

Skamania County, WA  
Total: \$209.50  
ADMIN  
Pgs=7

2022-000827

04/21/2022 09:14 AM

Request of: PEAR RIDGE LLC



Return Address: Pear Ridge LLC  
PO Box 115  
Underwood, WA  
98651-0115

## 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 NSA-20-52-L1 TO ADMINISTRATIVE DECISION NSA-20-52

**APPLICANT:** Jason Mann, for Pear Ridge LLC

**FILE NO.:** NSA-20-52-L1, Amendment to NSA-20-52

**REFERENCE NO.:** Administrative Decision for NSA-20-52, recorded in Skamania County Auditor File # 2021-003186, on September 20, 2021.

**PROJECT:** Single-family residence (agricultural dwelling), three accessory buildings, in-ground pool, and associated site improvements. Decommission existing agricultural labor housing triplex and convert building to agricultural use. Minor changes to one accessory building: INCREASE footprint, EXPAND driveway, ADD garage door, ADJUST window fenestration.

**LOCATION:** 982 Kollock Knapp Road, Underwood, identified as Skamania County parcel no. #03-10-20-0-0-0800-00.

**LEGAL:** See attached page 4.

**ZONING:** GMA – Large Scale Agriculture (Ag-1) 60

March 22, 2022

Dear Mr. Mann,

The Community Development Department issued a final Administrative Decision on August 4, 2021, for the above referenced application, NSA-20-52. The original administrative decision approved the construction of a new single-family residence (agricultural dwelling) with three accessory buildings, in-ground pool, associated site improvements and decommissioning an agricultural labor housing triplex, consistent with the approved site plan and elevations.

On February 28, 2022 we received a National Scenic Area Letter Amendment Application which proposes the following minor modifications to one of the approved (garage) accessory buildings:

- 1) Add ten feet to the width of the building. Footprint will increase from 875 sq. ft. to 1,125 sq. ft. The increased width allows enclosure of an exterior stairwell and an additional garage bay.
- 2) Add second 12' wide garage door and reduce proposed garage door from 18' to 12' width.
- 3) Adjust grading plan to accommodate the wider driveway and expanded building footprint.
- 4) Adjust the window fenestration on the west side of the accessory building with minor changes in window sizes and placements. Seven windows approximately 6 sq. ft. each would be installed on the west elevation. A single man door and double hung slider window approximately 8 sq. ft. would be installed on the north elevation. Two, approximately six square foot windows would be installed on the east elevation. The south elevation remains unchanged.

The expanded 1,125 sq. ft. accessory building results in a combined total accessory building footprint of 1,787 sq. ft. that remains under the 2,500 sq. ft. combined accessory building footprint limit of 2,500 sq. ft. on parcels over 10 acres in size in the GMA Large Scale Agriculture zone. The building expands to the north and does not increase the apparent width as viewed from key viewing areas. The building will continue to be effectively screened by the intervening bulk of the residence and screening vegetation.

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." All of the proposed changes are associated with the previously approved development activities approved in Administrative Decision file no. NSA-20-52. 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-20-52-L1 site plan and elevations. Conditions of approval to compel construction as shown on the approved site plan, elevations, and recording of this letter amendment are required.

The modified, approved site plan and modified, approved elevations shall replace the site plan and elevations on record with the Community Development Department. The amendment is hereby **approved**. All conditions of approval in Administrative Decision file no. NSA-20-52 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, along with the additional conditions listed below. **This letter amendment shall be recorded at the County Auditor's office prior to the commencement of construction of the proposed changes.**

**CONDITIONS OF APPROVAL:**

1. **This letter amendment shall be recorded at the County Auditor's office.**
2. **All development shall be consistent with the approved site plan NSA-20-52-L1 and approved elevations NSA 20-52-L1 on file with the Community Development Department, unless modified by conditions of approval.**
3. **Revised building plans, grading plan and site plan sheets shall be submitted to the building department for review and approval prior to commencement of construction of the proposed changes.**

Dated and signed this 22<sup>nd</sup> day of March, 2022, at Stevenson, Washington.

*Mike Beck*

Mike Beck, AICP  
Planner

Attachments: NSA-20-52-L1 site plan  
NSA-20-52-L1 elevations  
Vicinity map

**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

**Parcel # 03-10-20-0-0-0800-00**

**Legal Description:**

The West Half of the Southwest Quarter of Section 20 and the West 16 rods of the Southeast quarter of the Southwest quarter of Section 20, all in Township 3 North, Range 10 East of the Willamette Meridian in the County of Skamania and State of Washington.

EXCEPT that portion thereof lying Northerly of the center line of the county road known and designated as the Kollock Road.

ALSO EXCEPT a tract of land located in the Southwest Quarter (SW 1/4) of Section 20, Township 3 North, Range 10 E.W.M., described as follows:

Beginning at the southwest corner of the said Section 20; thence along the south line of the said Section 20 South  $88^{\circ}53'$  East, a distance of 1,305.31 feet; thence North 1,590.13 feet to the center line of County Road No. 3130 designated as the Kollock-Knapp Road, said point being the initial point of the tract hereby described; thence South 279 feet; thence North  $44^{\circ}16'$  West, a distance of 623.85 feet; thence North 279 feet to the centerline of said Kollock-Knapp Road; thence following the centerline of said road Southeasterly 624 feet, more or less, to the initial point.

