



**WHEN RECORDED RETURN TO:**

MICHAEL A MULLETT  
723 LAFAYETTE AVENUE  
COLUMBUS, IN 47201

**DOCUMENT TITLE(S)**

LETTER AMENDMENT TO ADMINISTRATIVE DECISION 18A15-2342

**REFERENCE NUMBER(S)** of Documents assigned or released:

#2016-000889

☐ Additional numbers on page \_\_\_\_ of document.

**GRANTOR(S):**

SKAMANIA COUNTY COMMUNITY DEVELOPMENT

☐ Additional names on page \_\_\_\_ of document.

**GRANTEE(S):**

MICHAEL A. MULLETT & PATRICIA N. MARSH

☐ Additional names on page \_\_\_\_ of document.

**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

LOT 6, LOT 5, LOT 4 (EXCEPT EASTERLY 40 FT), GOSNELL VIEW TRACTS, SECTION 21, TOWNSHIP 3N, RANGE 10E, SW QUARTER

☒ Complete legal on page 5 of document.

**TAX PARCEL NUMBER(S):**

03102130070200

☐ Additional parcel numbers on page \_\_\_\_ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

Return Address: Michael A. Mullett  
Patricia N. March  
12 Gosnell Road  
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-15-23-L2**

**APPLICANT:** Michael Mullett and Patricia March

**OWNER:** Michael Mullett and Patricia March

**FILE NO.:** NSA-15-23-L2, Amendment to NSA-15-23

**REFERENCE NO.:** Administrative Decision for NSA-15-23, recorded as Skamania County Auditor's File #2016-000889, recorded on May 11, 2016.

**PROJECT:** To construct a single-family dwelling (approximately 1,984 sq. ft.), an attached garage (approx. 576 sq. ft.), a roof top mounted solar panel system, a detached accessory structure (approximately 407 sq. ft.), a new on-site septic system, driveway and associated utilities, and to operate a home occupation. The application also proposes to consolidate the two tax lots into one through a lot line adjustment.

**LOCATION:** 12 Gosnell Road, Underwood; Section 21 of T3N, R10E, W.M., and identified as Skamania County Tax Lots #03-10-21-3-0-0702-00 and #03-10-21-3-0-0703-00.

**LEGAL:** See page 5.

**ZONING:** General Management Area – Residential 5 (R-5) and Open Space (OS)

October 21, 2019

Dear Mr. Mullett and Ms. March,

The Community Development Department issued a final Administrative Decision on February 18, 2016, for the above referenced application, NSA-15-23, and approved a minor change to this approval on September 19, 2016, in Letter Amendment NSA-15-23-L1. The original decision included approval of a single-family dwelling (approximately 1,984 sq. ft.), a garage (approx. 576 sq. ft.), a roof top mounted solar panel system, a detached accessory structure (approximately 407 sq. ft.), a new on-site septic system, driveway, and associated utilities. The consolidation of two tax lots into one through a lot line adjustment was also approved.

You have requested approval of a minor modification to your existing approval in order to operate a two-bedroom bed and breakfast as a home occupation. This use will occur in the existing single-family dwelling and accessory building. No modifications are required to these buildings or to the subject property as approved in NSA-15-23.

Your proposal is subject to the review for compliance with the Skamania County Code's use regulations for the General Management Area – Residential 5 zone and the standards for Home Occupations and Bed and Breakfast Inns.

***SCC 22.14.060(D)(2) - General Management Area – Residential 5***

*Home occupations or cottage industries in an existing residence or accessory structure are allowable subject to the following criteria:*

- a. The use would be compatible with the surrounding area, after considering visual character of the area, traffic generation, noise, dust and odors;*
- b. The proposed use will not require public services other than those existing or approved for the area;*
- c. If the subject parcel is located within five hundred feet of lands designated Ag-1, Ag-2, F-1, F-2 or F-3, new buildings associated with the proposed use comply with the buffer provisions set out in Section 22.14.010(D), 22.14.020(D), 22.14.030(B), 22.14.040(B), or 22.14.050(B); and*
- d. If the subject parcel is located within five hundred feet of lands designated F-1, F-2 or F-3, new buildings associated with the proposed use comply with the provisions of Section 22.14.030(B), 22.14.040(B), or 22.14.050(B):*

The proposal is allowable in the property's Residential 5 zone. The use will be compatible with the surrounding area as it does not substantially modify the existing residential use. The dwelling ordinarily hosts invited guests of the property owners and with this minor modification they may also host paying guests. The applicant will limit the occupancy of the guest room to no more than two guests of the same party and the guest quarters to no more than three guests of the same party. No additional services are required for the proposed modification.

