

Return Address: Dennis Crow and Anita Gahimer Crow  
161 Fouts Road  
Cook, WA 98605

**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-09-55-L1**

**APPLICANT:** Anita Gahimer Crow and Dennis Crow

**OWNER:** Anita Gahimer-Crow for the Estate of Icel Benson, et al.

**FILE NO.:** Amendment to NSA-09-55

**REFERENCE NO.:** Administrative Decision for NSA-09-55, recorded as Skamania County Auditor's File # 2013 002960, recorded on the 7<sup>th</sup> day of May, 2013.

**PROJECT:** To replace an existing home. The applicant will be removing three sheds on the subject site. Resulting home will have a 2,515-2,808 square foot footprint ~~including the attached garage with 716 square feet in porches,~~ and a septic system upgrade.

**LOCATION:** 132 Fouts Road, Cook; Section 23 of T3N, R9E, W.M. and identified as Skamania County Tax Lot #03-09-00-0-0-4100-00.

**LEGAL:** See attached page 5.

**ZONING:** General Management Area – Commercial Forest (F-1).

---

Amendment NSA-09-55-L1 (Gahimer Crow)  
Page 2

May 1, 2013

Dear Ms. Gahimer Crow & Mr. Crow,

The Community Development Department issued a final Administrative Decision on March 10, 2010 for the above referenced application. The project commenced in 2010 beginning with the demolition of the existing structures and site preparation during 2010 – 2011, phase two of the project began in 2012 for the design and construction of the single-family dwelling. You must obtain a building permit and start the construction of the single-family dwelling by March 2014 in order for your NSA approval to remain valid. You will then have two years from the time you start construction to complete the project and meet the NSA conditions of approval.

On April 17, 2013 we received a National Scenic Area Letter Amendment Application from you requesting an amendment to the NSA approval in order to alter the design of the approved single-family dwelling, which includes a modification to the footprint. Your application narrative indicates that the design modification will eliminate the multi-roof structure design originally approved, which will simplify construction and reduce construction time and costs.

The Staff Report findings, addressing the compatibility of the proposed dwelling, for Section 22.18.020(A)(2) shall be modified as indicated below:

This application proposes to replace an existing single-family dwelling, which is 1,356 square feet in size, with a new single-family dwelling ~~with an attached garage that will be a total of 2,515 square feet with 716 square feet in porches for a total square footage of 3,231~~ that will have a total footprint of 2,808 sq. ft.. As the construction will occur at ground level no porches or decks are proposed at this time. Community Development Department staff researched the Skamania County Assessor's records and have found that there are five existing single-family dwellings within one mile of the subject property. The average size of these single-family dwellings is 2,700 square feet with the largest being 4,426 square feet in size. The proposed single-family dwelling ~~with attached garage and covered porches~~ is within this size range.

Section 22.18.030 of the Staff Report determined that the subject building site is not topographically visible as seen from key viewing areas. As such evaluation for the *Additional Standards Governing New Developments Visible From KVAs* of Section 22.18.030 is not required for the proposed modifications to the dwelling.

The originally approved dwelling was approximately 25 feet from the edge of the concrete basin that a non-fish bearing stream runs through (see Staff Report Sections 22.20.010 and 22.20.020). The site plan submitted with the Letter Amendment shows that the dwelling as modified by this Letter Amendment will be further from the concrete basin than that which was originally approved. Conditions of approval addressing water resource protection remain valid and must be met by the applicant.

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


Amendment NSA-09-55-L1 (Gahimer Crow)  
Page 3

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, elevation drawings, and floor plan (see attached pages 10 - 14) 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 must be recorded at the County Auditor's office prior to the issuance of a building permit.** 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)  
Washington Department of Fish and Wildlife - (sent electronically)

Attached: Legal Description  
Letter Amendment Application  
Original Site Plan, Elevation Drawing, and Floor Plan  
Revised Site Plan, Elevation Drawings, and Floor Plan  
Vicinity Map

Amendment NSA-09-55-L1 (Gohimer Crow)  
Page 4

## **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 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

seller the following described real estate with the appurtenances, situate in Skamania County Washington:

The Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$  SW $\frac{1}{4}$ ), and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 23, Township 3 North, Range 9 E-W. M., EXCEPT a tract of land 2 acres, more or less, in area granted to Skamania County by deed dated November 28, 1951, and recorded November 28, 1951, at page 93 of Book 134 of Deeds, Records of Skamania County, Washington.

