

Return Address: Virgil and Brenda Dowell
12 Krogstad Road
Washougal, WA 98671

Skamania County
Community Development Department

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 Fax 866 266 1543

Letter Amendment to Administrative Decision NSA-05-31-L2

**APPLICANT/
PROPERTY
OWNER:** Virgil and Brenda Dowell

FILE NO.: Amendment to NSA-05-31-L2

REFERENCE NO.: Administrative Decision for NSA-05-31, recorded on December 1, 2005 in the Skamania County Auditor's records 2005159719; Letter Amendment for NSA-05-31-L1 recorded on November 30, 2007 in the Skamania County Auditor's records 2007168380.

PROJECT: To construct a new single-family residence (37'x63'x25.5'), a detached garage (40'x40'x18'), a goat house (12'x12'x12'), driveway and associated utilities.

LOCATION: 12 Krogstad Road, Washougal; Section 10 of T1N, R5E, W.M., and identified as Skamania County Tax Lot#01-05-10-0-0-0208-00.

LEGAL: Lot 2 of the Nordell Short Plat, recorded in Book 2, Page 31A.

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

December 6, 2010

Dear Mr. and Mrs. Dowell,

The Community Development Department issued a final Administrative Decision on November 23, 2005 for the above referenced application and a letter amendment on September 11, 2007. On November 9, 2010 we received a letter from you requesting some changes to the approved decision. You are requesting to construct natural rock retaining walls in various locations on the subject parcel, to protect the existing house, shop and on-site septic system from erosion. The site plan includes the proposed lengths and widths of those retaining walls. Currently, there is a culvert running under Krogstad Road that comes out on the northeast corner of the parcel. Due to setback constraints with putting a retaining wall adjacent to your on-site septic system, you have requested to create natural dirt berms to direct the water away from the on-site septic system. All disturbed areas will need to be reseed with native vegetation, consistent with condition of approval number 4.

Lastly, due to the PUD clearing of trees on the south portion of the property, and the effect on the original planting plan, you have proposed to mitigate by placing fill along the south property line to create a raised berm that you will then plant with native trees. Due to a dip in topography, the fill is needed to level the site such that the trees can provide adequate screening to meet visual subordination from SR-14.

The Letter Amendment was forwarded to the Skamania County Public Works Department for their review. Tim Homann, County Engineer, had the following comments related to the drainage concerns along the east property line:

- Public Works has had no problems in the past with the culvert flow under Krogstad Road, either in or out, that discharges to the natural drainage way on or near the Dowell property.
- A check of the property line map and photo shows that with the garage now located on this lot near the east property line, channelization of drainage past the garage towards the south end of the lot could actually encroach on the property of the neighbor to the east. Any channelization work on the neighbor's property would require some form of approval between the owners.
- The map provided with your request memo did not show any detail of the suggested retaining wall berm or exactly where it might be but because the original historical natural drainage channel is not protected by a public drainage easement, any change downstream of the Krogstad Road culvert is being done at the liability of the applicant. Any changes to the flow characteristics or the nature or location of any drainage discharges to any neighboring properties (including the WSDOT right-of-way) must be mitigated by the applicant. A storm drainage design by a licensed engineer is suggested to fully assess the impacts of this request.

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

The revised grading plan (see attached pages 62) to this Letter Amendment shows the location and sizes of the proposed retaining walls and the revised site plan (see attached page

4) shows the location of the proposed fill berm for screening. 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 staff final inspection.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,



Nicole Hollatz
Associate Planner

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
Nez Perce Tribe
Cowlitz Indian Tribe
Columbia River Gorge Commission (electronic)
U.S. Forest Service - NSA Office
Board of County Commissioners (electronic)
Friends of the Columbia Gorge
Department of Archaeology and Historic Preservation
Washington Department of Commerce (electronic)
Washington Department of Fish & Wildlife (Dave Howe)

Attached: Letter request for Amendment
Amended Grading Plan
Amended Site Plan (screening)
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.

Unofficial
Copy

ATIONAL SCENIC AREA LETTER AMENDM. .IT
(Please complete application in ink)

Applicant: VIRGIL R and Brenda J Dawell E-mail: vbdowell@gmail.com
Address: 12 Krogstad Road, WASHOUGAL WA Home: (503) 256-3545
Work: (503) 351-0479
Property Owner: Virgil R + Brenda J Dawell E-mail:
Address: 12 Krogstad Road Home: () SEE ABOVE ↑
WASHOUGAL WA 98671 Work: ()
Site Address: 12 Krogstad Road, WASHOUGAL WA 98671
Tax Lot/Parcel # 01-05-10-0-0-0208-00
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): X Virgil R Dawell Date: 11/8/10
Brenda J Dawell 11/8/10
Owner signature(s): X Virgil R Dawell Date: 11/8/10
Brenda J Dawell 11/8/10
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.

