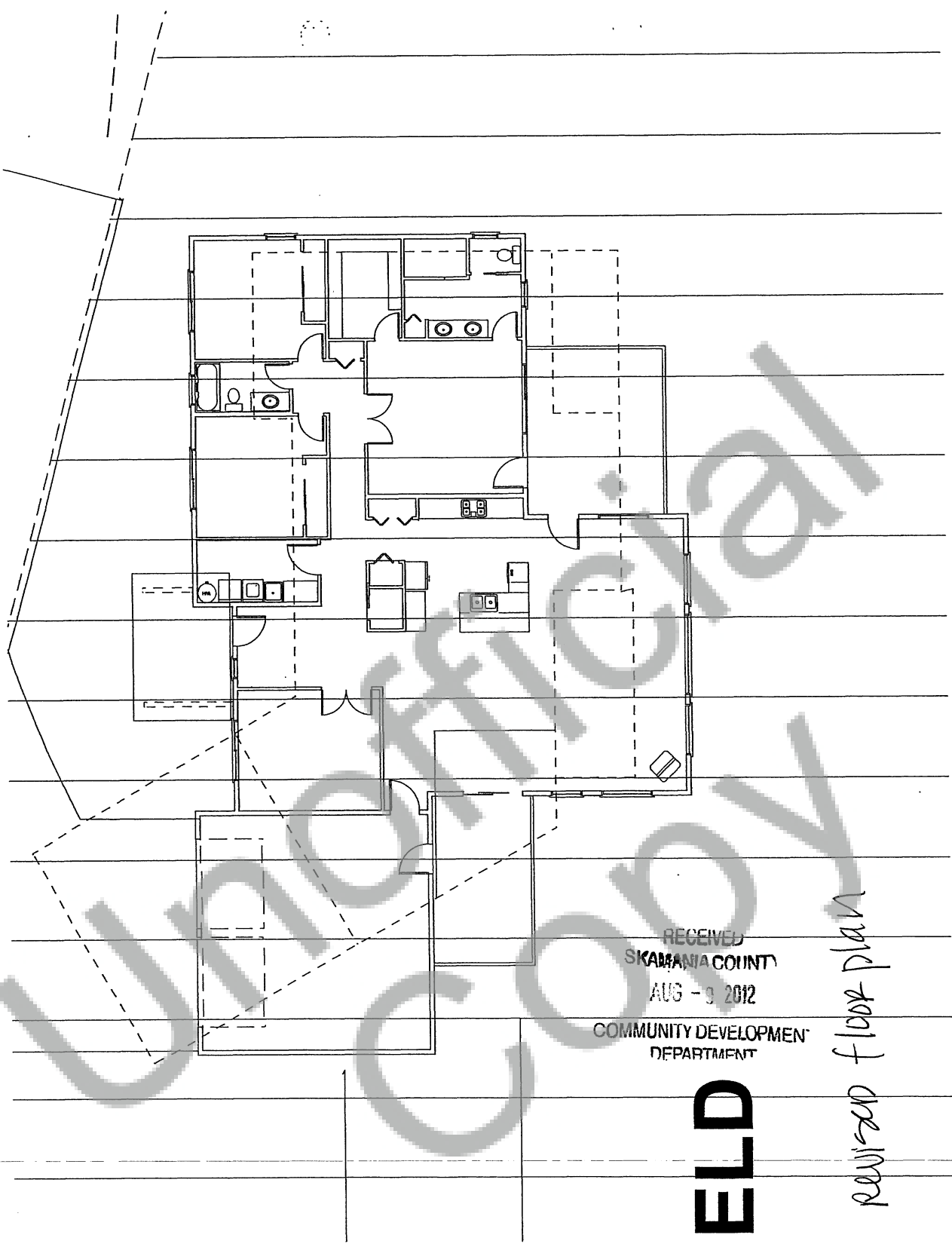


Revised site plan

Advised go

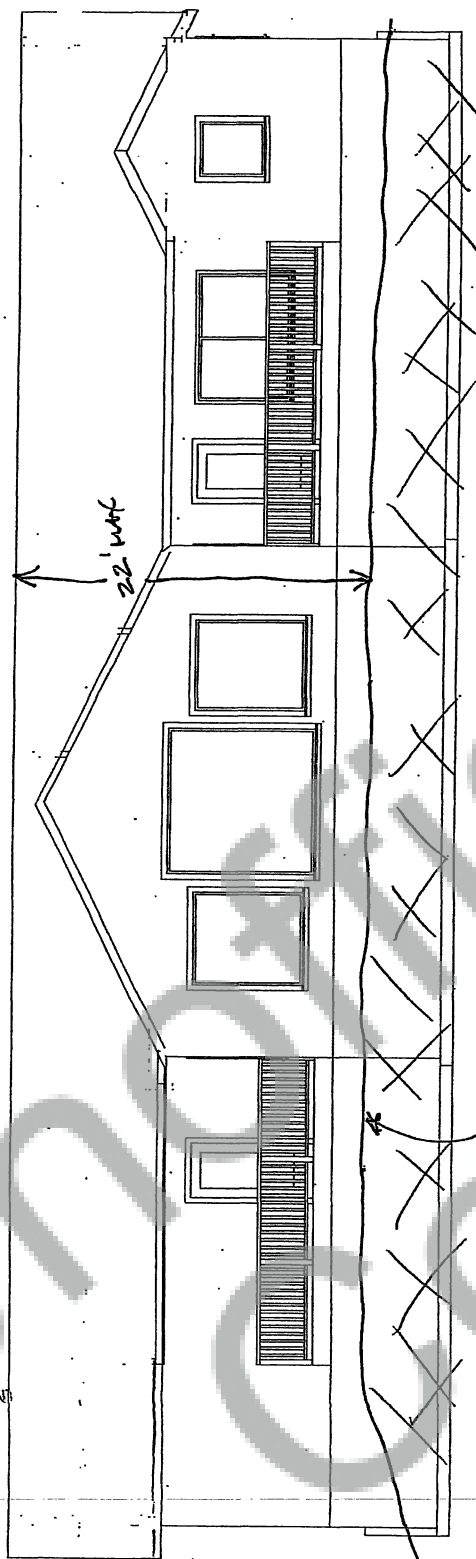


review floor plan



James 1512 Rev.
KPB
2/1/12

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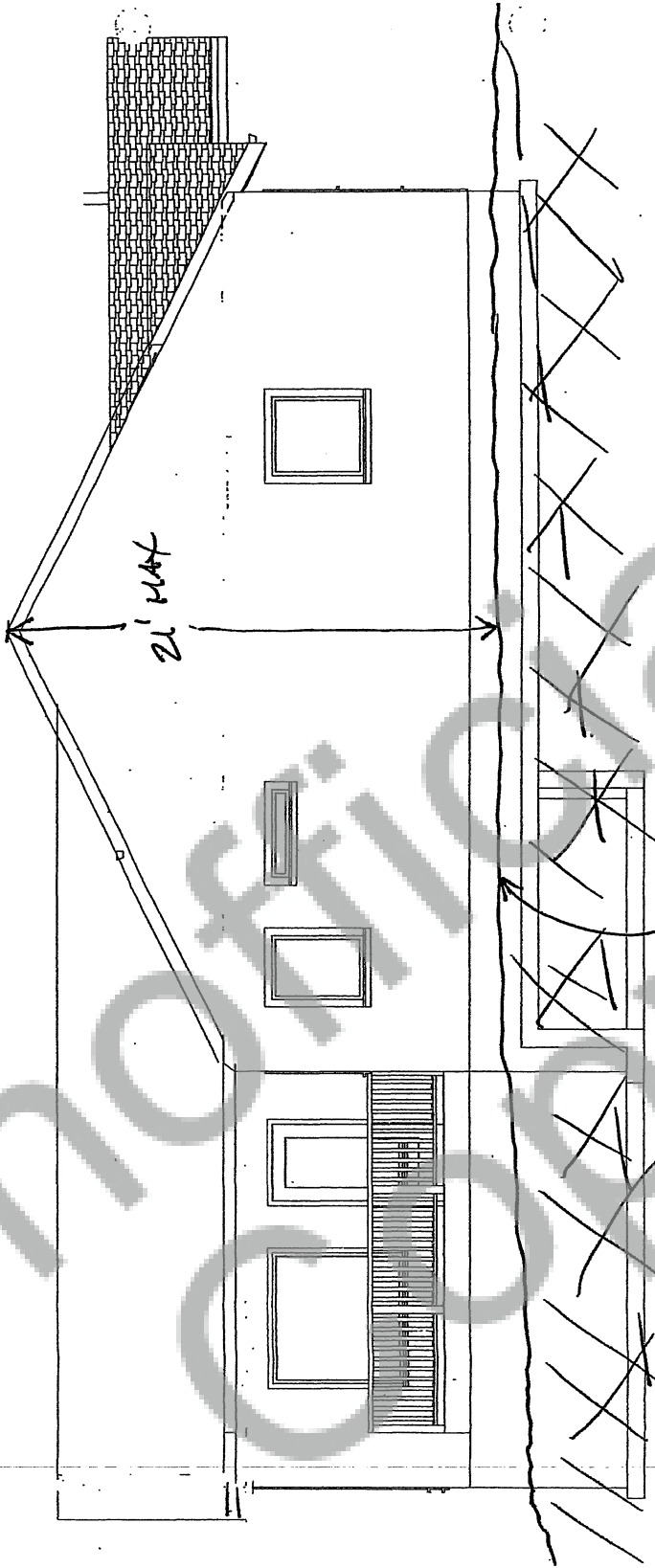
SOUTH ELEVATION

Revised elevation

Redlines

Jones 15th REV
14-20
8/1/12

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FIRST GRADE

EXIST. GRADE

REVISED elevation

EAST ELEVATION

3-10-19

GRAPEVINE ASSOCIATES

SEE MAP

SKAMANIA COUNTY	SECTION
WASHINGTON	SEC. 19 T. 3 N., R. 10 E. W.M.
REVISED	3-10-19

SKAMANIA COUNTY
ASSESSOR

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ASSESSOR'S USE ONLY