~~VOID FOR REASON OF NON-RECORD~~

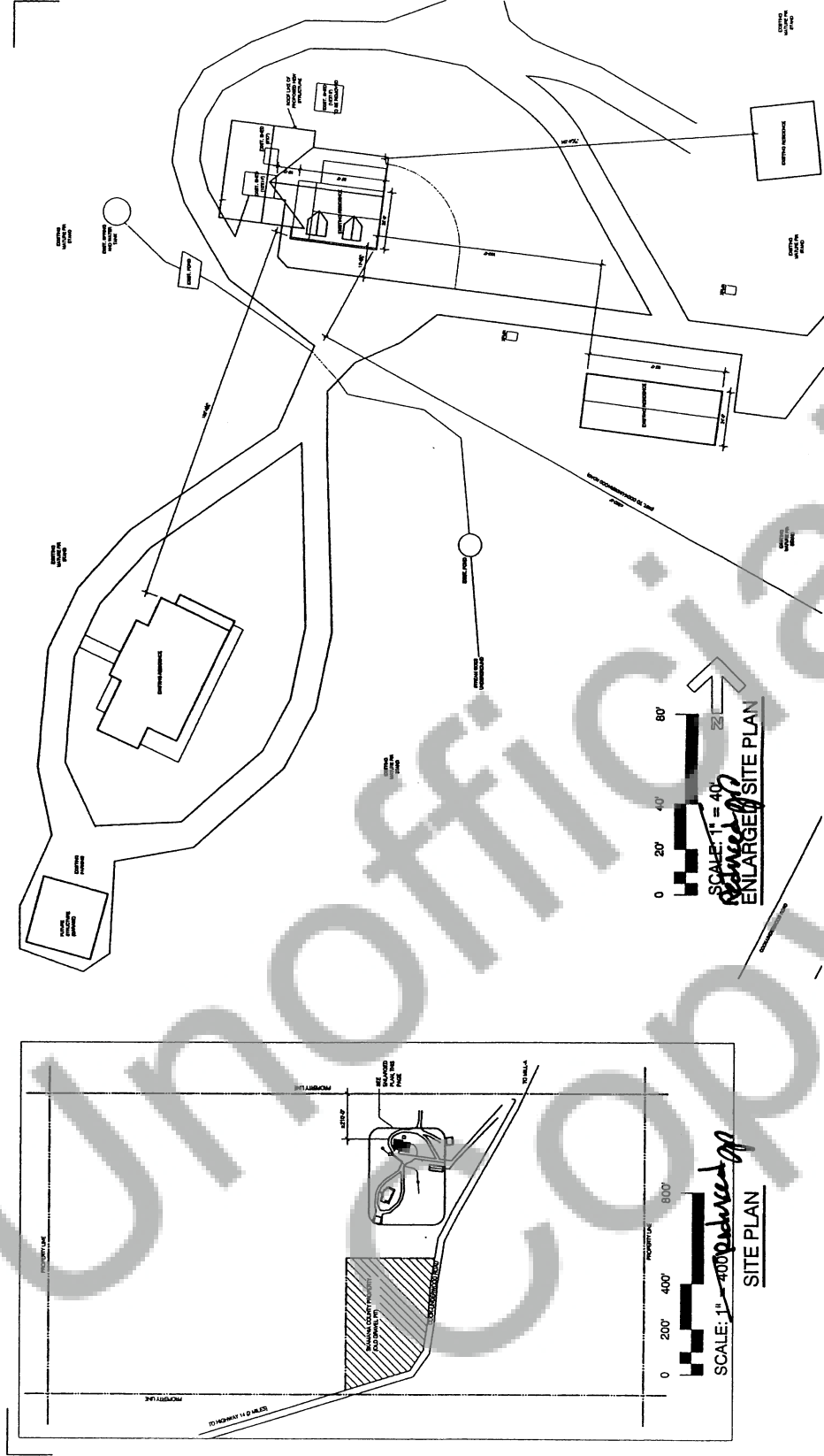


No. 2361

TRANSACTION EXCISE  
 FEB 1 1958  
 Amount Paid \$50.00  
 Mailed 9-3  
 Skamania County Treas.  
 By

