

Return Address: Paul & Melanie Leal  
52 Dillon Road  
Stevenson, WA 98648

**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-11-31-L1**

**APPLICANT:** Paul & Melanie Leal

**OWNER:** Paul & Sandra M. Leal; Laurretta Dillon

**FILE NO.:** Amendment to NSA-11-31

**REFERENCE NO.:** Administrative Decision for NSA-11-31, recorded as Skamania County Auditor's File #2012179925, recorded on the 25<sup>th</sup> Day of January 2012.

**PROJECT:** Application to construct a new 36' x 40' pole barn on an existing flat area, and to conduct a boundary line adjustment with the adjacent property, transferring 2.5 acres from tax lot #03-08-23-0-0-0700-00 to lot #03-08-23-0-0-0500-00.

**LOCATION:** For the Pole Barn and Boundary Line Adjustment; 52 Dillon Road Scenic Heights Road, Home Valley, Section 23 of T3N, R8E, W.M. and is identified as Skamania County Tax Lot Number 03-08-23-0-0-0500-00. For the Boundary Line Adjustment; 3762 Berge Road, Home Valley, Section 23 of T3N, R8E, W.M. and is identified as Skamania County Tax Lot Number 03-08-23-0-0-0700-00.

**LEGAL:** Paul and Melanie Leal, see attached page 5.  
Laurretta Dillon, see attached page 6.

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**ZONING:** General Management Area – Small Woodland (F-3).

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April 8, 2013

Dear Mr. & Ms. Leal,

The Community Development Department issued a final Administrative Decision on December 20, 2011. A Building Permit was issued for the commencement of the project on April 9, 2012. A site inspection conducted by our department identified some inconsistencies with your NSA approval. On October 23, 2012 we received a National Scenic Area Letter Amendment application from you requesting an amendment to your NSA Administrative Decision for the following in order to address these inconsistencies:

1. Construction of an additional driveway/ turn around area north of the pole barn.
2. Installation of windows, sliding glass door, and deck for the loft of the approved pole barn.
3. Installation of a retaining wall constructed out of cement blocks, approximately 90' x 60' (height), due to the sloughing of the dirt adjacent to the building site and Dillon Road.
4. Installation of 13' x 20' chain link dog kennel.

The additional driveway/ turn around area north of the pole barn has not altered the existing topography of the site, but has cleared the area of vegetation and leveled the access area. This area will be used to access the garage door on the north side of the pole barn.

The two windows and the sliding glass door installed in the second story of the barn will be screened by the new screening trees to be planted as required by condition of approval number 10 in the Administrative Decision for file no. NSA-11-31. As required by condition of approval number seven in the Administrative Decision the pole barn shall not accommodate a cooking area or kitchen facility.

The proposed deck will serve the loft of the barn and will be 32" in height along the south side of the pole barn, and must use non-reflective materials as required in condition of approval number 14 of the Administrative Decision, and shall be painted a dark earth tone color.

The retaining wall was installed in response to the sloughing of dirt along Dillon Road directly adjacent to the building site for the pole barn. This retaining wall and decking must be painted a dark earth tone color. Utilizing a dark brown will allow for the retaining wall to blend with the landscape as seen from key viewing areas. The dark brown approved color for the pole barn Behr paint sample, #UL120-2 "Roasted Nuts" is an appropriate color for use. If the applicant chooses to use an alternate color a sample shall be submitted to the Community Development Department for use, prior to the painting of these structures.

Condition of Approval # 24 shall be added:

- 24) The retaining wall and decking shall be painted a dark earth tone color prior to final inspection. The approved Behr paint sample, #UL120-2 "Roasted Nuts" is approved for

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use. If the applicant chooses to use an alternate color a sample shall be submitted to the Community Development Department for use, prior to the painting of these structures.

