

Return Address: Cyrus Sutton
851 Riverside Drive
Washougal, WA 98671

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

2022-001371

07/05/2022 01:05 PM

Request of: CYRUS SUTTON



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-20-19-L1 TO ADMINISTRATIVE DECISION NSA-20-19

APPLICANT: Cyrus Sutton

FILE NO.: NSA-20-19-L1, Amendment to NSA-20-19

REFERENCE NO.: Administrative Decision for NSA-20-19, recorded in Skamania County Auditor File #2021-001940, on June 2, 2021.

PROJECT: A home addition, two accessory buildings, and accessory structures for an existing single-family residence: 95 sq. ft. solarium home addition, 110 sq. ft. uncovered deck with 54 ft. x 2 ft. tall supporting retaining wall, 96 sq. ft. greenhouse building, 200 sq. ft. art studio building, 300 linear feet of wooden picket fence, 25 ft. x 3.5 ft. wooden footbridge, 200 linear feet x 3.5 ft. wide wood chip pathway, driveway gate with wood columns and archway. **INCREASE SIZE, RELOCATE, and ADJUST design of art studio building. MODIFY approved picket fence to solid fence and INCREASE fence line.**

LOCATION: 851 Riverside Drive, identified as Skamania County parcel no. #01-05-11-2-0-0300-00.

LEGAL: Lot 1, Beverly Short Plat, Book 3 Page 223.

ZONING: GMA – Small Woodland (F-3) 20

May 11, 2022

Dear Mr. Sutton,

The Community Development Department issued a final Administrative Decision on May 19, 2021, for the above referenced application, NSA-20-19. The original administrative decision approved the construction of a home addition, two accessory buildings, and accessory structures for an existing single-family residence, consistent with the approved site plan and elevations.

On May 3, 2022 we received a National Scenic Area Letter Amendment Application which proposes the following minor modifications to this project:

- 1) Increase the footprint of approved accessory building (art studio) from 196 sq. ft. (14'x14') to 306 sq. ft. (18'x17')
- 2) Relocate accessory building (art studio) approximately 100 feet southeast.
- 3) Modify approved picket fence to 6½ foot tall solid cedar fence stained black and increase fence line from 300 feet to approximately 350 feet.

The increase in size of the accessory building reduces the habitable space to 180 sq. ft. while accommodating a 126 sq. ft. covered porch. Window fenestration does not change. The relocation of this accessory building must be at least 20 feet north of the required wetland buffer as shown on the approved modified site plan to allow room for planting the required screening trees outside of the wetland buffer area. The proximity of the relocated accessory building to the water resource buffer requires the applicant stake the water resource buffer line prior to the commencement of construction and to remain staked throughout the duration of accessory building construction to ensure impacts occur outside of the buffer area. Best Management practices will be required to reduce potential impacts to the water resource buffer area.

Per Skamania County Code 15.20.030(A) the increased size of the accessory building requires a building permit for construction. The change in fence design from picket to solid fence is intended to provide effective screening and also better corral animals in the front yard of the home.

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 single-family residence approved in Administrative Decision file no. NSA-20-19. 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-20-19-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 in Administrative Decision file no. NSA-20-19 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 and the original administrative decision shall be recorded at the County Auditor's office prior to the commencement of construction.**

CONDITIONS OF APPROVAL:

1. This letter amendment shall be recorded at the County Auditor's office.
2. The art studio accessory building shall be located at least 20 feet north of the required water resource buffer. At least one tree and one shrub shall be planted for screening within 20 feet to the south of the art studio accessory building.
3. The water resource buffer shall be demarcated and staked prior to the commencement of development and shall remain staked until final approval is granted.
4. Work activities shall not occur within the buffer area. Ground disturbance and mechanized equipment use within the buffer area is prohibited. Storage or yarding of construction materials shall be located outside of the buffer area.
5. Best Management Practices shall be used during project activities. The applicant shall utilize erosion control measures such as the installation of sediment fencing, distributing straw mulch on exposed soils, and reseeding denuded soils promptly, in order to prevent erosion of sediment into the wetland buffer area.
6. A building permit is required for the art studio accessory building.
7. The fence shall be all cedar construction. Approved color is black. Any changes to the approved material or color shall be submitted to the Community Development Department for review and approval prior to installation.
8. All development shall be consistent with the approved site plan NSA-20-19-L1 and approved elevations NSA 20-19-L1 on file with the Community Development Department, unless modified by conditions of approval. If modified, development shall be consistent with the conditions of approval.

