

Return Address: Sam & Susan Davis
51 Thun Road
Underwood, WA 98651

Doc # 2006162184
Page 1 of 14
Date: 07/03/2006 01:37P
Filed by: SAM & SUSAN DAVIS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$45.00

Skamania County Department of Planning and Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 509 427-3907

Letter Amendment to Administrative Decision NSA-04-52-L1

**APPLICANT/
PROPERTY OWNER:**

Sam and Susan Davis

FILE NO.: NSA-04-52-L1

LEGAL: Recorded in Skamania County Auditor's office, Auditor record number 2004154480.

REFERENCE NO.: Administrative Decision recorded 2/24/2005, Auditor's File number 2005156354, at the Skamania County Auditor's Office.

PROJECT: Replacement of an existing dwelling (600 sq. ft.) in a different location with a new single-family dwelling (approx. 1700 sq. ft.). Construction of a new machinery shed (960 sq. ft.), agricultural building (2400 sq. ft.), and hay barn (1152 sq. ft.). The applicant proposes to demolish a root cellar (168 sq. ft.), a barn (1760 sq. ft.), three sheds (244 sq. ft., 410 sq. ft., and 1225 sq. ft.), and demolish the remains of a packing house (2500 sq. ft.). The applicant proposes to repair an existing single-family dwelling, pump station, and fruit pickers shed, which is considered repair and maintenance as part of this application. Additionally, the application will include all associated utilities to stated structures.

LOCATION: 51 Thun road off of Orchard Lane in Underwood, WA; Section 15 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot # 03-10-15-0-0-0700-00.

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

January 6, 2006

Dear Sam and Susan Davis,

The Planning Department issued an Administrative Decision on January 24, 2005 for the above referenced application. On December 30, 2005 we received a letter from you requesting an amendment to alter the site plan to 1) retain the root cellar and replace the roof and broken window; 2) moving the machinery shed (6N) to the site of the demolished shed (10), west of the grove; 3) move the hay barn to a site just northwest of the grove closer to the other buildings and adjacent to pasture; 4) drill the well adjacent to the shop (9n) on the north side; and 5) slightly alter the footprint of the new house (11N) (square footage will not change from approved 1700 sq. ft with a height of 11' - 15'); 6) On the ESE edge of the building site (11N), applicant proposes to add a 3' high berm (see plot plan) and plant it with perennial shrubs/trees (i.e. blueberries) with fill from graded areas.

Pursuant to SCC §22.06.080(B), a change or alteration to an approved action, if determined to be minor by the Director, may be "deemed consistent with the provisions of this Title and the findings and conclusions on the original application." The proposed request constitutes a minor change; therefore, the original decision shall be amended as stated above.

The revised site plans (see attached pages 8-13) to this Letter Amendment shall replace the site plans attached to your original Administrative Decision of January 24, 2005. **The amendment is hereby approved.**

All of the original conditions in the Administrative Decision are still valid and shall be complied with. As a reminder, **this letter amendment, along with the administrative decision will need to be recorded at the County Auditor's office.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,



Nicole Hollatz
Associate Planner

APPEALS

The Director reserves the right to provide additional comment 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 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. Notice of Appeal forms are available at the Department Office.

WARNING

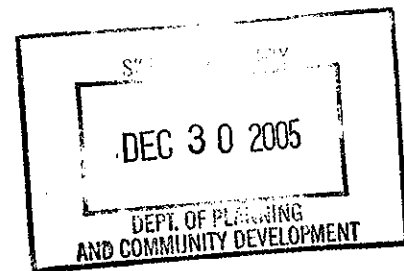
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are

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.

Cc: Skamania County Building Division
Skamania County Assessor's Office
Skamania County Health Dept.
Persons w/in 500 feet
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
Friends of the Columbia Gorge
Department of Archaeology and Historic Preservation
CTED - Dee Caputo

Attached: Letter request for Amendment
Amended site plans
Vicinity Map

December 30, 2005



To Whom it may concern:

We would like to propose some amendments to our approved application (file #NSA 04-52).

I have made these changes on the re-submitted plot plans and in our description of the improvement were are making on the property.

Hopefully this cover letter serve to efficiently point out the proposed changes and explain our motivation.

Living here for a year has given us more insight on a few items.

- 1). The root cellar (4) adjacent to the old farm house is not far gone as I thought. The rot and ant damage is restricted to one corner. I have gutted the interior of the structure and feel is definitely worth saving. We feel it is an historic structure that functions well and provided and important accessory to the main house. We proposed retaining this structure and replacing the roof and broken window.
- 2). We propose building the machinery shed (6N) on the site of demolished shed (10) just west of the grove. This site will work better for farm operations, be further off Orchard Lane, and allow us to cluster our buildings more appropriately.
- 3). We propose moving the hay barn to a site just northwest of the grove. We feel this is a better spot, closer to the other buildings and adjacent the ground we want to pasture animals on.
- 4). We want to drill our new well adjacent to the shop (9N) on the north side. This gives us proper distance from the drainfield.
- 5.) We would like to slightly alter the footprint of the new house. See plan.
- 6.) The ESE Edge of the buildry site... We would like to add a 3' high berm (see plot plan) and plant it with perennials shrubs/trees i.e. blueberries.