The 13' x 20' (260 sq. ft.) chain link dog kennel has been constructed is an allowable review use in the GMA Small Woodland (F-3) land use designation under Skamania County Code Section 22.14.050(E)(1)(d). The proposed dog kennel is 260 sq. ft. in size, the application materials state that the kennel will not have a cover, meeting the definition of accessory structure. The size limitations provisions in Section 22.14.050(E)(1)(e) applies to accessory buildings and does not apply to accessory structures. The pole barn approved under NSA-11-31 is 1,440 sq. ft. in size and is under this size limitation. No other accessory buildings exist on the property. Just 60 sq. ft. of the allowable 1,500 combined footprint of accessory buildings is not used. As such the dog kennel shall not be covered by a roof

Conditions of Approval #25 and #26 shall be added to state:

25) The dog kennel shall not be covered by a roof, as it would then meet the definition of accessory building and the accessory buildings on the property would then exceed the size limitation of allowable accessory building footprint.


26) No new accessory buildings exceeding a combined footprint of 60 sq. ft. can be constructed on this property, unless the Management Plan and Skamania County Code are changed to allow additional square footage.

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 and elevation drawings (see attached pages 12 - 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. **This letter amendment shall be recorded at the County Auditor's office prior to any inspections for single-family dwelling.** 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

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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 Drawings  
                 Revised Site Plan and Elevation Drawings  
                 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 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.

86777

B K 23 PAGE 73

# Transamerica Title Insurance Co



A Service of Transamerica Corporation

Filed for Record at Request of

Name

Address

City and State

No. 5968  
TRANSACTION CAUSE 1



REGISTERED	<input checked="" type="checkbox"/>
INDEXED	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>
MAILED	<input checked="" type="checkbox"/>

TRANSAMERICA TITLE INSURANCE CO.  
COUNTY OF SKAMANIA, WA.

HEREIN CERTIFY THAT THE VENDOR INSTRUMENT OF WRITING FILED BY Paul Leal OF Paul Leal and Sandra Marie Leal AT Butte, Montana WAS RECORDED IN BOOK 150 OF Skamania COUNTY, WASH. RECORDS OF SKAMANIA COUNTY, WASH. COUNTY ALLOTTEE Paul Leal

Amount Paid \$4,200.00

## Quit Claim Deed 86777

Skamania Co. WA  
THE GRANTOR S, HUSTON K. DILLON and LAURETTA B. DILLON, husband and wife,

for and in consideration of Love and Affection

conveys and quit claims to PAUL LEAL and SANDRA MARIE LEAL, husband and wife,

the above described real estate situated in the County of Skamania State of Washington, to wit: with all other acquired title of the grantors, to-wit:

A parcel of land defined as LOT 1 in the South 1/2 of the North-west 1/4 of Section 23 of Township 3 North, Range 8 N.M. in Skamania County, Washington, more particularly described:

Beginning at the North-west corner of the South Half of the North-west 1/4 of Section 23 of T3N, R8E, M1W, thence East along the North line of the S 1/2 of the NW 1/4 of said Section 23, 14.78 feet more or less to the West right-of-way of the Barre Road (County Road Number 3036), this point being the true point of beginning; thence W along the N line of the S 1/2 of the NW 1/4 of said Section 23, 330 ft.; thence southerly parallel to the West line of the S 1/2 of the NW 1/4 of said Section 23, 660 feet more or less to the mid-east-west line of the S 1/2 of the NW 1/4 of said Section 23; thence easterly along said mid-east-west line 330 feet more or less to the intersection with the West right-of-way line of the Barre Road (County Road Number 3036); thence Northerly along said West right-of-way line 770 feet more or less to the true point of beginning.

EXCEPT a private road easement granted to Lot #3 of the Huston Dillon Short Plat for access, said easement being 15' in width. Said parcel containing 6.00 Ac. more or less.

Dated this Twenty ninth day of June, 1978

Huston K. Dillon  
Lauretta B. Dillon

STATE OF WASHINGTON

County of Skamania

On this day personally appeared before me HUSTON K. DILLON and LAURETTA B. DILLON, husband and wife, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

I (X) My under my hand and official seal this 29 day of June, 1978

Notary Public in and for the State of Washington  
residing at Stevenson



72717  
Lot: B

4030  
BOOK 62 PAGE 241

WARRANTY DEED

MAIL TO Cornelius & Cornelius, Paulsen Bldg.

