

WHEN RECORDED RETURN TO:

MIKE LINDELL  
P.O. Box 306  
Washougal, WA 98671

Skamania County, WA

Total: \$162.50

ADMIN

Pgs=10

Request of: MIKE LINDELL

2020-003057

11/03/2020 12:31 PM



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DOCUMENT TITLE(S)

LETTER AMENDMENT TO ADMINISTRATIVE DECISION NSA 04 18 L4

REFERENCE NUMBER(S) of Documents assigned or released:

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

GRANTOR(S):

SKAMANIA County Community Development Department

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

GRANTEE(S):

MIKE and Kelly LINDELL

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

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

Pages 7-9

☒ Complete legal on page \_\_\_\_\_ of document.

TAX PARCEL NUMBER(S):

01-05-18-0-0-0301-00

☐ 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.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recorded processing requirements may cover up or otherwise obscure some part of the text of the original document.

Company Name: MIKE LINDELL

Signature/Title:

Return Address: Michael Lindell  
P.O. Box 926  
Washougal, WA 98671

**Skamania County**  
**Community Development Department**  
**Building/Fire Marshal • Environmental Health • Planning**

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
Phone: 509-427-3900 Inspections: 509-427-3922 Fax: 866-266-1534

**Letter Amendment to Administrative Decision NSA-04-18-L4**

**APPLICANT/PROPERTY OWNER:** Michael and Kelly Lindell

**FILE NO.:** NSA-04-18-L4, Amendment to NSA-04-18.

**LEGAL:** See Attached page(s) 7-8.

**REFERENCE NO.:** Administrative Decision recorded on May 5, 2006, Auditor's File number 2006161449; Letter Amendments NSA-04-18-L1 recorded on May 18, 2007, Auditor's File number 2007166168; NSA-04-18-L2 recorded on April 15, 2010, Auditor's File number 2010175282; and NSA-04-18-L3 recorded on \_\_\_\_\_, Auditor's File number \_\_\_\_\_ at the Skamania County Auditor's Office.

**PROJECT:** Replace an existing dwelling with a new 5,210 square foot dwelling with an 83' x 40' footprint, a new 1,656 square foot detached garage with a 36' x 46' footprint, utilities and driveway extension. **This letter amendment proposes changes to the landscaping including a rock/boulder retaining wall, patio and a concrete walkway.**

**LOCATION:** 422 Sharleen Road, Washougal; Section 18 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-18-0-0-0301-00.

**ZONING:** General Management Area – Large Scale Agriculture (Ag-1). The property was previously designated as Special Management Area, but is now designated as General Management Area due to the Section 8(o) process.

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December 16, 2014

Dear Mr. and Mrs. Lindell,

The Community Development Department issued an Administrative Decision on June 8, 2005 and three Letter Amendments on April 5, 2007, October 7, 2009 and January 18, 2011 for the above referenced application. Construction of the approved project began in 2010. On December 4, 2014 we received a NSA Letter Amendment Application from you, requesting an amendment to make changes to the landscaping plan. You are proposing a five foot tall rock/boulder retaining wall that will be located between the dwelling and the outbuilding, patio areas, and concrete walkway. The vegetation to be planted and proposed is consistent with screening vegetation required in the Administrative Decision (file no. NSA-04-18). The proposed retaining wall, patios, and concrete walkway are considered accessory structures which are accessory to the single-family dwelling which area allowable within the GMA Large-Scale Agricultural land use designation.

Condition of approval number 23 shall be added to require:

23) The rocks/boulders for the retaining wall shall be dark earth tone in color.

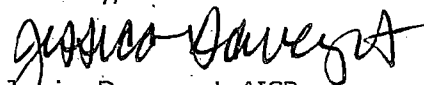
The retaining wall, patios and walkway will be fully screened from key viewing areas by existing mature onsite vegetation that is required to be retained per condition of approval number 15 in the Administrative Decision. The proposed changes do not alter the findings of the Staff Report for file no. NSA-04-18.

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 request constitutes a minor change; therefore, the original decision shall be amended as stated above.

The landscaping plan (see attached page 6), and the amendment is hereby approved.

All of the original conditions in the Administrative Decision and Letter Amendments (issued April 5, 2007, October 7, 2009, and January 18, 2011) are still valid and shall be complied with. **This letter amendment as well as letter amendment NSA-04-18-13 shall be recorded at the County Auditor's office prior to approval of the NSA final inspection.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,



Jessica Davenport, AICP  
Planning Manager  
Planning Division

## **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 may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Hearing Examiner, P.O. Box 1009, Stevenson, WA 98648. Notice of Appeal forms are available at the Department Office and must be accompanied by a \$2,450.00 nonrefundable-filing fee.