Dated and signed this 10th day of May, 2022, at Stevenson, Washington.

Mike Beck

Mike Beck, AICP
Planner

Attachments: Modified site plan
Modified 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

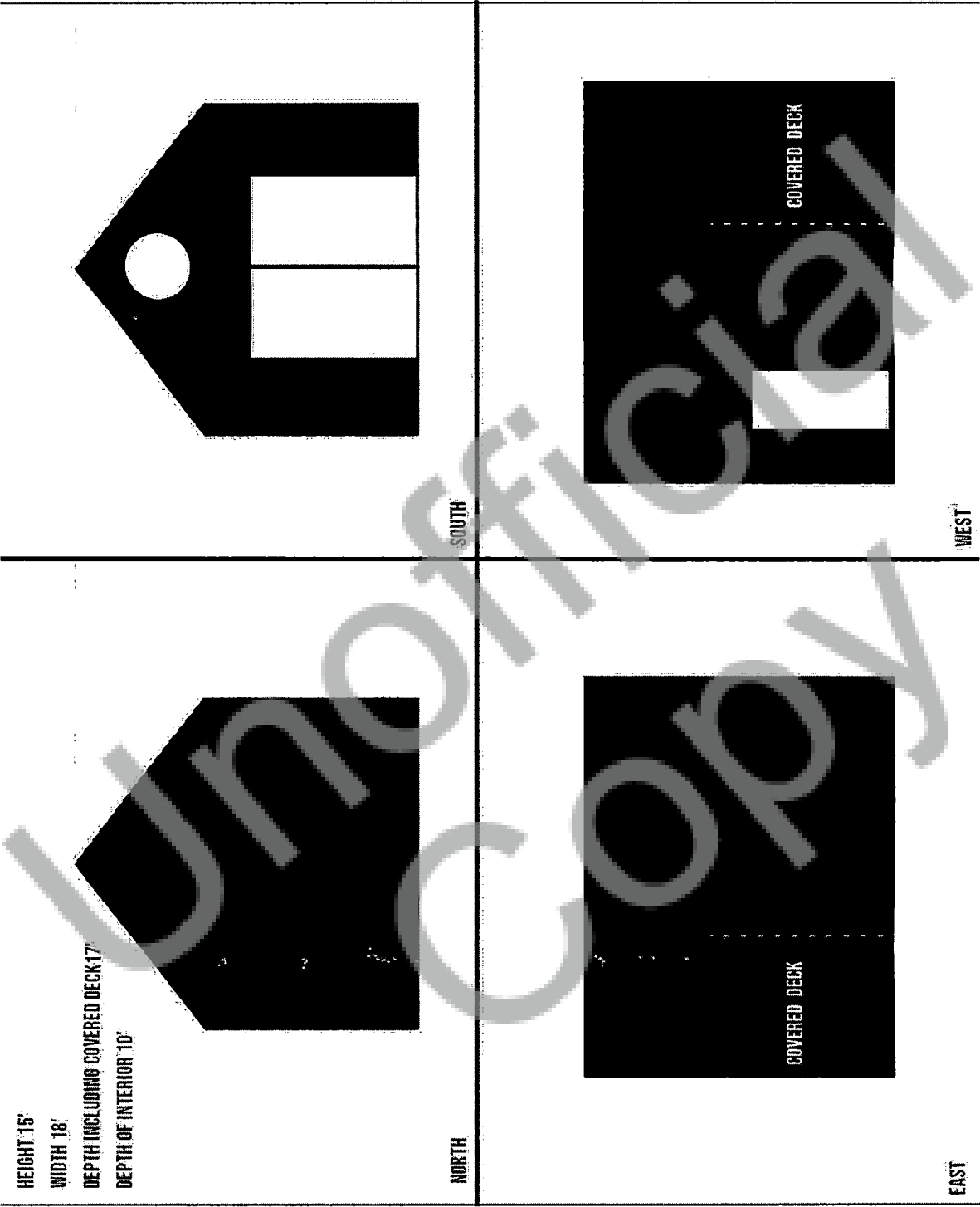
State of Washington Department of Commerce – Paul Johnson

Department of Fish and Wildlife

NSA-20-19-L1 (Sutton)



Elevations
NSA-20-19-L1 (Sutton)



Elevations

NSA-20-19-L1 (Sutton)