Unofficial Copy

ORIGINAL SITE PLAN



Gahmer-Crow Replacement Structure  
132 Fouts Road  
Cook, WA 98605

Issued  
Date: September 9, 2009  
Rev: -  
Desc: Land Use Permit Application

SITE PLAN

SCALE: 1" = 40'  
ENLARGED SITE PLAN

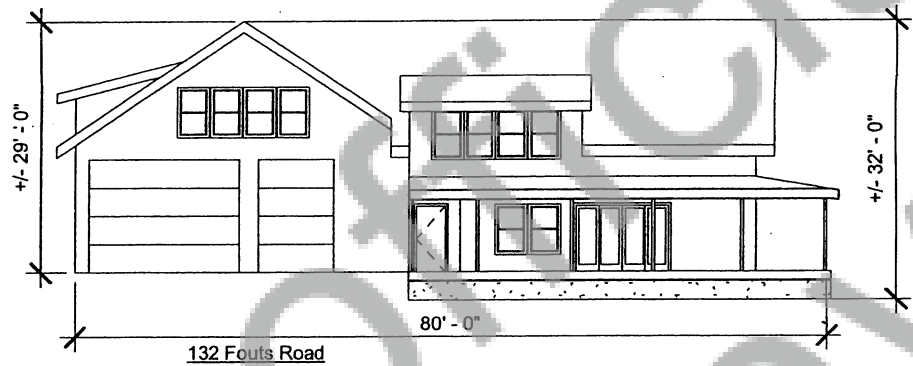
SCALE: 1" = 40'  
SITE PLAN

ORIGINAL ELEVATION

RECEIVED  
SKAMANIA COUNTY

NOV 18 2009

COMMUNITY DEVELOPMENT  
DEPARTMENT



① Proposed Structure - South Elevation View  
1/16" = 1'-0" *Redesign*

Anita Gahimer-Crow  
Gahimer-Crow Replacement  
Structure

Building Elevation

	Scale

11/15/2009 7:56:26 PM



ORIGINAL FLOOR PLAN

RECEIVED  
SKAMANIA COUNTY

NOV 18 2009

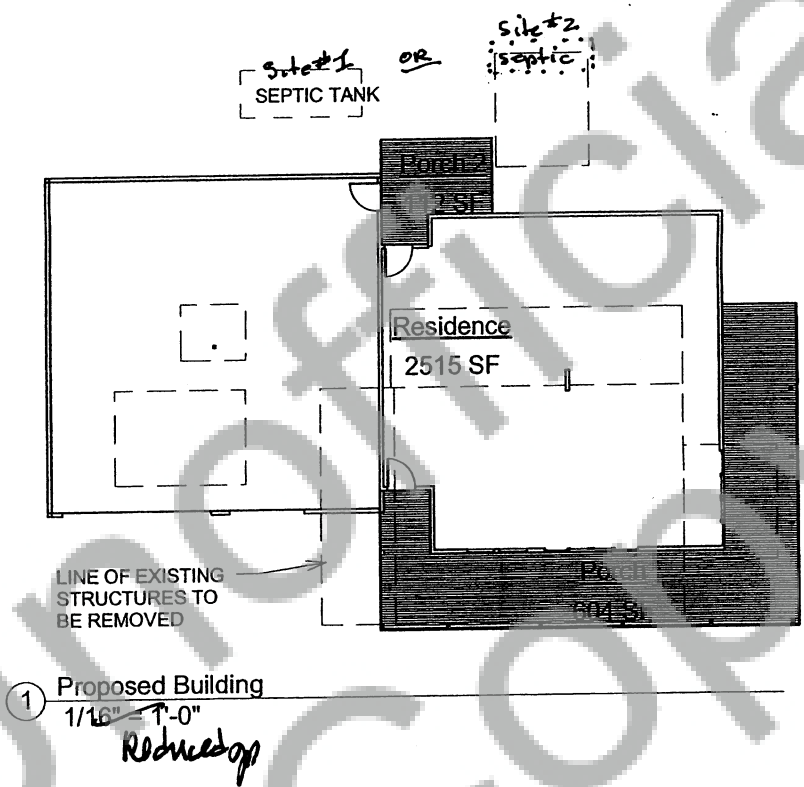
COMMUNITY DEVELOPMENT  
DEPARTMENT

Existing Areas (Footprint)	
Name	Area

Exist. Shed	120 SF
Exist. Shed	42 SF
Exist. Shed	140 SF
Existing Residence	1356 SF

Proposed Areas (Footprint)	
Name	Area

Porch	604 SF
Porch 2	112 SF
Residence	2515 SF



Anita Gahimer-Crow  
Gahimer-Crow Replacement  
Structure

Proposed Structure Layout

	Scale



NATIONAL SCENIC AREA LETTER AMENDMENT  
(Please complete application in ink)

Applicant: Anita Gahimer Crow & Dennis Crow	E-mail: anita@kineticsinc.com
Address: 161 Fouts Road	Home: (509) 538-2326
Cook WA 98605	Work: (509) 538-2008
