



Return Address: Shannon Briones
31 Sutherland Road
Underwood, WA
98651

Skamania County
Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex

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Stevenson, Washington 98648

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**LETTER AMENDMENT NSA 20-33-L1 TO
ADMINISTRATIVE DECISION NSA-20-33**

APPLICANT: Shannon Briones

FILE NO.: NSA-20-33-L1, Amendment to NSA-20-33

REFERENCE NO.: Administrative Decision for NSA-20-33, recorded in Skamania County Auditor File #2021-004039, on December 9, 2021.

PROJECT: Construct single-single family residence with carport and breezeway connection to existing garage. Decommission residence above existing garage and convert to guest quarters. **Install rooftop mounted solar panel array.**

LOCATION: 31 Sutherland Road, Underwood, and identified as Skamania County parcel no. #03-10-22-0-0-1100-00.

LEGAL: See attached page 3.

ZONING: GMA – Small Woodland (F-3) 20

December 14, 2021

Dear Ms. Briones,

The Community Development Department issued a final Administrative Decision on February 16, 2021, for the above referenced application, NSA-20-33. The original administrative decision approved constructing a single-family residence with carport and breezeway connection to existing residence with garage, and decommissioning the existing residence above the existing garage and convert it to guest quarters, consistent with the approved site plan and elevations.

On December 8, 2021 we received a complete National Scenic Area Letter Amendment Application which proposes the following minor modifications to this project: Install 760 square feet of rooftop mounted solar panels on the south facing roofs of the home and accessory building (garage). The solar panel arrays will be post mounted five inches above the existing roofs and will not noticeably increase the size and bulk of the buildings. The 760 square foot size of proposed solar panel arrays is consistent with providing supplemental power to a single-family residence. The proposed Hyundai RG-Black solar panels and framing will be black and the solar panels have a non-reflective coating.

The accessory building is currently 24 feet in height as measured above the lowest adjacent grade. This 24-foot height is indicated in the approved elevations for file no. NSA-20-33. The maximum height of accessory buildings in the National Scenic Area is 24 feet above the lowest adjacent grade. The accessory building cannot be increased in height. No additional construction above the roof peak of the accessory building is permitted. The solar panel array on the roof of the accessory building shall be installed so that the highest point of the solar panel array remains lower in height than the roof peak.

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." 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-20-33-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 20-33 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.

CONDITIONS OF APPROVAL:

- 1. This letter amendment shall be recorded at the County Auditor's office.**
- 2. The solar panels, frames and supports shall be all black. The panels shall have a non-reflective coating. The proposed use of Hyundai RG-Black panels are consistent with this condition, and are approved.**
- 2. The solar panel array on the accessory building shall be mounted so that the highest point of the solar panel array remains lower in height than the roof peak.**
- 3. All development shall be consistent with the approved site plan NSA-20-33-L1 and approved elevations NSA 20-33-L1 on file with the Community Development Department, unless modified by conditions of approval.**

Dated and signed this 14th day of December, 2021, at Stevenson, Washington.

Mike Beck

Mike Beck, AICP
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

PROPERTY DESCRIPTION

Parcel # 03-10-22-0-0-1100-00

The East Half of the Southwest Quarter of the Northwest Quarter and the East Half of the West Half of the Southwest Quarter of the Northwest Quarter, all in Section 22, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, State of Washington.

Excepting therefrom the following:

That portion conveyed to William L. Garrett, et ux, by instrument recorded September 3, 1970 in Book 62, Page 41, Auditor's File No. 72506, Skamania County, Washington.

That portion conveyed to Richard E. Lathrup by instrument recorded April 6, 1971, in Book 62, Page 758, Auditor's File No. 73305, Skamania County, Washington.

That portion conveyed to Larry Z. Marczynski, et ux, by instrument recorded February 28, 1972, in Book 63, Page 793, Auditor's File No. 74466, Skamania County, Washington.

That portion conveyed to John Lompa, et ux, by instrument recorded August 16, 1972, in Book 64, Page 336, Auditor's File No. 75085, Skamania County, Washington.

That portion conveyed by to Joe Perry, et ux, by instrument recorded November 8, 1974, in Book 67, Page 851, Auditor's File No. 78429, Skamania County, Washington.

Attachments: Vicinity Map, NSA-20-33-L1 Site Plan, NSA-20-33-L1 Elevations