## **WARNING**

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

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)

Attached: Letter Amendment Application  
Landscaping Plan  
Legal Description  
Vicinity Map

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

Applicant:	Mike and Kelly Lindell	E-mail:	kelly@activeabi.com
Address:	P.O. Box 926	Home: (971)	246-0107
	Washougal, WA 98671	Work: ( )	Same
Property Owner:	Same	E-mail:	
Address:		Home: ( )	
		Work: ( )	
Site Address:	422 Sharleen Road Washougal WA 98671		
Tax Lot/Parcel #	201-05-18-0-0-0301-08		
Location of Property:			

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

Please see revised Sheet Attached... A small revision has been made to a previous amendment originally dated 9/5/13. Please Note the addition of a rock/boulder retaining wall, & Concrete Walk along Structures. The revisions are clouded and dated 11/26/14.

RECEIVED  
SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

DEC 04 2014

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

Applicant signature(s):

Date:

11/26/14

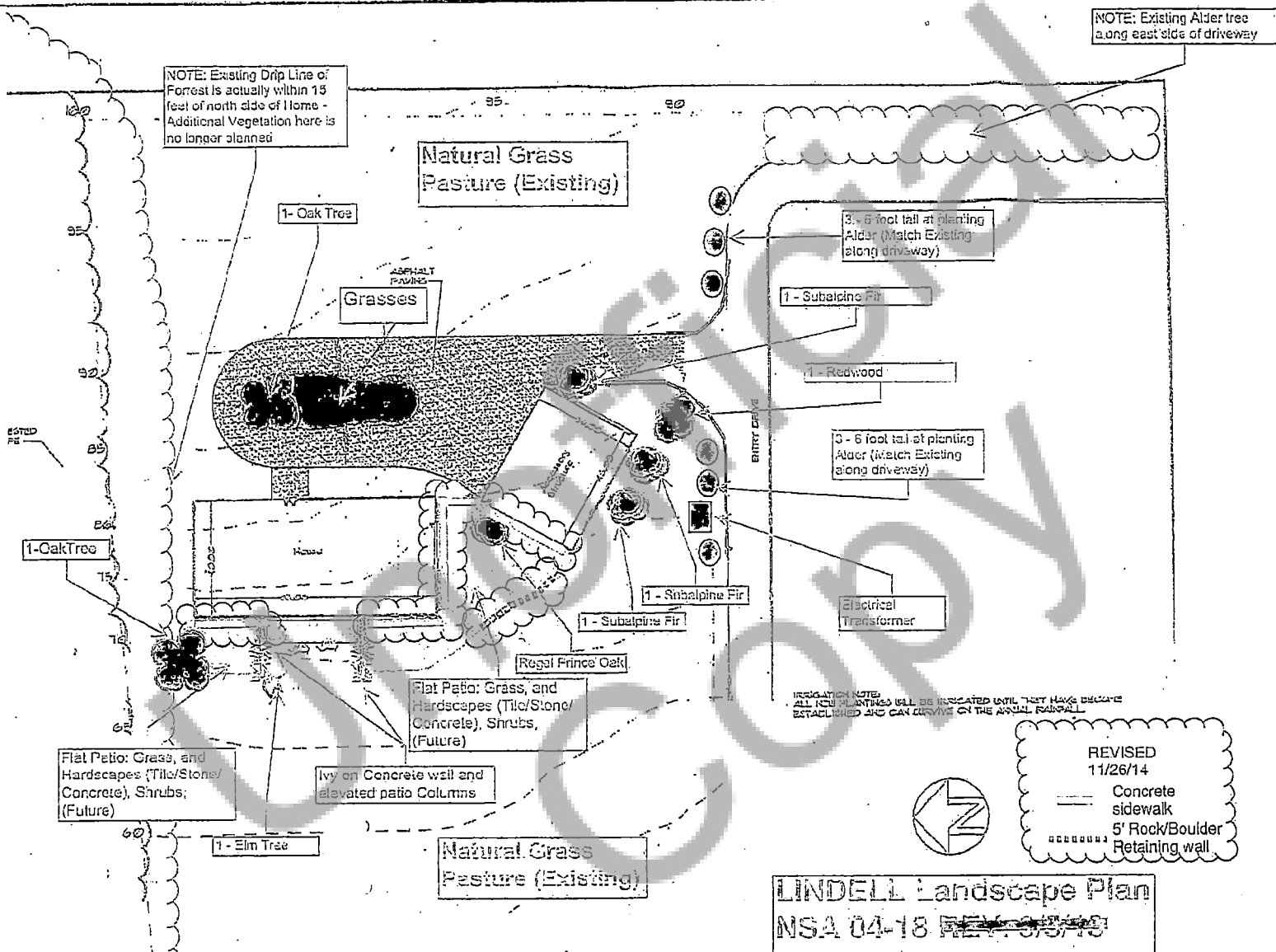
Owner signature(s):