Property Owner: same as above	E-mail: same as above
Address: same as above	Home: ( ) "
	Work: ( ) "

Site Address: 132 Fouts Road, Cook WA 98605
Tax Lot/Parcel # 030900004100 - 00

Location of Property: Fouts Road, 2nd Home site on right.
Fouts Rd intersects with the Cook Underwood Road at MP 2.5
Minor Modification Project Description (Attach additional sheets if necessary):

This is a modification of the structure footprint shape. This shape change will provide for the elimination of the multi-roof structure design originally planned, which will simplify construction, and reduce construction time and costs.

Attached Plans (if applicable):	<input checked="" type="checkbox"/> Modified Site Plan	<input checked="" type="checkbox"/> Modified Elevation	<input type="checkbox"/> Other
---------------------------------	--	--	--------------------------------

Applicant signature(s): 	Date: 4-17-2013
---	-----------------

Owner signature(s): 	Date: 4-17-2013
---	-----------------

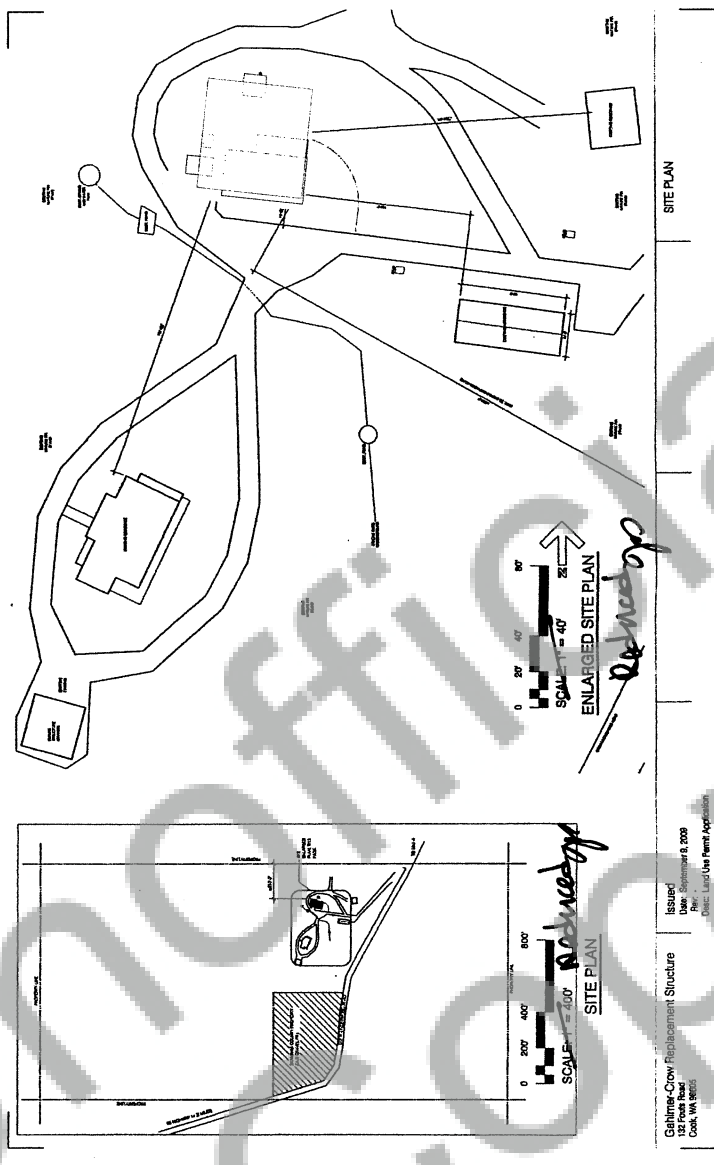
Signature of the property owner(s) authorizes the Community Development Department and other Agency personnel reasonable access to the site in order to evaluate the application, with prior notice only. Thank you.

