

Return Address:

Peter and Faye Brehm  
PO Box 6239  
Albany, CA, 94706

Doc # 2005156095  
Page 1 of 7  
Date: 02/01/2005 02:04P  
Filed by: PETER & FAYE BREHM  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$25.00

## 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:** Peter and Faye Brehm

**FILE NO.:** NSA-04-45

**PROJECT:** Wine Tasting room (no exterior construction) as part of an existing agricultural operation and the cultivation of 5-6 acres of vineyard.

**LOCATION:** The activity will take place at 391 Newell Road in Underwood, Washington; Section 15 of Township 3N, Range 10E, W.M. and identified as Skamania County Tax lots 03-10-15-0-0-1002-00.

**LEGAL:** See attached page 6.

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

**DECISION:** Based upon the entire record and Staff Report, the application by Peter and Faye Brehm, 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.

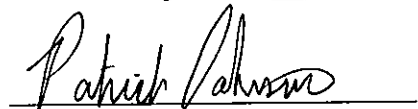
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

### 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) The applicant should meet all conditions to achieve visual subordination prior to final inspection by the Planning Department. The applicant should coordinate all inspections with the Building Department.
- 4) The Planning Department should conduct at least one site visits after completion of cultivation and operation of wine tasting room. To verify the location as stated by the Director's Decision. 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.
- 5) 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 28 day of January, 2005, 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

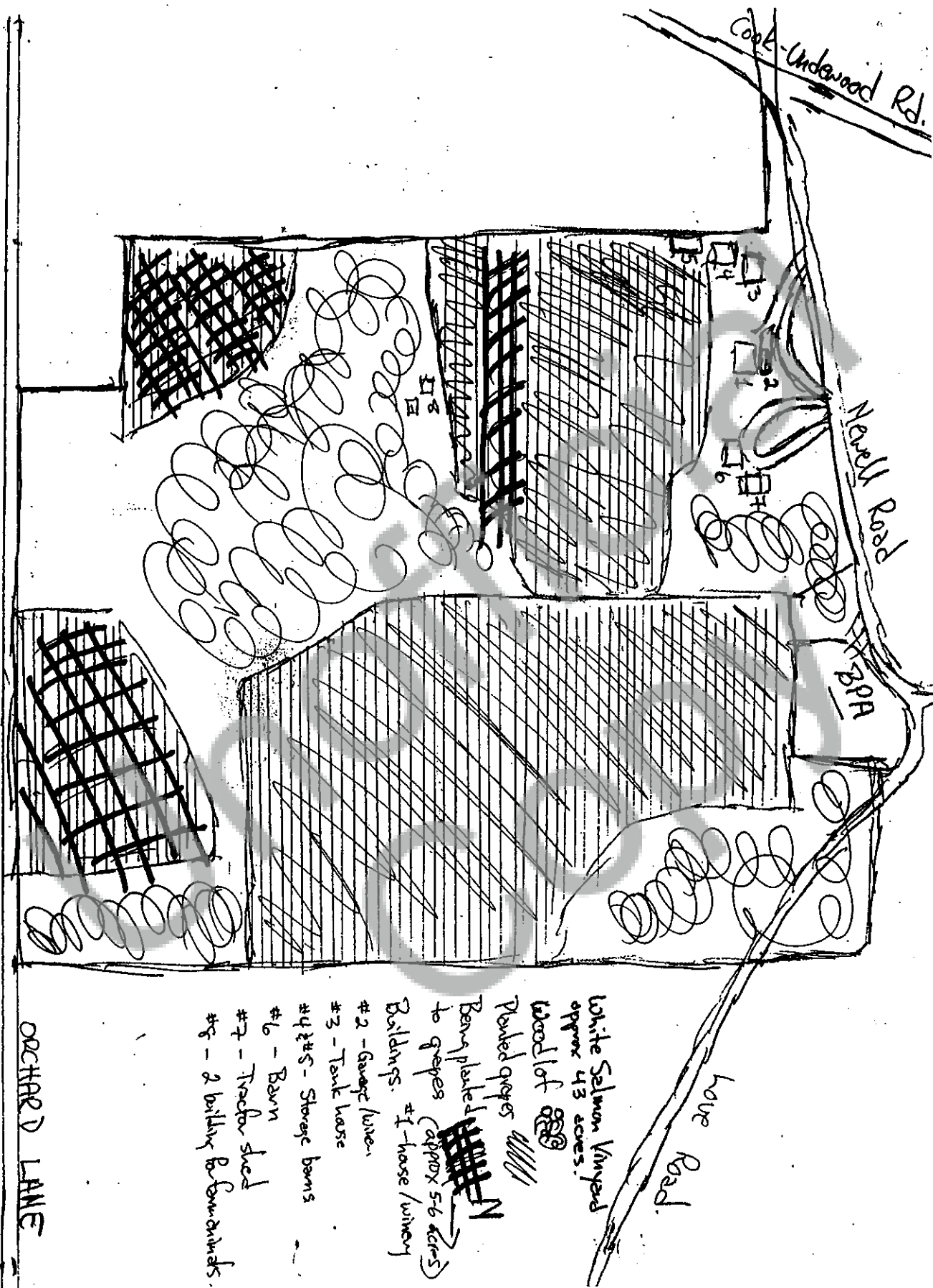
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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





