

Return Address: John Crumpacker and Ronda Bresin  
PO Box 100  
Underwood, WA, 98651

Doc # 2004154861  
Page 1 of 5  
Date: 10/20/2004 09:02A  
Filed by: JOHN CRUMPACKER  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$23.00

## 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

### Administrative Decision

**APPLICANT/OWNER:** John Crumpacker and Ronda Bresin

**FILE NO.:** NSA-04-25

**PROJECT:** New cultivation of orchard area (450' X 90'), construct an in-ground swimming pool area (20' X 60'), re-route the upper portion of previously approved driveway, and associated utilities.

**LOCATION:** The activity will take place on Kollock-Knapp Road just West of Scoggins Road and three miles west of Underwood in Skamania County, Washington; Section 19 of Township 3N, Range 10E, W.M. and identified as Skamania County Tax lots 03-10-19-00-0301-00.

**LEGAL:** The Southeast Quarter of the Northeast Quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

**ZONING:** General Management Area - Large Scale Agriculture (AG-1)

**DECISION:** Based upon the entire record and Staff Report, the application by John Crumpacker, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Department and the Skamania County Health District.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

### CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22.

- 1) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records and submitted to the Planning Department prior to issuance of a building permit for the approved project.
- 2) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 3) Setbacks (including roof/ eaves, decks/ porches) for all structures shall be as follows: **front yard:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater, **side yard:** 20 feet, **rear yard:** 20 feet. Determination of the property line location is the responsibility of the applicant and must be confirmed by a surveyor if the property boundary is in question.
- 4) All existing screening vegetation shall be retained as much as possible, except as is necessary for site development (i.e. development pads, drain field, access roads, etc.), forest practices, or safety purposes.
- 5) Only grading which is necessary for site development (building pads, utilities, drain fields, etc.) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 6) Only non-reflective or materials with low reflectivity shall be used for the structure (including the roof), such as wood and low-gloss paints and stains.
- 7) Any exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials, which do not allow light to pass through. See "Lighting Brochure" article attached to the Staff Report.
- 8) The applicant shall comply with all conditions for visual subordination, prior to final inspection by the Building Department. The applicant shall coordinate all inspections with the Building Department. Planning Department staff should be able to conduct a final inspection site visit within four business days from the time of calling for the inspection. A final inspection can not be completed until compliance with all conditions of approval, including visual subordination criteria, has been verified.

- 9) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the pool as stated by this approval. Another will be conducted after all excavation has been completed. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Building Department at 509-427-9484.
- 10) The following procedures shall be effected when cultural resources are discovered during construction activities:
  - a) Halt Construction. All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
  - b) Notification. The project applicant shall notify the Planning Department and the Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.
  - c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 31 day of August, 2004, at Stevenson, Washington.

  
Patrick Johnson, Associate Planner  
Skamania County Planning and Community Development.

#### NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.050(C)(5), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

#### APPEALS

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

The decision shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County

Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 20 days hereof. Notice of Appeal forms are available at the Department Office.

**WARNING**

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

A copy of the Decision was sent to the following:

Skamania County Building Department  
Skamania County Assessor's Office

A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners  
Dee Caputo, CTED