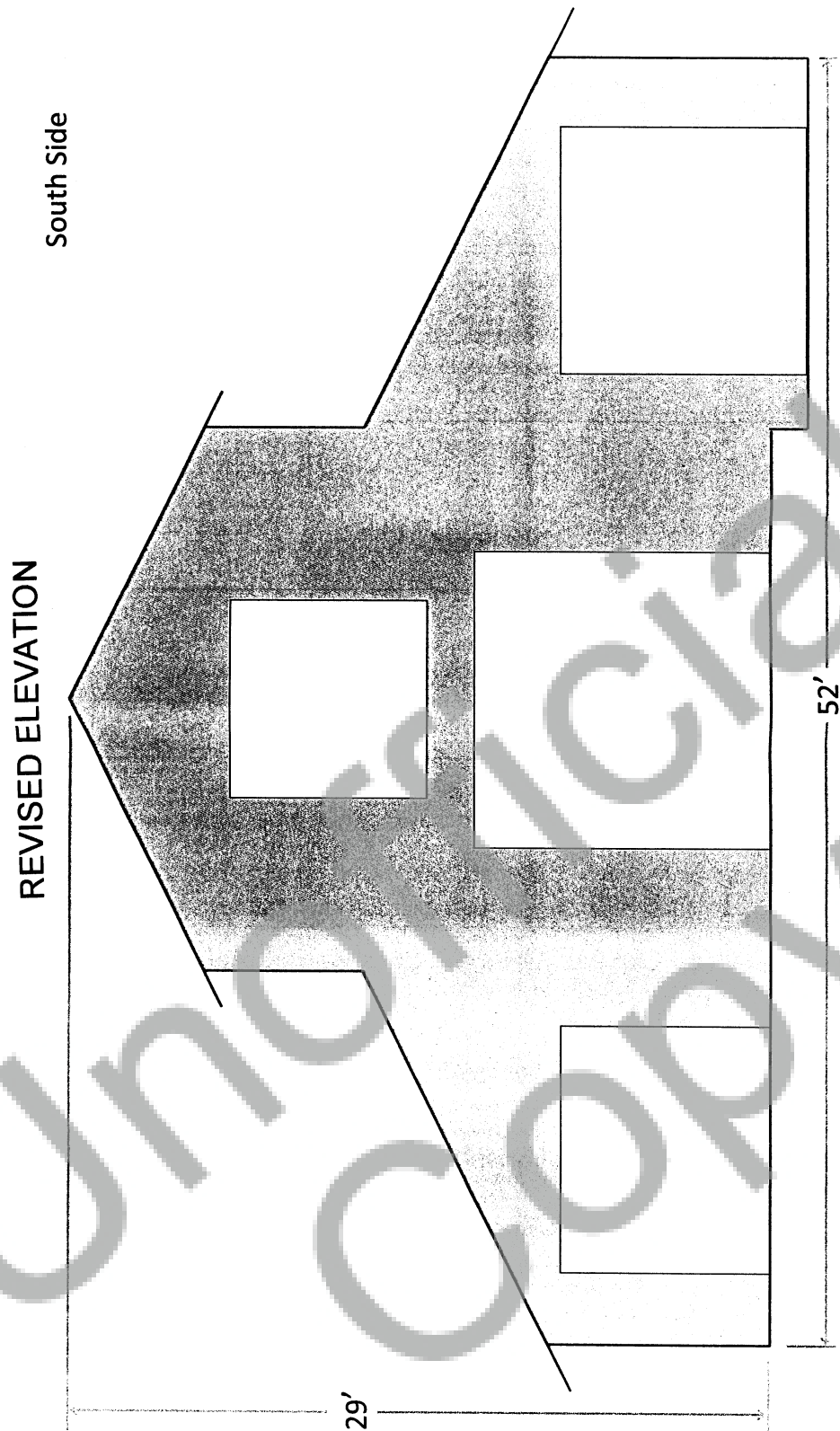
FOR DEPARTMENT USE ONLY	
Legal description attached: Yes / No	
Date received 4-17-13	Date complete 4/30/13
Receipt # 201300091	File # NSA-09-5521

