

RETURN ADDRESS:

Clark Ziegler
10241 Cook-Underwood Road
Underwood, WA 98651

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. Memo to void Administrative Decision NSA-03-47
- 2.
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. Clark Ziegler
 - 2.
 - 3.
 - 4.
- ☐ Additional Names on page _____ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. Skamania County
 - 2.
 - 3.
 - 4.
- ☐ Additional Names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

Lot 3 Crego-Fest SP BK 3 / Pg 74

☐ Complete legal on page _____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

n/a

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

03-10-19-0-0-0700-00

- ☐ Property Tax Parcel ID is not yet assigned.
- ☐ Additional parcel #'s on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

Return Address: Clark Ziegler
10241 Cook-Underwood Road
Underwood, WA 98651

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8288

MEMORANDUM

Abbrev. Legal Description: Lot 3 Crego-Fest SP
Tax lot: 03-10-19-0-0-0700-00
To: Clark Ziegler
From: Karen Witherspoon, Director
Date: April 27, 2004
Re: Administrative Decision (NSA-03-47)

This letter is to inform you that the Department received a letter on April 26, 2004, stating that the project applicant, Nathan Ziegler, has withdrawn his offer on the property. The Administrative Decision for NSA-03-47, approving the house in conjunction with the orchard, was applicant specific and parcel specific, based on meeting the following provisions of Skamania County Code §22.08.050(B)(3)(a):

22.08.050 - GENERAL MANAGEMENT AREA AGRICULTURAL ZONES.

- a) A single-family dwelling in conjunction with agricultural use, upon a demonstration that:

- i) No other dwellings exist on the subject farm or ranch, including all of its constituent parcels, contiguous or otherwise, which are vacant or currently occupied by persons not directly engaged in farming or working on the subject farm or ranch and which could be used as the principal agricultural dwelling;
- ii) The farm or ranch upon which the dwelling will be located is currently devoted to agricultural use, as defined, where the day-to-day activities of one or more residents of the agricultural dwelling will be principally directed to the agricultural use of the land. The farm or ranch must meet the income capability test set out in subsection iii), below; and
- iii) The farm or ranch is a commercial agricultural enterprise as determined by an evaluation of the following factors:
 - Size of the entire farm or ranch, including all land in the same ownership;
 - Type(s) of agricultural uses (crops, livestock) and acreage;
 - Operational requirements for the particular agricultural use common to area agricultural operations; and
 - The farm or ranch, and all its constituent parcels, is capable of producing at least \$40,000 in gross annual income. This determination can be made using the following formula:
$$(A)(B)(C) = I$$

A = Average yield of the commodity per acre, or unit of production

B = Average price of the commodity

C = Total acres suitable for production, or total units of production that can be sustained, on the subject farm or ranch

I = Income capability.

Normally when an applicant withdraws, if an approval has been issued, it is still valid for the current owner because it runs with the property. However, in this situation the application and approval was for Nathan's proposed agricultural operation and dwelling. In order for a house to be approved on this property, a new review would be required for someone else interested in buying the property, if they can provide evidence the above criteria can be met. As you are aware, the information provided by Nathan Ziegler came into question when the Gorge Commission's Executive Director appealed the decision.

Since Nathan Ziegler is no longer involved, **the Administrative Decision is hereby void.** This information is not a land use decision, it is just provided to you as notice, and is therefore not an appealable decision.

If you have any questions please call us at (509) 427-9458. Thank You.

A copy of this notice was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office
Board of County Commissioners
Skamania County Health Department
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs Reservation
Nez Perce Tribe
Office of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Friends of the Columbia Gorge
Gorge Realty, Inc.
Department of Fish and Wildlife
US Army Corps of Engineers
State of Washington Office of Community Development
Persons within 500 feet of property
Jim Joseph
Bob Blades