



# 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

## NOTICE OF DEVELOPMENT REVIEW

The Skamania County Community Development Department has received the following application:

<b>APPLICANT:</b> John Hutton	<b>DESCRIPTION:</b> Proposed construction of a 1,794-sf single-family residence with a 416-sf carport. Construction will include removing two (2) windowpanes and adding a (1) window to an existing barn. Grading will include backfill, trenching for utilities, and driveway construction. The application also includes the removal of the existing residence once the new home is constructed.
<b>FILE NO:</b> NSA-24-40	
<b>LOCATION:</b> 791 Kollock Knapp #03-10-20-0-0-0700-00	
<b>ZONING:</b> Large-Scale Ag (GMA) A-1 (60)	

**This application is vested under the NSA Code that went into effect on July 13, 2022. The deadline for submitting written comments on the proposal is 20 days from the date of this notice.** Comments must be submitted in writing to the Department at 170 NW Vancouver Avenue, P.O. Box 1009, Stevenson, WA 98648. Those who fail to submit written comments in a timely manner will not be considered interested parties and will be precluded from appealing the Administrative Decision. Comments must address the review criteria and any comments received are a matter of public record.

A Cultural Resources Survey Determination by Chris Donnermeyer, USFS NSA Heritage Program Manager, concluded **no** surveys were required.

The application and supporting documents are available for free review at the Department office at the above address between 7:30 a.m. and 5:30 p.m., Monday through Thursday. Copies of all applications and supporting documents are available for purchase at \$0.15 per page for black and white copies and \$1.00 per page for color copies at the Community Development Department at the above address between 7:30 a.m. and 5:30 p.m., Monday through Thursday. Requests for copies must be paid for prior to the release of the documents.

November 6, 2024

Melissa Fahrni, Planner I  
Skamania County Community Development

# National Scenic Area – Land Use Application

(Please complete application in ink)

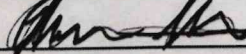
<b>APPLICANT:</b> DESIGNER: JOHN WATTON CLIENT: LANA CHAN	E-mail: JOHN@NEXTGENESISDESIGN.COM
Address: 1324 BIRCH ST. DENVER, CO 80220	Phone: (312)339-8248
<b>PROPERTY OWNER:</b> LANA CHAN	E-mail: LANA.H.CHAN@GMAIL.COM
Address: 791 KOLLOCK KNAPP ROAD UNDERWOOD, WA 98651	Phone: (650)468-6806

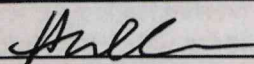
**PROJECT SITE ADDRESS:**

Tax Lot/Parcel # 03102000070000	Total acres: 23
Section: 03      Township: 10      Range: 20      Milepost (if known):	
<input checked="" type="checkbox"/> GMA <input type="checkbox"/> SMA    Land Use Designation (zone): A-1	
Please attach the Legal Description of the tax lot/parcel of this application. (If you do not already know the Legal Description you may obtain it from the County Auditor).	

**PROJECT NARRATIVE:** (Attach additional sheets if necessary)

Proposed project is for the new construction of a 1744 sf single family residence, a 416 sf carport, and the addition of a window in an existing barn. <sup>upon completion of proposed residence</sup> The existing residence shall be repurposed or removed as req by land use. The ~~scope~~<sup>scope</sup> of work is defined in the attached documents. Project has minimal to no visibility from any key viewing areas. The design conforms to the requirements and guidelines provided by the Skamania County Community Development Department. Property owners shall live in current residence during construction.

**APPLICANT SIGNATURE(S):**  Date: 9/20/2024

**OWNER SIGNATURE(S)\*:**  Date: 9/20/2024

*\*A site visit is conducted as part of the NSA review process. 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**

Date received:	
Date complete:	
File #:	
Notes:	