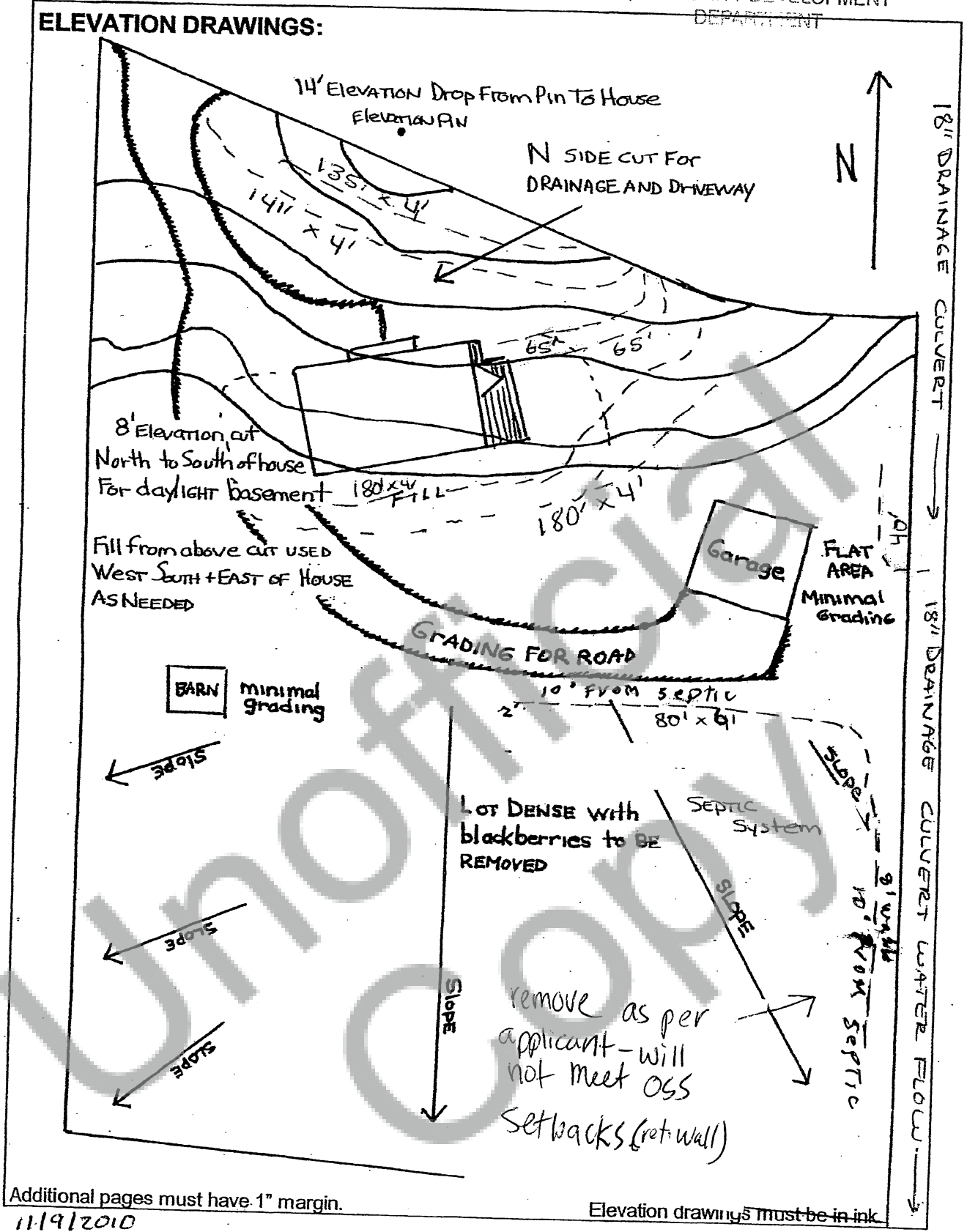
FOR DEPARTMENT USE ONLY	
Legal description attached: Yes / No N/A	
Date received 11/9/10	Date complete
Receipt # 007256	File # NSA-05-31-42