This deed is statutory form for use in State of Washington only

WARRANTY DEED

The Grantor R. J. Hilton, a widower

of Spokane County Spokane State of Washington

for and in consideration of One Dollar and other valuable considerations Dollars

in hand paid, convey and warrant to Huston K. Dillon and Lauretta B. Dillon, husband and wife whose address is

the following described real estate, situated in the County of Skamania State of Washington:

The South Half of the Northwest Quarter of Section 23, Township 3 North, Range 8, E.W.M., excepting public roads and rights of way on, over and across the said real property.

Also, covering all easements, water rights, and appurtenances thereunto belonging or in any wise appertaining, including surface water permit #7963, for the State of Washington.

Subject to 1959 taxes

RECEIVED  
SKAMANIA COUNTY  
AUDITOR  
STEVENSON, WASH.  
JAN 13 1959

13 day of February 1959

TRANSACTION EXCISE TAX  
No. 2676  
FEB 24 1959  
Amount Paid \$5.00  
Made by  
Skamania County Treasurer  
By *Donald J. Hilgert*

*R. J. Hilton* (Seal)  
(Seal)  
(Seal)  
(Seal)

STATE OF WASHINGTON, ss.  
County of Spokane  
I, the undersigned, a Notary Public in and for the above-named County and State, do hereby certify that on this 13 day of February 1959 personally appeared before me R. J. Hilton, a widower to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.  
Given under my hand and official seal the day and year last above written.

*Harold E. Carlson*  
Notary Public for State of Washington  
Residing at Spokane

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

RECEIVED

OCT 23 2012

Applicant: Paul Melanie Lead E-mail: \_\_\_\_\_  
Address: 52 Dillon Rd Home: (509) 427-8835  
Stevenson WA 98648 Work: (360) 909-8300  
Property Owner: Paul Melanie Lead E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ Home: ( ) \_\_\_\_\_  
Work: ( ) \_\_\_\_\_  
Site Address: 52 Dillon Rd Home Valley WA  
Tax Lot/Parcel # 03-08-23-0-0-0500-0  
Location of Property: 52 Dillon Rd

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

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

Applicant signature(s): Melanie Lead Date: 10/23/12

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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Date received <u>10/23/12</u>	Date complete <u>10/23/12</u>
Receipt # <u>201200338</u>	File # <u>NSA-11-21-11</u>

RECEIVED  
SKAMANIA COUNTY

COMMUNITY DEVELOPMENT  
DEPARTMENT

Paul and Melanie Leal  
52 Dillon Rd.  
Stevenson, WA 98648  
509-427-8835  
360-909-8300

December 5, 2012

Jessica,

This is for the shop we are putting up, Parcel # 03-08-23-0-0-0500-0. The dog kennel is not going to have a covering, it will be as shown in the picture that I have included.

The dirt on the road side is giving away that is why we used block to hold area. We did not expect this to happen for it has been years with it flat. Was not until the building and moving did it start to fall. We intended to paint the block to match the area. I also included a picture to show why is it needed.