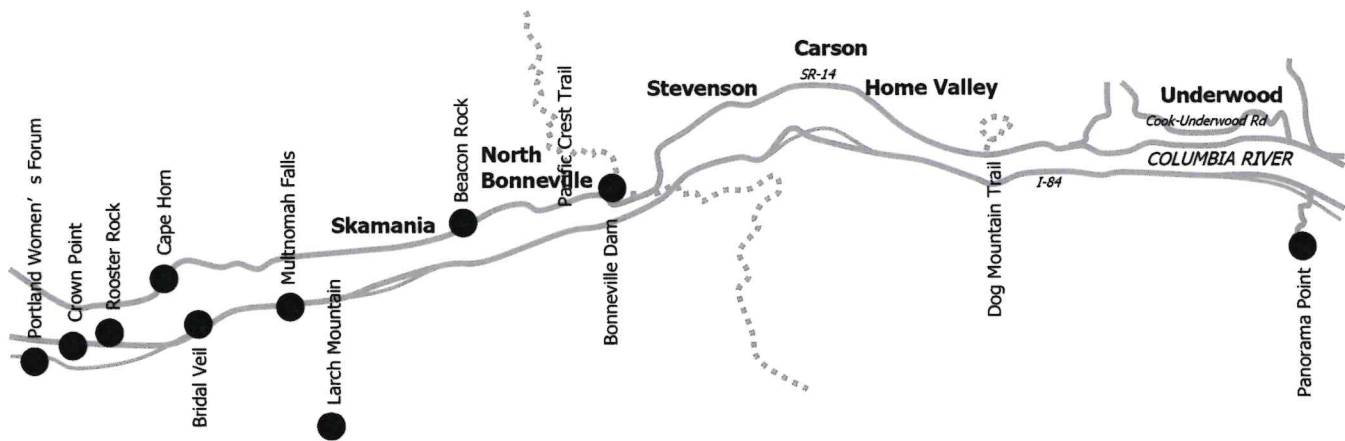


# NSA Land Use Application – Additional Information Required

## KEY VIEWING AREAS

The areas listed below are roads, parks, and other vantage points from which the public may view Gorge scenery. Most properties within the National Scenic Area are visible from one or more of these KVAs. Please check the KVAs that are seen from the development site:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Historic Columbia River Highway | <input type="checkbox"/> Cook-Underwood Road           | <input type="checkbox"/> Washington State Route 142      |
| <input type="checkbox"/> Crown Point                     | <input type="checkbox"/> Rowena Plateau                | <input type="checkbox"/> Oregon Highway 35               |
| <input type="checkbox"/> Interstate 84                   | <input type="checkbox"/> Portland Women's Forum        | <input type="checkbox"/> Sandy River                     |
| <input type="checkbox"/> Multnomah Falls                 | <input type="checkbox"/> Bridal Veil State Park        | <input type="checkbox"/> Pacific Crest Trail             |
| <input type="checkbox"/> Washington State Route 14       | <input type="checkbox"/> Larch Mountain                | <b>Special Management Area:</b>                          |
| <input type="checkbox"/> Beacon Rock                     | <input type="checkbox"/> Rooster Rock State Park       | <input type="checkbox"/> Old Washington State Route      |
| <input type="checkbox"/> Panorama Point Park             | <input type="checkbox"/> Bonneville Dam Visitor Center | <input type="checkbox"/> 14 Wyeth Bench Road             |
| <input type="checkbox"/> Cape Horn                       | <input type="checkbox"/> Columbia River                | <input type="checkbox"/> Larch Mountain Road             |
| <input type="checkbox"/> Dog Mountain Trail              | <input type="checkbox"/> Washington State Route 141    | <input type="checkbox"/> Sherrard Point (Larch Mountain) |



## VISUAL SUBORDINANCE

The proposed development is sited to achieve visual subordination from Key Viewing Areas by utilizing existing topography and existing vegetation.

## MAINTAIN TOPOGRAPHY

The proposed development is designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

## SKYLINE

The proposed development does not break the skyline as seen from any KVA. The skyline is formed where the surface of the earth meets the sky except in existing densely forested landscapes with thick, unbroken coniferous tree cover characteristic to its setting, where the skyline may be formed by the top of the vegetative canopy.

## COMPATIBILITY

The proposed development is compatible with the general scale (height, dimensions and overall mass) of existing nearby development.

**Is any structure on the property 50 years or older?**  NO  YES, list structures and age:

EXISTING RESIDENCE CONSTRUCTED IN 1971

**Is the proposed development site adjacent to any agricultural uses?**  NO  YES, explain type:

WINERY LOCATED NEARBY

## NSA Land Use Application – Detailed Request Form

**EXISTING IMPROVEMENTS:** Please list any existing buildings or structures on the subject property.

Building or Structure	Square Footage	Height	Year Built (if known)
PRIMARY RESIDENCE	1425 SF	20 FT	1971
GARAGE	775 SF	14 FT	1971
BARN	2400 SF	26 FT	

**PROPOSED IMPROVEMENTS:** Please list any development or improvements proposed with this application and identify all proposed materials and colors. Colors must be dark earth-tones and materials must be non-reflective or low-reflectivity if the proposed development is topographically visible from Key Viewing Areas. You must also submit physical samples of any proposed exterior colors and exterior construction materials.

