

Skamania County, WA **2026-000229**  
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Request of: SCOTT GULSTINE & JULIA BAILEY



Return Address: Scott Gulstine & Julia Bailey  
451 Kramer Rd  
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

Phone: 509-427-3900 Inspection Line: 509-427-3922

### LETTER AMENDMENT NSA-LA-26-03 TO ADMINISTRATIVE DECISION NSA-24-35

**APPLICANT:** Scott Gulstine & Julia Bailey

**FILE NO.:** NSA-LA-26-03 Amendment to NSA-24-35

**REFERENCE NO.:** Administrative Decision for NSA-24-35, recorded in Skamania County Auditor File #2026-000114, on January 28, 2026.

**PROJECT:** This amendment proposes minor revisions to the previously approved residential design, including limited adjustments to door and window locations, skylight placement, and garage configuration. Two skylights are relocated to the kitchen and living room, select doors and windows are relocated or replaced with matching approved openings, and the garage is detached and relocated approximately 26 feet downhill to the east with a 7-foot separation from the residence. These changes do not increase overall square footage, building height, or visual impact, and all materials, glazing type, and reflectivity remain consistent with the approved application.

**LOCATION:** 451 Kramer Rd, Underwood  
03-10-21-2-0-0100-00

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

January 28, 2026

Dear Mr. & Mrs. Gulstine,

The Community Development Department issued a final Administrative Decision on January 16, 2024, for application, NSA-24-35. The original administrative decision approved the construction of a 1,568 sf agricultural dwelling, attached garage, associated site improvements on the parcel with an existing winery and wine tasting room, well, power and septic, consistent with the approved site plan and elevations.

On January 13<sup>th</sup>, 2026, we received a National Scenic Area Letter Amendment Application which proposes the following minor modifications to this project:

The applicant proposes the following amendments to the previously approved single-family residential project. These amendments intend to improve interior functionality and site circulation while maintaining consistency with the approved design, materials, scale, and overall visual character of the project.

**Door Modifications:**

The door located on the north wall of the primary bedroom will be removed and relocated to the corner of the bedroom. A new glass door (2'-6" x 8'-0") is proposed for the office located in the southeast corner of the residence, installed on the south wall at the southeast corner, mirroring the approved door located on the southwest bedroom.

**Window Modifications:**

Two vertically stacked windows are proposed on the north wall of the primary bedroom, located approximately nine feet west of the northeast corner. The lower window will be a casement window positioned 18 inches above the finished floor, with the upper window stacked above and separated by six inches. Each window will measure 23½ inches wide by 59½ inches high. All windows will match the previously approved make, materials, and reflectivity.

**Sliding Door Revisions:**

The approved 6-foot-wide sliding doors in the primary bedroom and southeast bedroom will be replaced with 8-foot-wide sliding doors to match the previously approved sliding doors in the living and dining rooms.

**Skylight Relocation:**

Two approved skylights will be relocated from the equipment room and bathroom to the kitchen and living room. One skylight will be located above the kitchen island, with the second skylight mirroring its placement over the living area. Both skylights will be equidistant from the roof centerline and will each measure 4 feet by 4 feet.

**Utility Room Door Replacement:**

The approved window (2'-8" x 7'-0") on the east wall of the utility/equipment room will be removed and replaced with a glass door (2'-6" x 8'-0") consistent with the doors proposed in the bedrooms.

**Garage Relocation and Detachment:**

The previously approved attached garage (23 feet wide by 21 feet deep by 22 feet high) is proposed to be detached from the residence and relocated approximately 26 feet downhill to the

east to improve vehicle maneuverability and site functionality. The relocated garage will be separated from the residence by approximately seven feet. The garage will include a solid overhead vehicle door, a solid pedestrian swing door located on the west elevation at the southwest corner, and one operable picture window (6 feet wide by 4 feet high) centered on the west elevation.

These proposed amendments do not increase the approved residential square footage or building height and do not introduce additional visual impacts beyond those previously evaluated. All exterior materials, glazing types, and reflectivity will remain consistent with the approved application and conditions of approval.

Pursuant to SCC §22.06.150(D), Changes or Alterations to an Approved Action, any change or alteration to a development action approved by the County under this title shall be processed as a new action; however, the Administrator may approve minor changes or alterations that are deemed consistent with the provisions of this title and the findings and conclusions of the original approval. Approval of such minor changes shall be processed as a letter amendment and shall constitute an administrative action subject to a twenty-day appeal period from the date of decision. The change itself, and not the original decision, shall be subject to appeal.

All proposed changes are associated with the previously approved single-family residence approved under Administrative Decision File No. NSA-24-35. The requested amendments constitute minor changes that are consistent with the findings and conclusions of the original application. Therefore, the original decision is hereby amended to allow construction of the proposed changes as shown on the approved NSA-LA-26-03 site plan and elevations. Conditions of approval requiring construction in accordance with the approved site plan, elevations, and recording of this letter amendment shall apply.

The modified, approved site plan and modified, approved elevations shall replace the site plan and elevations on record with the Community Development Department.

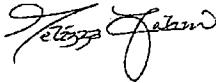
The amendment is hereby **approved**.

**All conditions in the Administrative Decision file no. NSA-24-35 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 before the commencement of construction.**

**CONDITIONS OF APPROVAL:**

- 1. This letter amendment shall be recorded at the County Auditor's office.**
- 2. All of the Conditions of Approval from NSA-24-35 shall be followed.**
- 3. All construction and development authorized by this letter amendment shall be completed in strict compliance with Administrative Decision File No. NSA-24-35, Letter Amendment No. NSA-LA-26-03, and any prior National Scenic Area land use approvals issued for the subject parcel.**
- 4. This letter amendment shall be recorded with the Skamania County Auditor before the issuance of any building permits associated with the amended project. Any modification, deviation, or alteration from the approved site plan, elevations, or conditions of approval shall require additional County review and approval prior to implementation, and unauthorized deviations shall constitute a violation of Title 22.**

Dated and signed this 28<sup>th</sup>, January 2026, in Stevenson, Washington.



Melissa Fahrni, Land Use Planner I  
Skamania County Community Development

Attachments: Modified site plan  
Modified window and door plan  
Narrative

Unofficial Copy

**APPEALS:**

The Director reserves the right to provide additional comments 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 \$3,450.00 non-refundable-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.

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