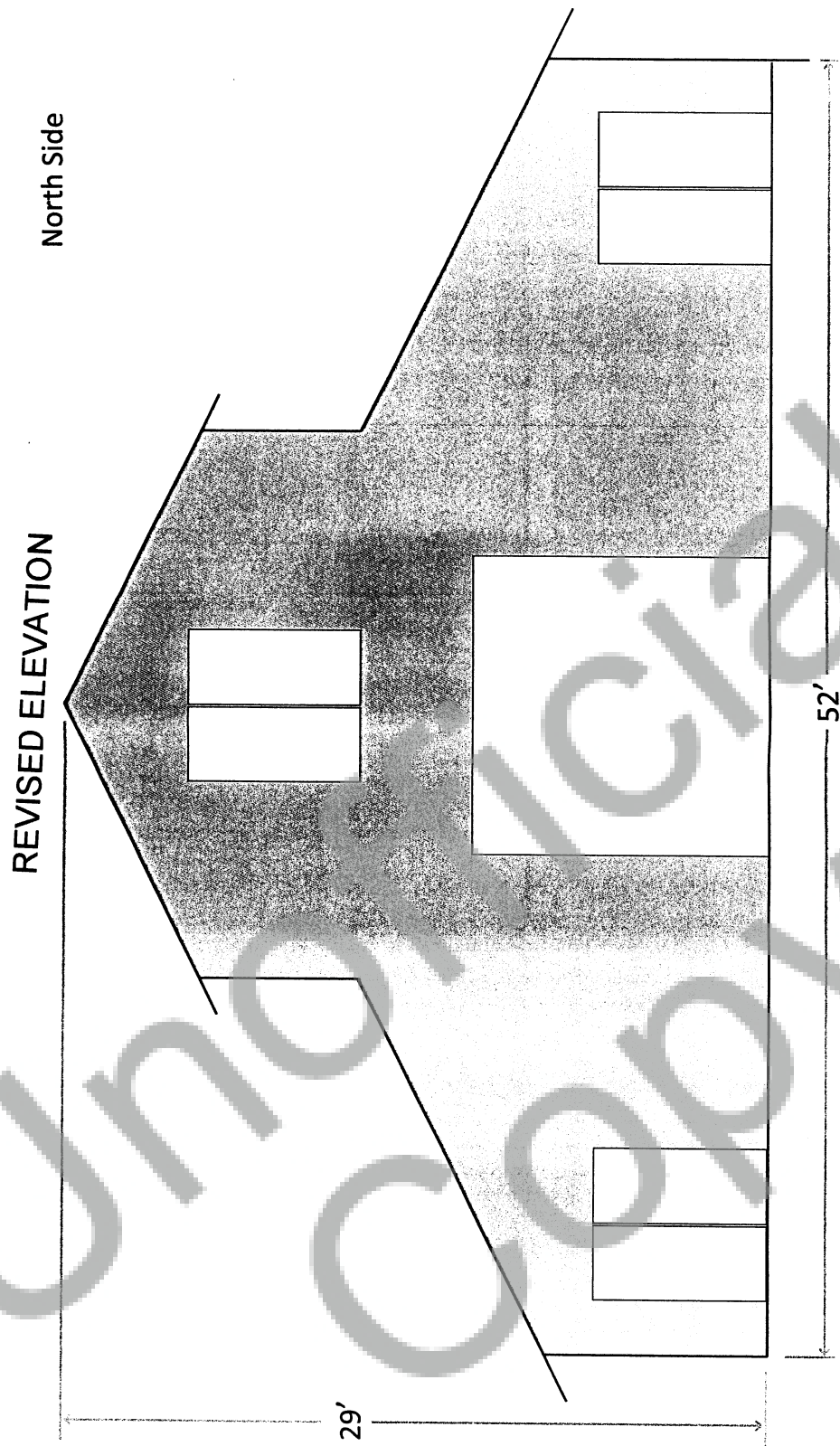
Skamania County Community Development Department - NSA Letter Amendment  
Updated as of May 16, 2012

