

Return Address: Bruce Stocker  
Concept Building & Remodel, Inc.  
P.O. Box 176  
Underwood, WA 98651

**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-12-36-L1**

**APPLICANT:** Bruce Stocker, Concept Building & Remodel, Inc.

**OWNER:** Dave Sharpe and Jane Gasper

**FILE NO.:** Amendment to NSA-12-36

**REFERENCE NO.:** Administrative Decision for NSA-12-36, recorded as Skamania County Auditor's File # 2013001467, recorded on the 11<sup>th</sup> day of July, 2013.

**PROJECT:**

- Consolidate parcel nos 03102014010600 and 03102014021100 into one parcel.
- To modify the southern 121.64 feet of the 20 foot wide existing road and utility easement on the property to a 10 foot wide utility easement only.
- To remove the existing three-story single-family dwelling on lot #0106 and replace it with a new two-story single-family dwelling.
- To expand the existing detached garage from a 32' x 24' footprint to a 32' x 36' footprint and to alter the roofline to match the flat pitched hipped roof of the proposed new single-family dwelling.
- To install a new drainfield, lower driveway, retaining wall.

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**LOCATION:** 22 Windy Place, Underwood; Section 20 of T3N, R10 E, W.M., and identified as Skamania County Tax Lots #03-10-20-1-4-0106-00 and 03-10-20-1-4-0211-00.

**LEGAL:** See attached page 5.

**ZONING:** General Management Area – Residential (R-5).

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October 3, 2013

Dear Mr. Stocker,

The Community Development Department issued a final Administrative Decision on June 18, 2013 for the above referenced application. On July 29, 2013 we received a National Scenic Area (NSA) Letter Amendment Application from you requesting an amendment in order extend the approved retaining wall along the new driveway (retaining wall #2), and the installation of two new retaining walls on the north property line (retaining wall #1) and the other at the northeast corner of the single-family dwelling (retaining wall #3).

The extension of the previously approved retaining wall (#2) will result in the retaining wall being approximately 56' in length and 2' – 6' in height. The retaining wall is accessory to the single-family dwelling, and was found to be consistent with the General Management Residential (R-5) land use designation review use criteria under Section 22.14.060(D)(1) of the Staff Report. The increase in the size of the approved retaining wall is consistent with the Staff Report and Administrative Decision for file no. NSA-12-36.

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." Staff finds that the proposed extension of the approved retaining wall along the driveway constitutes a minor change, and the original decision shall be amended to approve the extension of retaining wall #2 as shown on the modified site plan.

The new proposed retaining walls that were not included on the original National Scenic Application have not had prior review for consistency with Skamania County's National Scenic Area Ordinance Title 22, or has notice been sent to adjacent property owners and interested parties for the new proposals. SCC Section 22.10.050(M) Expedited Development Review Uses requires NSA application review and approval for retaining walls that are accessory to existing dwellings less than or equal to two (2) feet in height and less than or equal to 100 feet in length." If a proposed retaining wall exceeds two feet in height and/or 100 feet in length then it does not qualify for an Expedited Development review and a full NSA review is required. The two newly proposed retaining walls (retaining walls #1 and #3 as labeled on the site plan) exceed the height requirements and do not qualify for an Expedited Review and require full NSA Review. The location of the proposed retaining wall #1 along the north property line has already occurred, and the location of this proposed retaining wall appears to be within the minimum property line


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setbacks requiring a variance to setbacks, further necessitating that a full NSA application review be conducted. The proposed request for the new retaining walls (retaining walls #1 and #3 as labeled on the site plan) does not constitute a minor change; and are denied approval under this NSA Letter Amendment Application review. Separate National Scenic Area review is required for proposed retaining walls #1 and #3.

The modified site plan as marked by staff (see attached page Z) to this Letter Amendment shall replace the one attached to the Administrative Decision. The amendment is hereby approved in part and denied in part.

All of the original conditions in the Administrative Decision are still valid and shall be complied with. **This letter amendment needs to be recorded at the County Auditor's office prior to the NSA Final Inspection for the single-family dwelling.**

Sincerely,



Jessica Davenport, AICP  
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 State Department of Fish and Wildlife (sent electronically)

Attached: Legal Description  
Letter Amendment Application  
Original Site Plan  
Modified Site Plan  
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 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

DAVE & JANE SHARPE  
UNDERWOOD WA  
PROPERTY

# LEGAL DESCRIPTIONS

## PARCEL 1 TRP Lot # 03 10 20 1 4 0126 00

That portion of LOT 1 of BLOCK 2, UNDERWOOD CREST ADDITION, according to the official plat thereof recorded at Page 154 of Book "A" of Plats, Skamania County, Wa. Records, more particularly described as follows: Beginning at the SW corner of said Lot 1; thence N 0-10-16 E along the Westerly line of said Lot 1 189.49'; thence N 86-30 E 220.84' to a point on the Easterly line of said Lot 1; thence along the said Easterly line Southwesterly to the SE corner of said Lot 1; thence S 82-43-12 W 67.9' to the point of beginning.

## PARCEL 2 TRP Lot # 03 10 20 1 4 0211 00

A tract of land in the SE 1/4, Section 20, T.3 N., R. 10 E., W.M., being described as follows: Commencing at the SW corner of Underwood Crest Addition in Skamania County, Wa., said point being on the Northerly R/W line of County Road No. 3041; thence along said R/W line S 82-43-12 W 73.92'; thence along said R/W line on the arc of a 1030 foot radius curve left 166.08' (the chord of which bears S 78-06-03 W 165.90'); thence N 3-08-10 E 176.58'; thence East to a point on the West line Underwood Crest Plat 165.00' N 0-10-16 E of the SW corner of said Plat; thence S 0-10-16 W 165.00' to the point of beginning.

EXCEPTING THEREFROM, that portion conveyed to Thomas E. Gross, et ux, by deed recorded Dec. 14, 1977 in Book 73, Page 946, Auditor's file No. 85448, Skamania Deed Records.

RECEIVED  
SKAMANIA COUNTY

OCT 16 2012

COMMUNITY DEVELOPMENT  
DEPARTMENT