Date:

11/26/14

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 / No	
Date received 12-4-2014	Date complete 12/4/14 90
Receipt # 301400352	File # NSA-04-1862



LINDELL Landscape Plan  
NSA 04-18 ~~REV 10/13/13~~

11-26-14

Skamania County Planning  
Courthouse Annex,  
170 N.W. Vancouver Avenue, P.O. Box 1009,  
Stevenson, Washington 98648 Skamania County

Attn: Jessica Davenport

RE: Lindell NSA 04-18 Landscape Plan

As a follow up to an earlier conversation I am attaching a revision (Rev. 11-26-13) to the landscape plan submitted as part of the original approval NSA 04-18.

Respecting the original decision of the 9/5/13 submission the screening trees (Alders planted along driveway), as specifically called out as a condition of approval, are shown. The revision is a clarification; types of trees and specific numbers that will be planted. Also shown is the general "lay of the land" surrounding the home.

The home site is situated such that the north existing forest is closer to the home than originally anticipated. It is for this reason a significant reduction in the plantings on the north side are indicated. The existing forest provides the features necessary to assist with the homes subordination to its surroundings.

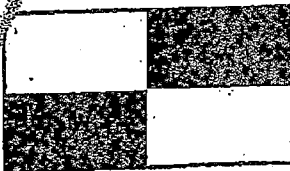
Note: Also as part of this 11/26/14 revision a boulder retaining wall is shown (along the west edge of grass area) as well as sidewalk areas alongside the home. It is my intent that this additional information and clarification is still consistent with the original approved plan and is acceptable.

Please review and provide your input at your earliest convenience.

Thank you,

Mike and Kelly Lindell  
503 572 2858





**HAGEDORN, INC.**

**SURVEYORS AND ENGINEERS**

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-1428 • (503) 283-6778 • Fax: (360) 694-8934 • www.hagedornse.com

September 3, 2004

**LEGAL DESCRIPTION  
FOR  
MICHAEL LINDELL**

**COMPOSITE OF TAX LOTS 301 AND 302:**

A portion of the Southwest quarter of the Northeast quarter and the Southeast quarter of the Northwest quarter and the Northwest quarter of the Southeast quarter of Section 18, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Center of Section 18; thence South  $88^{\circ} 45' 02''$  East, along the South line of the North East quarter of Section 18, for a distance of 445.17 feet to the most Westerly Southwest corner of the "Hall tract", as described in Book 146 of deeds, page 979, Skamania County Records; thence continuing South  $88^{\circ} 45' 02''$  East, 211.00 feet to the Northeast corner of the West half of the Northwest quarter of the Southeast quarter of Section 18; thence South  $01^{\circ} 30' 22''$  West, along the East line of the West line of the West half of the Northwest quarter of the Southeast quarter of Section 18, for a distance of 559.26 feet to the most Southerly Southwest corner of the "Hall tract"; thence South  $88^{\circ} 47' 04''$  East, 154.44 feet to the most Southerly Southeast corner of the "Hall tract"; thence North  $08^{\circ} 35' 35''$  East, 1453.75 feet to an interior corner of the "Hall tract"; thence South  $88^{\circ} 24' 53''$  East, 915.00 feet to the most Easterly Southeast corner of the "Hall tract"; thence North  $01^{\circ} 32' 13''$  East, 437.00 feet to the North line of the South half of the Northeast quarter of Section 18 and the Northeast corner of the "Hall tract"; thence North  $88^{\circ} 24' 53''$  West, 1459.31 feet to the Northwest corner of the "Hall tract", said point also being the Northeast corner of another "Hall tract", as described in Book 130 of Deeds, page 371, Skamania County Auditor's Records; thence continuing North  $88^{\circ} 24' 53''$  West, 444 feet, more or less, to the Northeast corner of the Southwest quarter of the Northwest quarter of Section 18; thence West 1297 feet, more or less, to the Northwest corner of the Southeast quarter of the Northwest quarter of Section 18, said point being the Northwest corner of the latter "Hall tract"; thence South along the West line of the Southeast quarter of



Legal Description for  
Michael Lindell

Page 2

the Northwest quarter of Section 18, for a distance of 692 feet, more or less, to a point which is 628 feet North of the Southeast corner of the Southeast quarter of the Northwest quarter of Section 18, said point also being the most Westerly Southwest corner of the latter "Hall tract"; thence Southeasterly 890 feet, more or less to an interior corner of the latter "Hall tract"; thence Southerly 305.00 feet to the most Southerly Southwest corner of the latter "Hall tract"; thence East, 465 feet, more or less to the POINT OF BEGINNING.