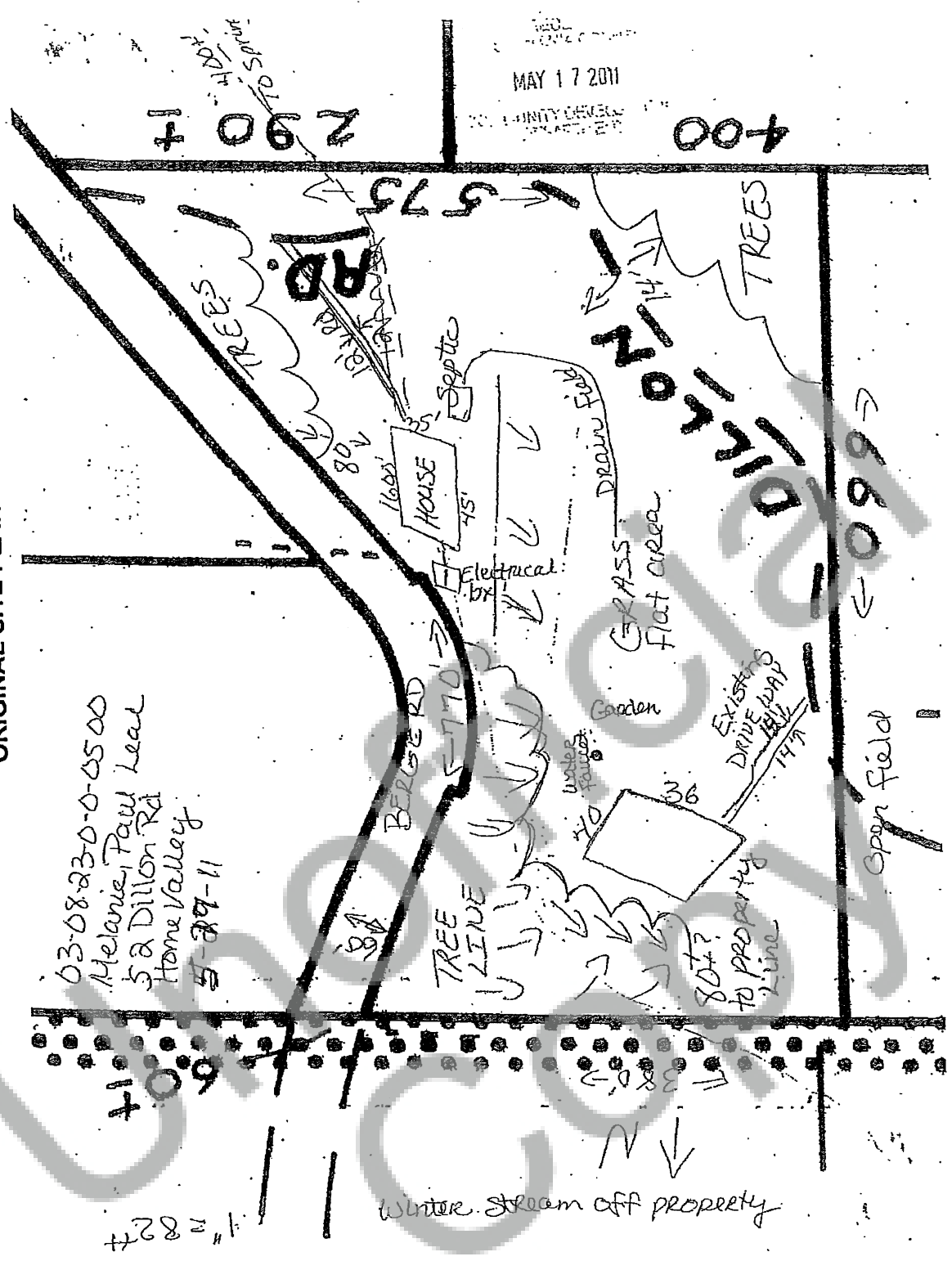
The "slider" is for the purpose to be able to put things on the upper floor easier. If is not a problem we would possibly like to include a balcony for the future.