Building or Structure	Square Footage	Height	Material & Color (List material, vendor, and color)
<b>Dwelling</b>	1794 SF	16.5 FT	
Main/Body			LIME PLASTER, EARTHAUS, THYME GREEN
Trim			WOOD W/ MINIWAX STAIN, RUSTIC CHERRY
Roof			STANDING SEAM METAL, STEELSCPAE, COAL BLACK
Doors			ALUMINUM CLAD, ANDERSEN, TERRATONE
Windows			ALUMINUM CLAD, ANDERSEN, TERRATONE
<b>Other Building(s)</b>	416 SF	13.5 FT	OPEN AIR CAR PORT
Main/Body			WOOD W/ MINIWAX STAIN, BOMBAY MAHOGANY
Trim			WOOD W/ MINIWAX STAIN, RUSTIC CHERRY
Roof			STANDING SEAM METAL, STEELSCPAE, COAL BLACK
Doors			N/A
Windows			N/A
<b>Decking</b>			
<b>Fencing</b>			

**Indicate Water Source.**

- Individual well:     Existing     Proposed  
 Public water system (PUD,etc):     Existing, indicate system name: \_\_\_\_\_     Proposed  
 Existing spring water right: Indicate water right number: \_\_\_\_\_

**Indicate Method of Sewage Disposal.**

- Existing on-site septic system: If records exist, please attach.  
 Proposed on-site septic system: Indicate total number of bedrooms: Existing: 0      Proposed: 3



# *HALSETH EXCAVATING, INC*

5880 Dee Hwy, Parkdale, OR 97041 | 541-806-3153 | CCB 211457

## STATEMENT OF WORK:

Halseth Excavating will provide the following: Excavate, backfill of home site, trench for utilities and Build driveway access to new home site.

General Contractor for project: Green Home Design + Build

Owner: Steve Gallagher and Lana Chan

Project Address: 791 Kollock Knapp Rd. Underwood, WA 98651

- 1) Build access road to residence, parking carport and existing shop building. The road will “T” off of Scoggins Rd and split east to shop about 125’ and west to carport about 65’. Anticipated length of road is about 190’ which will include parking area at shop.
- 2) The “T” off Scoggins will be built out of base rock from local rock quarry. Once road splits road will be cut and filled using native soils on site then approximately 196 yards base rock and 65 yards top coat rock also from local quarry. Any excess material from cutting of road will be used in the backfill of new home.
- 3) Excavation of home site. The sod will be scraped down about 8” and footings will be dug 30” deep on perimeter of home all dirt will be backfilled around new home.
- 4) The approximate yardage of rock brought in to backfill inside foundation is about 250 yards.
- 5) A septic system drain field will be installed on the downhill side of home. No trees will be removed, and drain field will not leave any visible disturbance once native grasses grow back.
- 6) Utilities will be trenched in leaving no visible disturbance once native grasses grow back.
- 7) I estimate a very minimal cut bank for the road construction for the transition off of Scoggins approximately 8 cubic yards.

This project timeline is in the spring of 2025 prior to start of construction of new home.



































Skamania County, WA 2024-000192  
Total: \$305.50  
DEED 02/22/2024 09:57 AM  
Pgs=3  
Request of: CLARK COUNTY TITLE  
  
00017911202400001920030033

When recorded return to:

Steven James Gallagher  
Lana Hiului Chan  
791 Kollock Knapp Road  
Underwood, WA 98651

Skamania County  
Real Estate Excise Tax  
37044  
FEB 22 2024

PAID \$12,141.50  
Skamania County Treasurer  
*Martin Gallagher Deputy*

### STATUTORY WARRANTY DEED

CL25397

The Grantor, **Bob and Bev LLC, a Washington Limited Liability Company**


for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Steven James Gallagher and Lana Hiului Chan, husband and wife**

the following described real estate, situated in the County of Skamania, State of Washington:

**SEE ATTACHED EXHIBIT "A"**

Abbreviated Legal: **LOT 1 OF MARKUSON SHORT PLAT 3/233**

Tax Parcel Numbers(s): **03-10-20-0-0-0700-00 , 03-10-20-0-0-0700-03** 

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

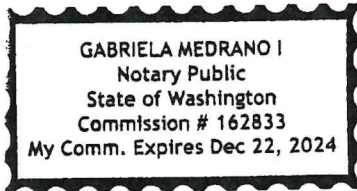
Dated: 2-20-2024

**Bob and Bev LLC**

  
By Jayne Holmes, Authorized Signor

STATE OF WASHINGTON  
COUNTY OF ~~CLARK~~ <sup>②</sup> Klickitat } ss.

