

Return Address: John and Martha Kraus
81 Orchard Lane
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

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**LETTER AMENDMENT NSA 19-40-L1 TO
ADMINISTRATIVE DECISION NSA-19-40**

APPLICANT: John and Martha Kraus
FILE NO.: NSA-19-40-L1, Amendment to NSA-19-40
REFERENCE NO.: Administrative Decision for NSA-19-40, recorded in Skamania County Auditor File #2020-001516, on June 24, 2020.
PROJECT: Home addition. **Install rooftop mounted solar panel array.**
LOCATION: 81 Orchard Lane, Underwood, and identified as Skamania County parcel no. #03-10-15-0-0-2008-00.
LEGAL: Lot 2, Kraus Short Plat, Book 3 Page 155.
ZONING: GMA – Small Scale Agriculture (Ag-2)

September 17, 2020

Dear Mr. and Mrs. Kraus,

The Community Development Department issued a final Administrative Decision on June 4, 2020, for the above referenced application, NSA-19-40. The original administrative decision approved changes to the exterior appearance of a single-family residence as follows: construct a home addition, consistent with the approved site plan and elevations.

On August 6, 2020 we received a National Scenic Area Letter Amendment Application which proposes the following minor modifications to this project: Install rooftop mounted solar panels on the south roof of the home. The proposed 365 square foot solar panel array will be flush mounted five inches above the existing roof and will not noticeably increase the size and bulk of the home. The top of the solar panel array will be installed below the peak of the roof and not noticeably increase the height of the home. The size of the proposed solar panel array is modest and consistent with providing supplemental power to a single-family residence. The proposal modifies the approved home addition.

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 approved and installed roof is dark red coated metal. The proposed solar panel array would be black in color enclosed in black framing. The solar panel array will noticeably darken the appearance of the roof and is consistent with Condition of Approval #8 which requires the addition to be dark earth-tone in color.

Your request constitutes minor changes that are consistent with the findings and conclusions in your original application; therefore, the original decision shall be amended as stated above to allow construction of the proposed changes as shown on the approved NSA-19-40-L1 elevations. Conditions of approval to compel construction as shown on the approved elevations, and recording of this letter amendment is required.

The amendment is hereby **approved**. All conditions in Administrative Decision 19-40 are still valid and applicable to this development, as well as all prior conditions of approval associated with other administrative decisions issued for development on this parcel. Please note this Letter Amendment shall be recorded with the Skamania County Auditor's Office.

Dated and signed this 17th day of September, 2020, at Stevenson, Washington.

Mike Beck

Mike Beck
Planner

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.

A copy of this Decision including copies of application materials was sent to the following:

Property owners within 500 feet
Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs Reservation
Nez Perce Tribe
Cowlitz Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service – NSA Office
Board of County Commissioners
State of Washington Department of Commerce – Paul Johnson
Department of Fish and Wildlife