Thank You,

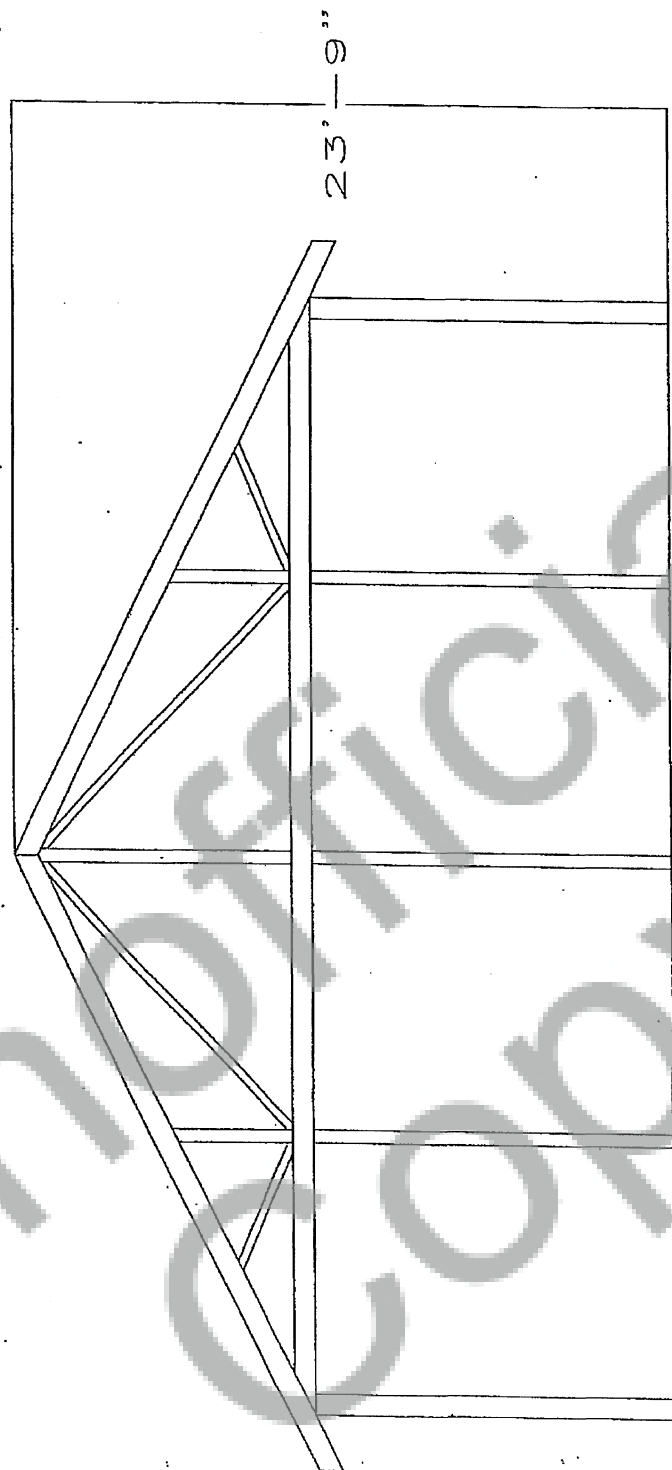
*Melanie Leal*  
Melanie Leal



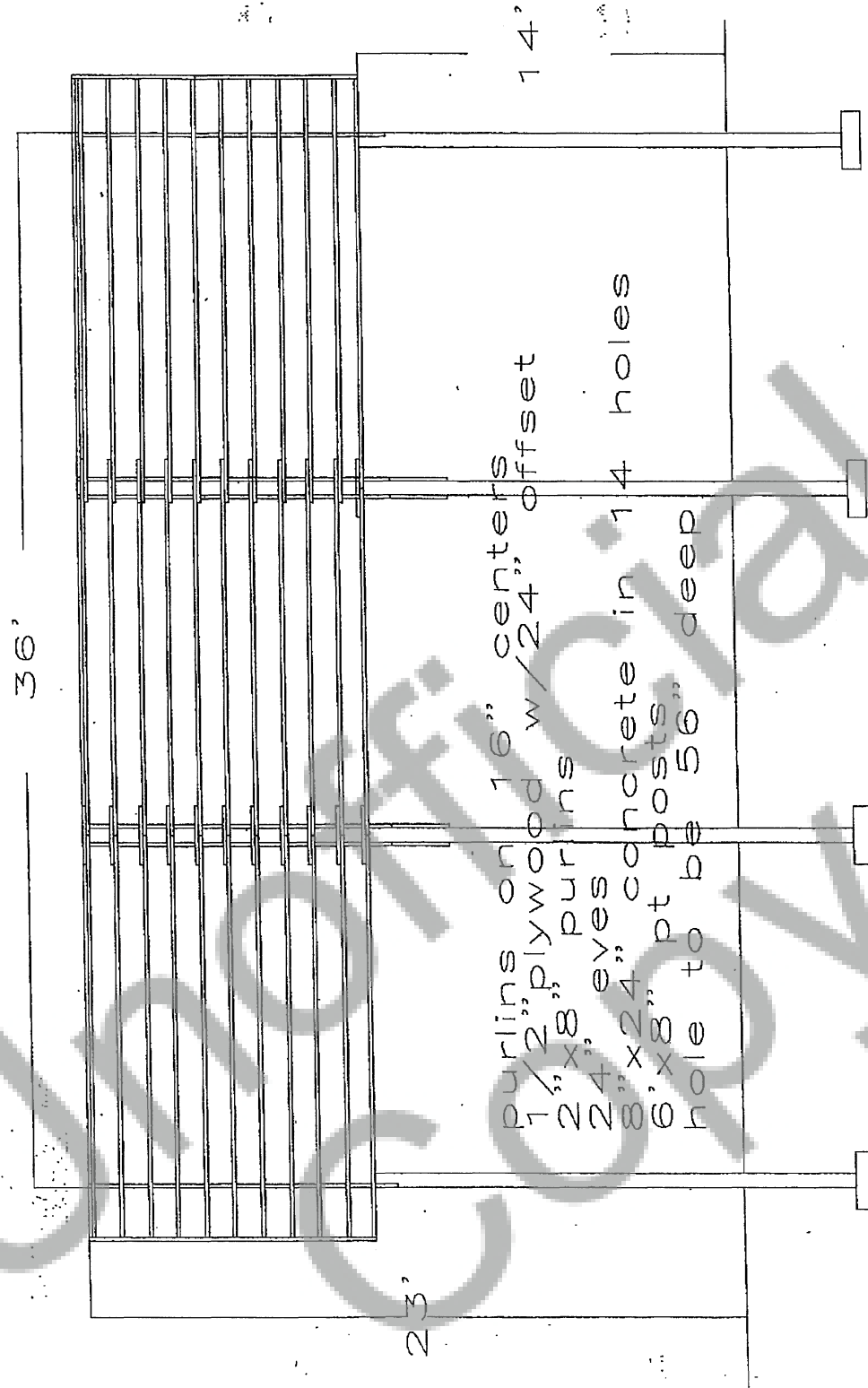
ORIGINAL SITE PLAN



ORIGINAL ELEVATION DRAWING



ORIGINAL ELEVATION DRAWING



03-08-23-0-0-0500  
Melanie, Paul Leach  
52 Dillon Rd  
Home Valley  
5-27-11

RECEIVED  
OCT 23 2012  
SKAMANA COUNTY  
PUBLIC WORKS

abandoned  
+ 28 = 1

Winter stream off property

N ↓

EXISTING DRIVEWAY  