This record was acknowledged before me on February 20, 2024 by Jayne Holmes as  
Authorized Signor for Bob and Bev LLC.



Gabriela Medrano I.  
Signature of Notary  
Print Name Gabriela Medrano I.  
Notary Public  
My commission expires: Dec. 22, 2024



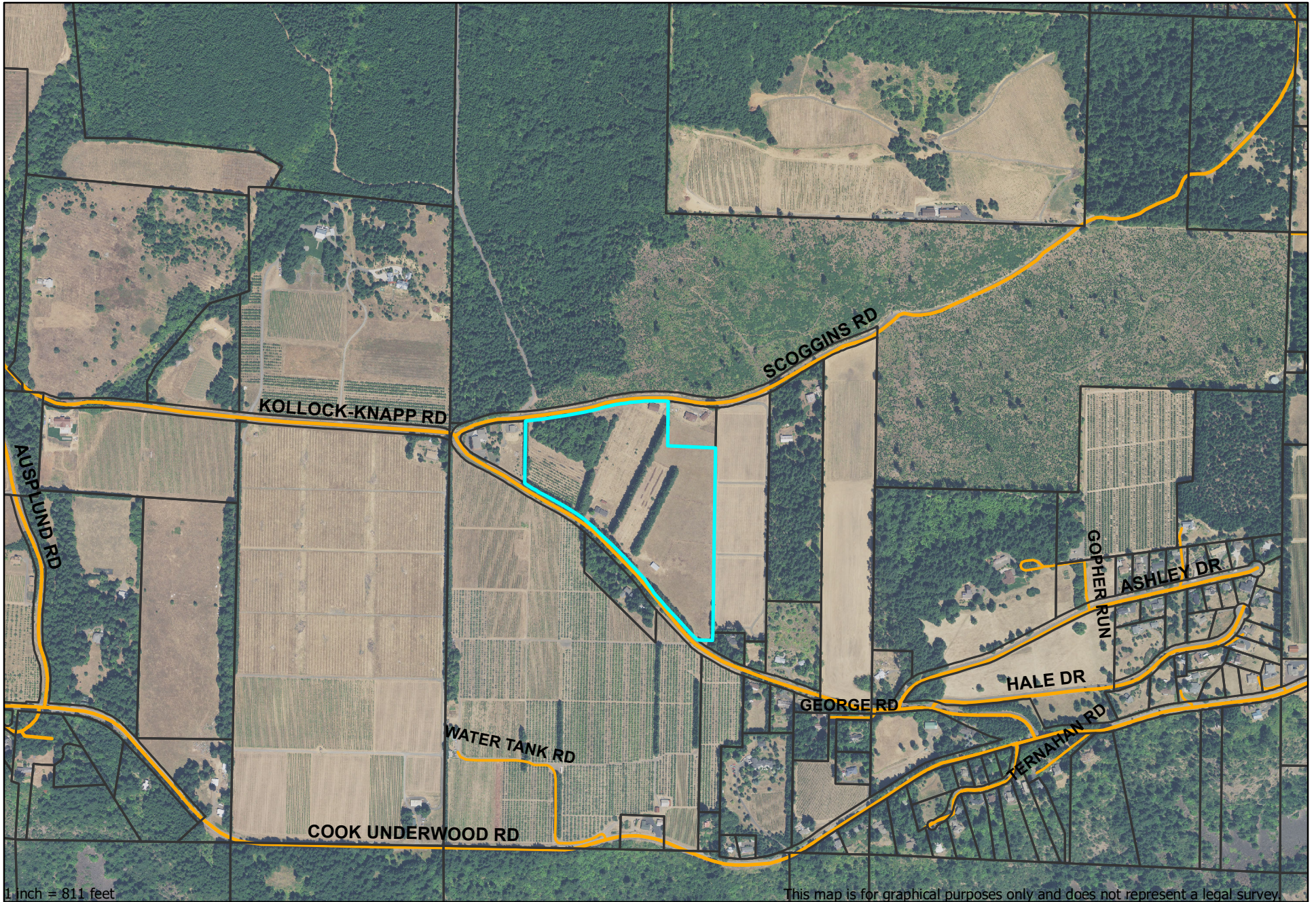
EXHIBIT "A"

LOT 1 OF THE ARTHUR MARKUSON SHORT PLAT RECORDED UNDER BOOK "3" OF  
SHORT PLATS, AT PAGE 233, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

Skamania County Assessor

Date 2/22/24 Parcel# 3-10-20-703  
Ⓟ 3-10-20-703-03





**Skamania County  
Community Development**