WSV #2

White Salmon Vineyards -  
391 Newell Road  
Underwood, WA 98651

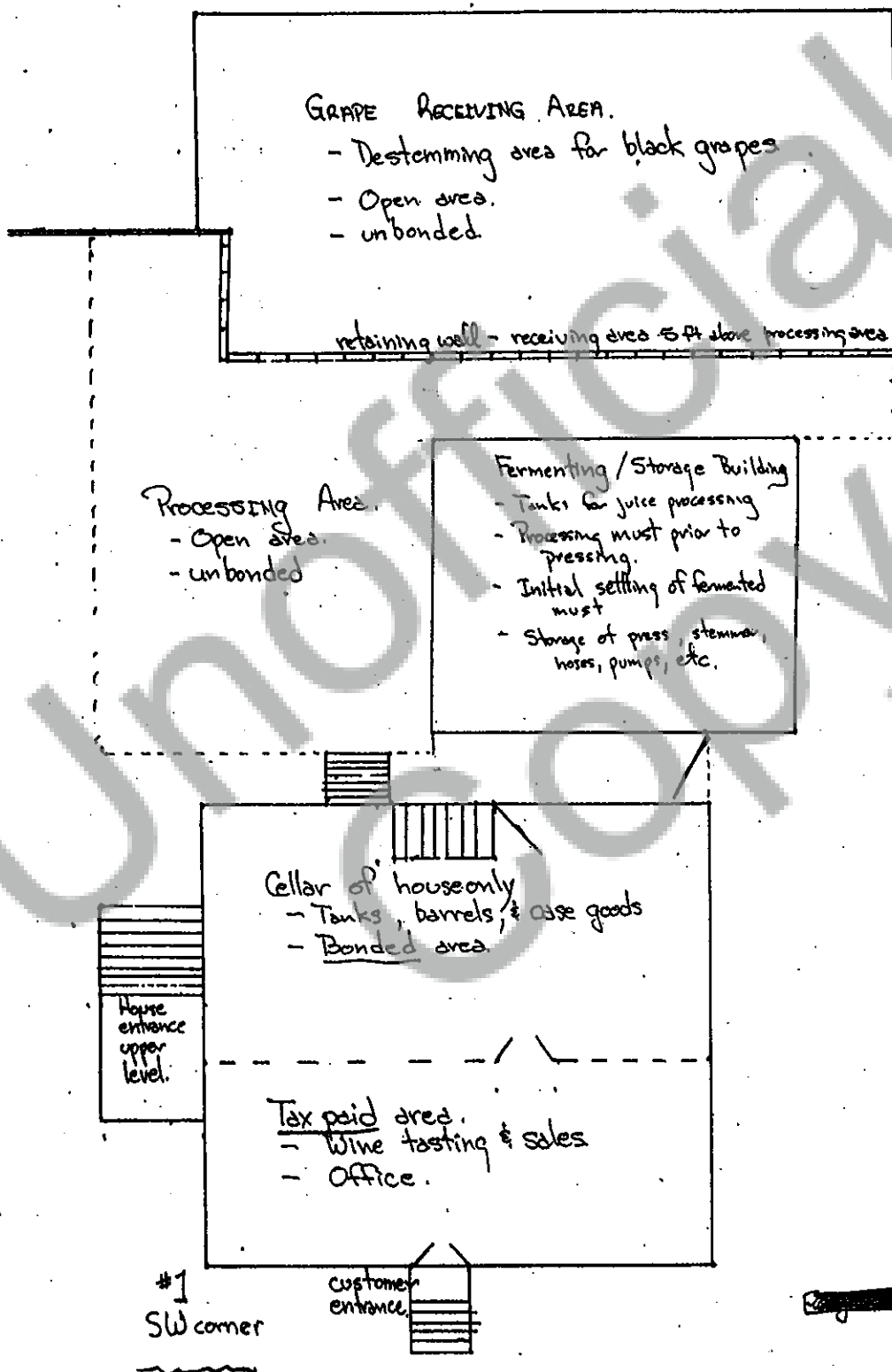
Line Drawing of Winery Premises

PETER BREHM, SERIAL #1

79 ft to center of  
Newell Rd.

N  
one inch = eight feet

88 ft to center  
of Newell Rd.



*Legal description*

## EXHIBIT "A"

The South half of the Northeast quarter of the Southwest quarter of Section 15, Township 3 North, Range 10 East, of the Willamette Meridian, in the County of Skamania, State of Washington.

AND

The North half of the Southeast quarter of the Southwest quarter of Section 15, Township 3 North, Range 10 East, of the Willamette Meridian, in the County of Skamania, State of Washington. EXCEPT the East 165 feet of the South 264 feet of the therein described property.

AND

That portion of the West half of the Southwest quarter of Section 15, Township 3 North, Range 10 East, of the Willamette Meridian, in the County of Skamania, State of Washington, lying East of the center line of Love Road and Newell Road which lies along the East edge of the West half of the Southwest quarter of said Section 15. EXCEPT that portion deeded to the United State of American recorded in Book 64, Page 815, Skamania County Deed Records.

AND

That portion of the East 30 feet of the South half of the South half of the West half of the Southwest quarter of Section 15, Township 3 North, Range 10 East, of the Willamette Meridian, in the County of Skamania, State of Washington, which lies south of the Cook-Underwood Road.

AND

A tract of land in the South half of the South half of the East half of the Southwest quarter of Section 15, Township 3 North, Range 10 East, of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 15; thence North 10 rods; thence East 20 rods; thence South 10 rods; thence West 20 rods, to the point of beginning.

TOGETHER WITH all rights, privileges, easements pertaining to said property, its water, mineral, forest and agricultural rights, to include but not limited to the transmission of water, right of entry for repair, service or replacement of transmission lines from springs on that portion of the tract south of the Cook-Underwood Road to and through tracts #2003, 2004, 2006 to that portion of tract #1000 north of said tracts.

SUBJECT TO lifetime leasehold interest in favor of sellers, as disclosed in contract recorded July 19, 1991, in Book 124, Page 183, Skamania County Deed Records.