TO PROPERLY  
LINE CEMENT BLOCKS

Open field

CLASS: I  
Flat area

Drain for

TREES

↑  
9  
9  
0  
↓

7062

**RECEIVED**  
**SKAMANIA COUNTY**

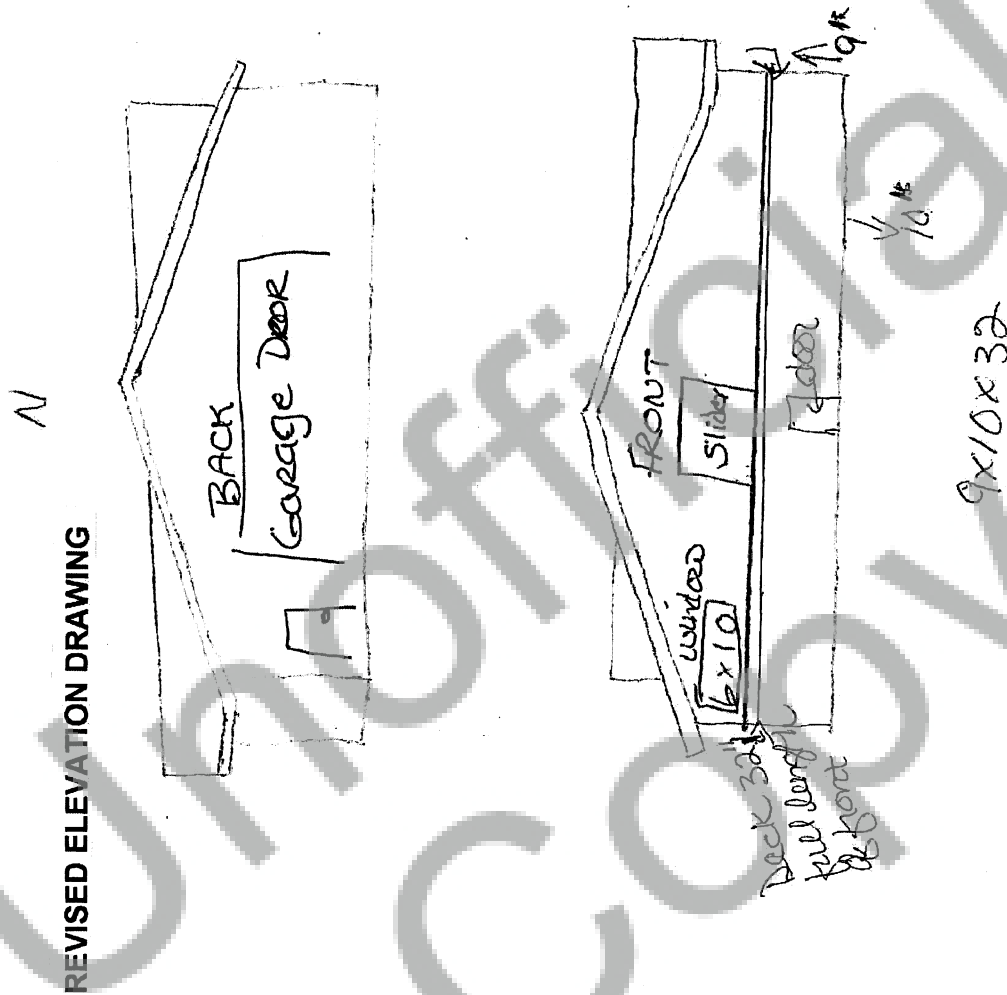
COMMUNITY DEVELOPMENT  
DEPARTMENT

MAY 17 2011

RECEIVED  
OCT 23 2012  
SKAMANIA COUNTY  
PUBLIC WORKS

RECEIVED  
SKAMANIA COUNTY  
COMMUNITY DEVELOPMENT  
DEPARTMENT

Revised 9/10



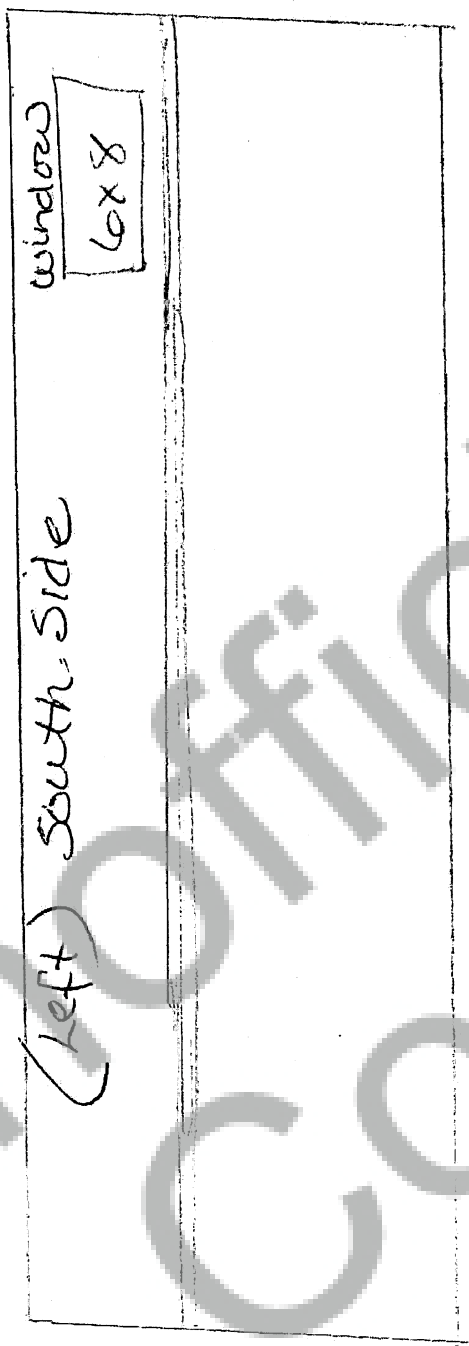


RECEIVED

OCT 23 2012

SKAMANIA COUNTY  
PUBLIC WORKS

REVISED ELEVATION DRAWING



Redmond

RECEIVED

OCT 23 2012

SKAMANIA COUNTY  
PUBLIC WORKS

REVISED ELEVATION DRAWING

RIGHT SIDE  
SOLID



Reduced 90

Parcel # 0308-230-0-  
0500-0

Dec 5, 2012

Redwood

RECEIVED  
SKAMANIA COUNTY  
COMMUNITY DEVELOPMENT  
DEPARTMENT

Dog Kennel





Leal NSA-11-31  
Inspection by JD & KW  
10/8/12