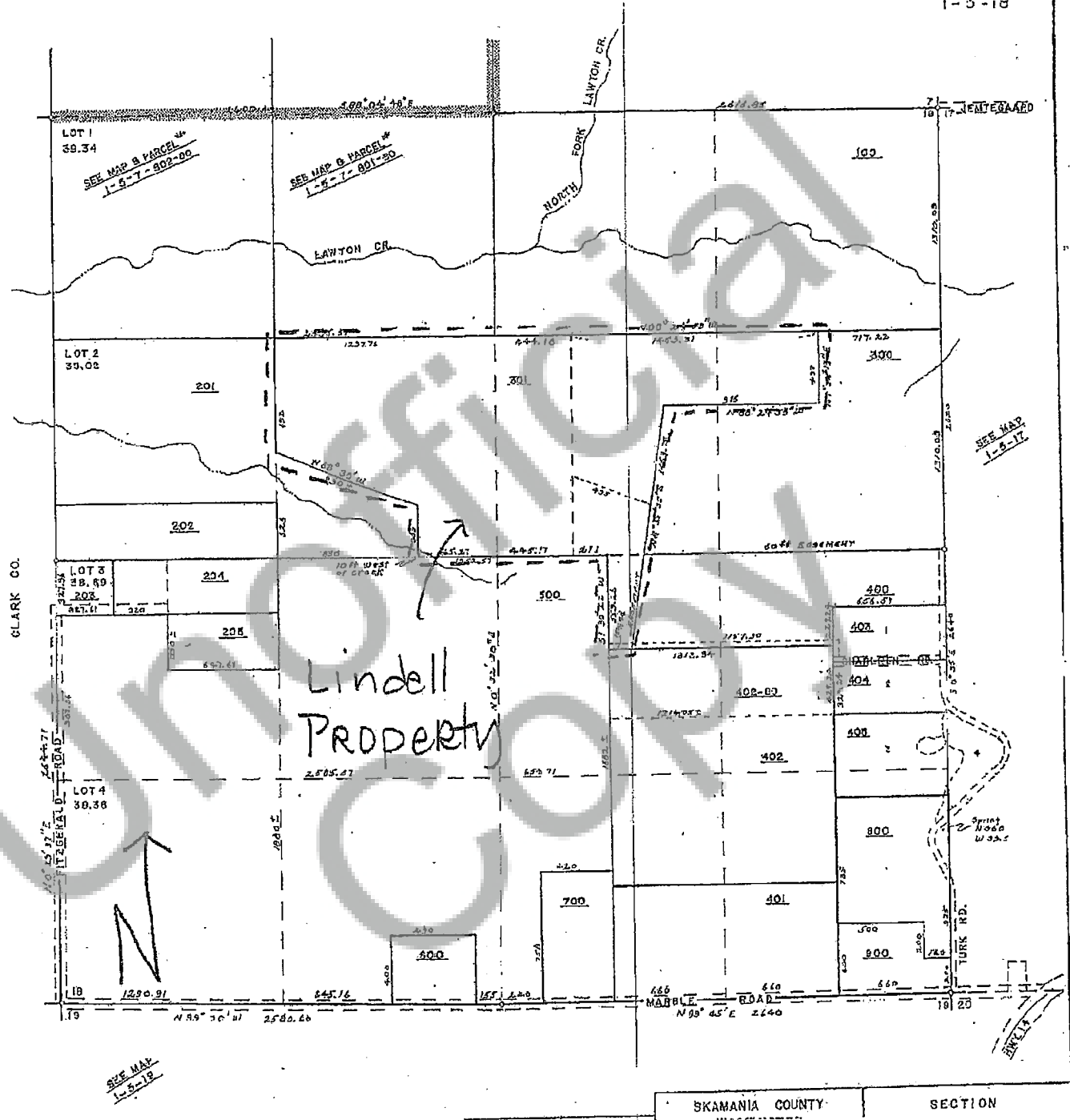
SUBJECT TO easements and restrictions of record.

88

LD2004\Lindell-TL 301 and 302.bj



09-03-2004



SEE MAP  
1-5-17

SEE MAP  
1-5-17

SKAMANIA COUNTY

SECTION