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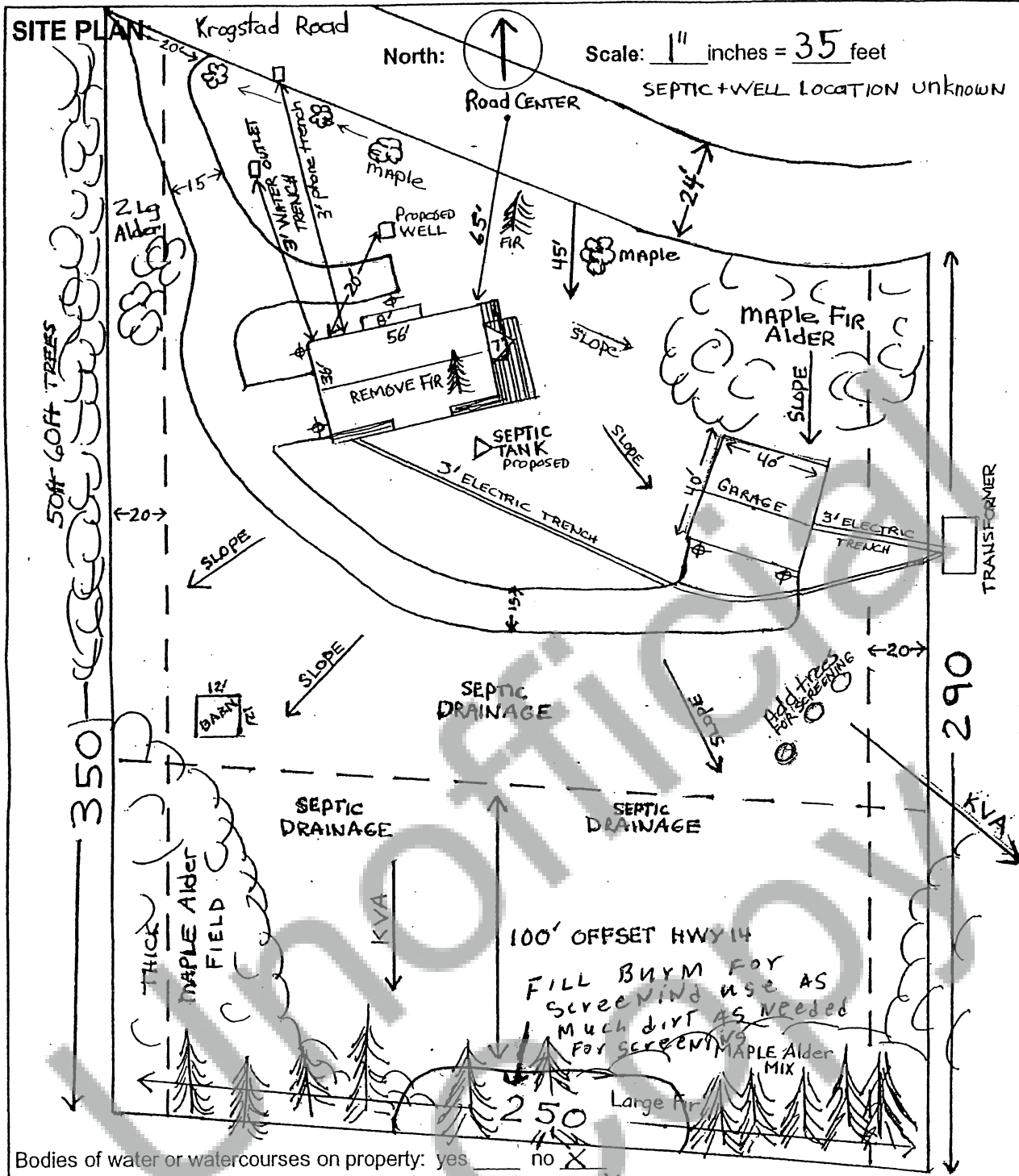
COMMUNITY DEVELOPMENT
DEPARTMENT

ELEVATION DRAWINGS:



Additional pages must have 1" margin.
11/19/2010

Elevation drawings must be in ink



Bodies of water or watercourses on property: yes ___ no ☒
I will be removing on-site plants, trees, or other vegetation: yes ☒ no ___
-If yes to either please indicate location of vegetation removal or watercourses.
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 site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.

- Site Plan detailing berming
- Fill down area with fill dirt to provide screening from Hwy 14
- use as much dirt as needed for screening
- 5' chain link fence
- Put plants on road side of fence to screen fence

Vicinity MAP

←
Z