***SCC 22.12.060 - Home occupations and cottage industries***

*Home occupations and cottage industries may be established as authorized in specified zones consistent with the following:*

- A. A home occupation may employ only residents of the home.*
- B. A cottage industry may employ up to three outside employees.*
- C. No more than twenty-five percent of the total actual living space of the dwelling may be utilized for the home occupation or cottage industry.*
- D. No more than five hundred square feet of an accessory structure may be utilized for a home occupation or cottage industry.*

- E. There shall be no outside, visible evidence of the home occupation or cottage industry, including outside storage.*
- F. Exterior structural alterations to the residence for the home occupation or cottage industry shall not be permitted. New structures shall not be constructed for the primary purpose of housing a home occupation or cottage industry.*
- G. No retail sales may occur on the premises, except incidental sales at lodging establishments authorized in this chapter.*
- H. One nonanimated, nonilluminated sign, not exceeding two square feet in area, may be permitted on the subject structure or within the yard containing the home occupation or cottage industry.*
- I. Parking not associated with residential use shall be screened from key viewing areas.*
- J. Bed and breakfast lodging establishment which is two bedrooms or less is considered a home occupation, but shall also comply with the provisions of Section 22.12.020, except in the SMA Section 22.12.020(D) is not required.*

The proposal satisfies these requirements and is considered a home occupation as it consists of two rooms only. One guest room inside the dwelling and the detached "guest quarters" (an existing detached building with a bedroom and attached bathroom) will be available for guests. The guest room is 216 sq. ft. or 11% of the dwelling. The guest quarters is located in a 407 sq. ft. accessory building. No modifications are required for the proposal and there will be no outside visible evidence of the home occupation except for one small sign, allowed under this section at a maximum size of two sq. ft. in area. The sign must also meet the requirements for signs allowed outright under SCC 22.10.040(A)(12). Guests will park in an existing screened parking area adjacent to the garage. The applicants will utilize a local property management company for bookings and cleanings.

***SCC 22.12.020 - Bed and breakfast inns***

*Bed and breakfast inns may be established as authorized in specified land use designations consistent with the following:*

- A. Guests may not occupy a facility for more than fourteen consecutive days.*
- B. One nonanimated, nonilluminated sign not exceeding four square feet in area may be permitted on the structure or within the yard containing the structure.*
- C. Parking areas shall be screened so as to not be visible from key viewing areas.*
- D. In special management areas, bed and breakfast inns associated with residential use shall be allowed only in structures that are included in, or eligible for inclusion in, the National Register of Historic Places.*

The proposal satisfies these requirements. Guest stays will be limited to no more than fourteen consecutive days. The applicant has not requested approval for a specific sign, so will be limited to those signs allowed outright under SCC 22.10.040(A)(12) with a maximum of two sq. ft. in area. Parking will be located in an existing screened parking area adjacent to the home's garage.

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." You have demonstrated that your request constitutes a minor change and is consistent with the findings and conclusions in your original application; therefore, the original decision shall be amended with this letter which hereby **approves** your home occupation. Any modification to the proposal as described in your application will require additional review and approval.

All the original conditions in the Administrative Decision are still valid and applicable to this development. **This letter amendment shall be recorded at the County Auditor's office prior to initiation of your home occupation.** If you have any questions, please call me at 509-427-3900.

Sincerely,



Alan Peters, AICP  
Assistant Planning Director

Attached:      Legal Description  
                    Site Plan  
                    Vicinity Map

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  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners  
Friends of the Columbia Gorge  
Department of Archaeology and Historic Preservation  
Washington Department of Commerce  
Department of Fish and Wildlife

## 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.

## **Legal Description**

NSA-15-23-L2 (Mullett/March)

All of Lot 5, and Lot 4 EXCEPT the Easterly 40 feet thereof, of GOSNELL VIEW TRACTS according to the official plat thereof on file and of record at page 129 of Book A of Plats, records of Skamania County, Washington; and

All that portion of the South half of the Northeast quarter of the Southwest quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, lying Southerly of said plat, and Westerly of a line extending South 10°26' West from the Southwest corner of the Easterly 40 feet of the said Lot 4, and Easterly of a line extending South 10°26' West from the Southwesterly corner of the said Lot 5.

ALSO Lot 6 of GOSNELL VIEW TRACTS according to the official plat thereof on file and of record at page 129 of Book A of Plats, records of Skamania County, Washington; together with that portion, if any, of vacated Cook-Underwood Road (County Road No. 3041), vacated June 25, 1973 by Resolution No. 918 of the Board of County Commissioners of Skamania County, which would attach thereto by operation of law.

All that portion of the South half of the Northeast quarter of the Southwest Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, lying Southerly of said plat, and Westerly of a line extending South 10°26' West from the Southwesterly corner of said Lot 5 of Gosnell View Tracts.

NSA-15-23-L2 (Mullett/March)  
12 Gosnell Rd, Underwood  
#03-10-21-3-0-0702-00





# Site Plan

APPROVED WITH NSA-15-23-12 (Mullett/March)