TOGETHER WITH that portion of the West Half of the Northeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington, lying Southerly of the county road known and designated as the Kollock Road.

EXCEPT that parcel of land located in the South Half of the Southwest Quarter of Section 20, Township 3 North, Range 10 East, Willamette Meridian, County of Skamania, State of Washington, more fully described as follows:

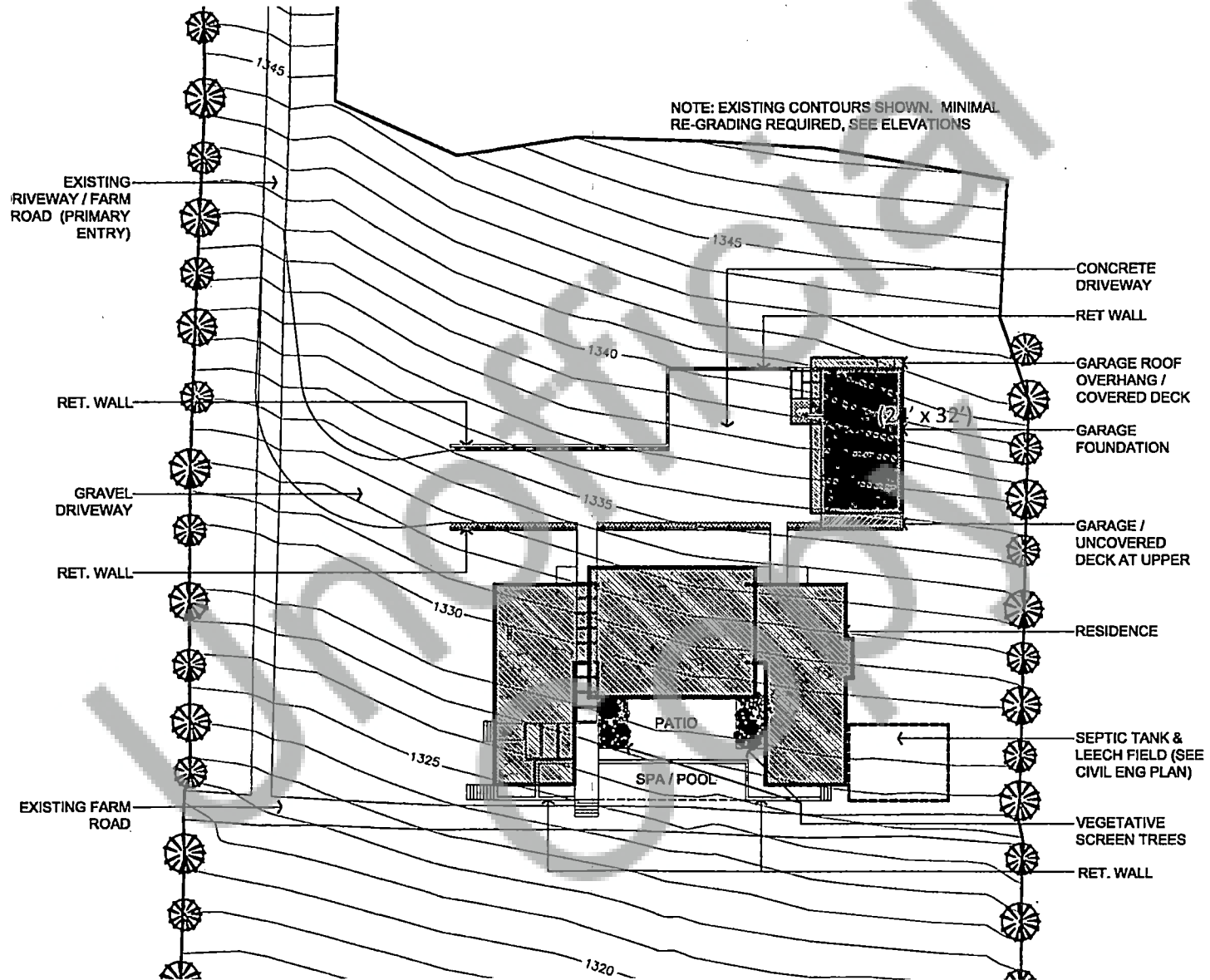
Commencing at a point South  $88^{\circ}49'56''$  East, a distance of 1101.67 feet from the Southwest corner of said Section 20, said point is on the South line of said Section 20 and is the True Point of Beginning; thence continuing along the South line South  $88^{\circ}49'56''$  East, a distance of 271.20 feet; thence North  $1^{\circ}10'04''$  East, a distance of 211.99 feet to a Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence North  $87^{\circ}53'13''$  West, a distance of 271.23 feet to another Bell Design Co. yellow plastic survey cap set on a #5 rebar; thence South  $1^{\circ}10'04''$  West, a distance of 216.46 feet, more or less, to the True Point of Beginning.

Skamania County Assessor

NSA 20-52 (Pear Ridge LLC)  
Kollock Knapp Road, Underwood  
PID #03-10-20-0-0-0800-00



**Approved Site Plan**  
NSA-20-52-L1 (Pear Ridge LLC)



NSA-20-52-L1 (Pear Ridge LLC)