RECEIVED  
SKAMANIA COUNTY  
APR 17 2013  
COMMUNITY DEVELOPMENT  
DEPARTMENT

Existing Structure  
Proposed Structure



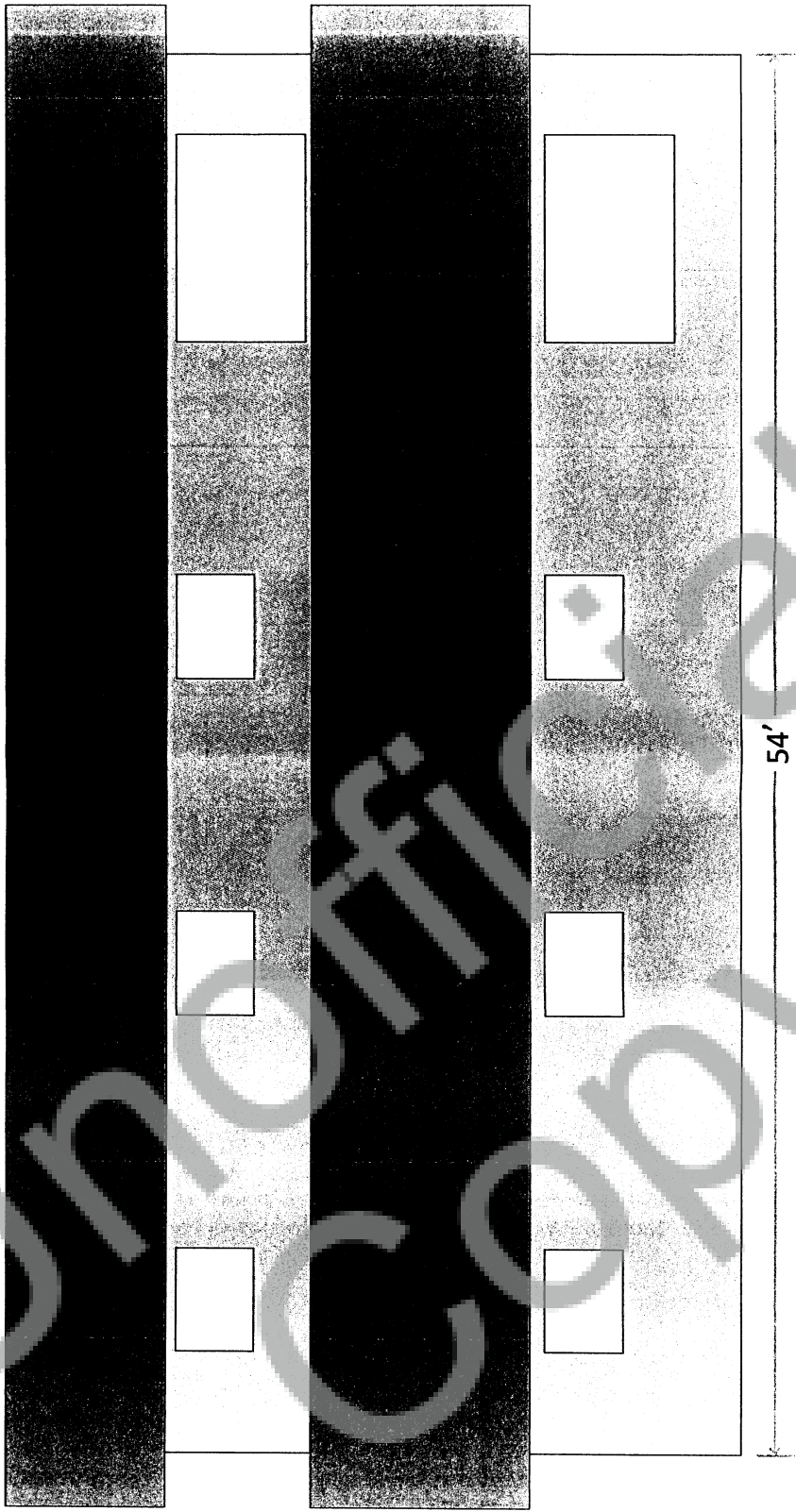






East & West Sides

REVISED ELEVATION



RECEIVED  
SKAMANIA COUNTY

APR 15 2013

COMMUNITY DEVELOPMENT  
DEPARTMENT

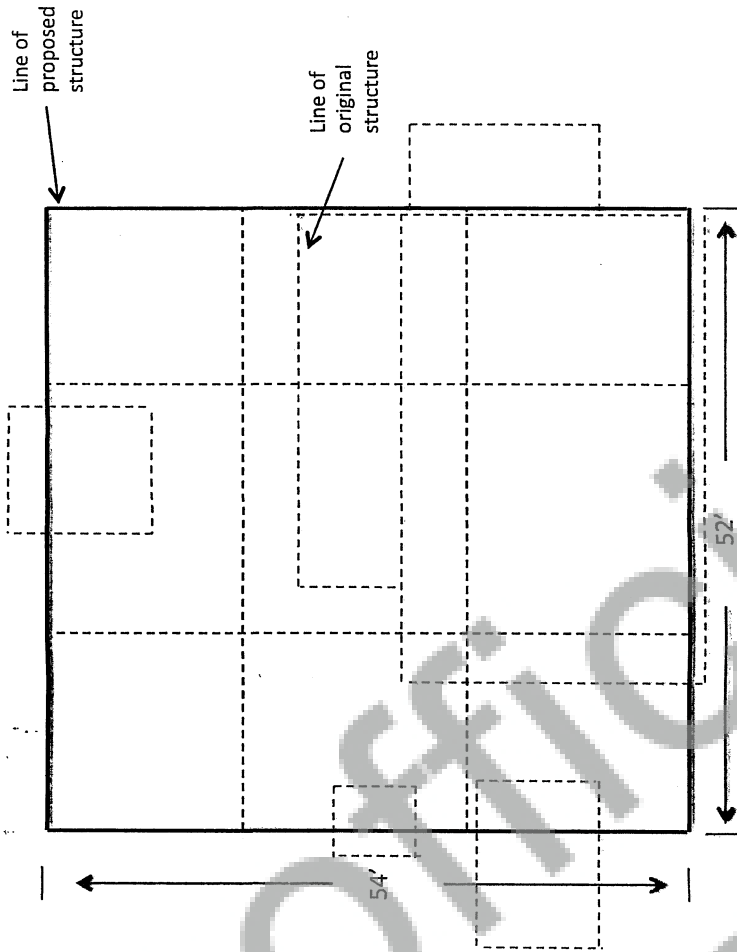
Existing Areas (Footprint)

Name	Area
Shed	120 SF
Shed	42 SF
Shed	140 SF
Residence	1361 SF

Proposed Areas (Footprint)

Name	Area
Enclosed Building	2808 SF

REVISED FLOOR PLAN



Dennis Crow & Anita Gahimer Crow  
Replacement Structure

Proposed Structure Layout  
132 Fouts Road