Sam D.
1/6/06

Dec. 30, 2005 (Revised)

~~October 18, 2004~~

Sam and Susan Davis
51 and 62 Thun Road
Underwood, Washington 98651

Summary:

<u>Structure</u>	<u>Proposed Action</u>
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Area adjacent to Orchard Lane

(1) Cottage (600 sq. ft.)	Remove from property
(2) Shed adjacent to cottage	To remain
(3) House	To remain
(4) Root cellar (168 sq. ft.)	To remain
(5) Old pump house	To remain
(6) Barn (1760 sq. ft.)	Demolish
(7) Shed, east of barn (244 sq. ft.)	Demolish
(8) Pump station (288 sq. ft.)	Weather-in

Area in and around the "Grove" (central portion of the property)

(9) Remains of packing house (2500 sq. ft.)	Demolish
(9N) Shop/Fruit Handling (2400 sq. ft.)	Build new
(10) Shed, west of driveway (410 sq. ft.)	Demolish
(11) Covered Storage shed (1225 sq. ft.)	Demolish
(12) Fruit picker's shed	Repair
(11N) House (1700 sq. ft.)	Build new
(13N) Hay barn (1152 sq. ft.)	Build new
(6N) Machinery Shed (960 sq. ft.)	Build new

Total square footage of structures proposed demolished. 6739 sq. ft.

Total square footage of structures proposed constructed. 6500 sq. ft.

Project description:

The property is a 50 acre parcel of relatively flat ground at the northeast corner of Orchard Lane. It has been run as a pear and apple orchard for many years. The orchard and especially the structures on the property have been in decline for some time. There is a tremendous amount of junk scattered over the property.

Our goal in the next few years is to restore this unique piece of property to being a productive family farm.

All existing and proposed structures have been assigned a number representation that is noted on the plan drawings.

There are two residences: the main house (3) and the "cottage (1)." The main house is 65' x 30' including covered porches, age unknown. It has a green composition roof and wood channel siding painted white. The house is in fairly rough shape. We had initially proposed demolishing this structure. Due to input from the neighbors, learning more about its history, and realizing its potential for housing for farm help, we have decided to breathe some more life into the old house. Exterior work will include a new roof, deck and siding repair, and some foundation repair.

The "Cottage" is roughly 20'x 30'x 14' and was built sometime in the late 1940'. We propose removing it from the property to be set up elsewhere. There is a rough shed adjacent (2),(13'x 13'), that needs a new roof and siding that we would like to remain for storage.

There is an old root cellar immediately to the north of the house (4), (12'x 14'). After gutting the interior of this structure to expose the framing, it is clearly salvageable. The ant and rot damage is restricted to one corner. We would like to retain this structure. We feel it is a important and functional accessory structure to the farm house.

To the north of the driveway entrance is an old barn (6), (32'x 55'x 25'high), of unknown age. It is many years beyond repair and is a hazard. Due to the fact that a pond was built immediately to the north of it in the 1970's, it is no longer a suitable site for a replacement barn. The site is wet and has virtually no suitable area for a barnyard. We propose demolishing it and adding gravel fill to the site to enhance drainage.

There is a worn out old spay shed (7) of unknown age immediately to the east of the barn (12'x 12' x 12' high). We propose demolishing it.

North and immediately east of the pond is the pumping station (8). It consists of a concrete slab and stem-wall (12'x 22') of unknown age. This facility needs to be protected from the weather with an enclosure. We propose a simple shed (12'x 24') that would also serve as a spray shed. It would be sided with oiled wood and have a comp roof.

The center portion of the property is referred to as the "Grove". There are seven very large oaks and one large Douglas fir here. There are several old structures here.

There is the crumbling masonry stem-wall/foundation (50'x 50') of a packing house (9) here that burned down in the early 1980's. There is an existing transformer and 400 amp electrical service here. We propose re-rading this old excavation and building a new shop and fruit handling facility (9N) here (40'x60'x22' high). It is to be sided with oiled cedar and have a comp roof.

There is a dilapidated shed (10) on the west side of the driveway (10'x 41'x 14') of unknown age that we propose demolishing. We would like to build a new machinery shed (6N) on this site (20'x48'x19'high).

On the east side of the driveway is an old fruit pickers' shed (12), (15'x 22'x 16'). We propose fixing broken doors and windows, new roof and using it for storage.

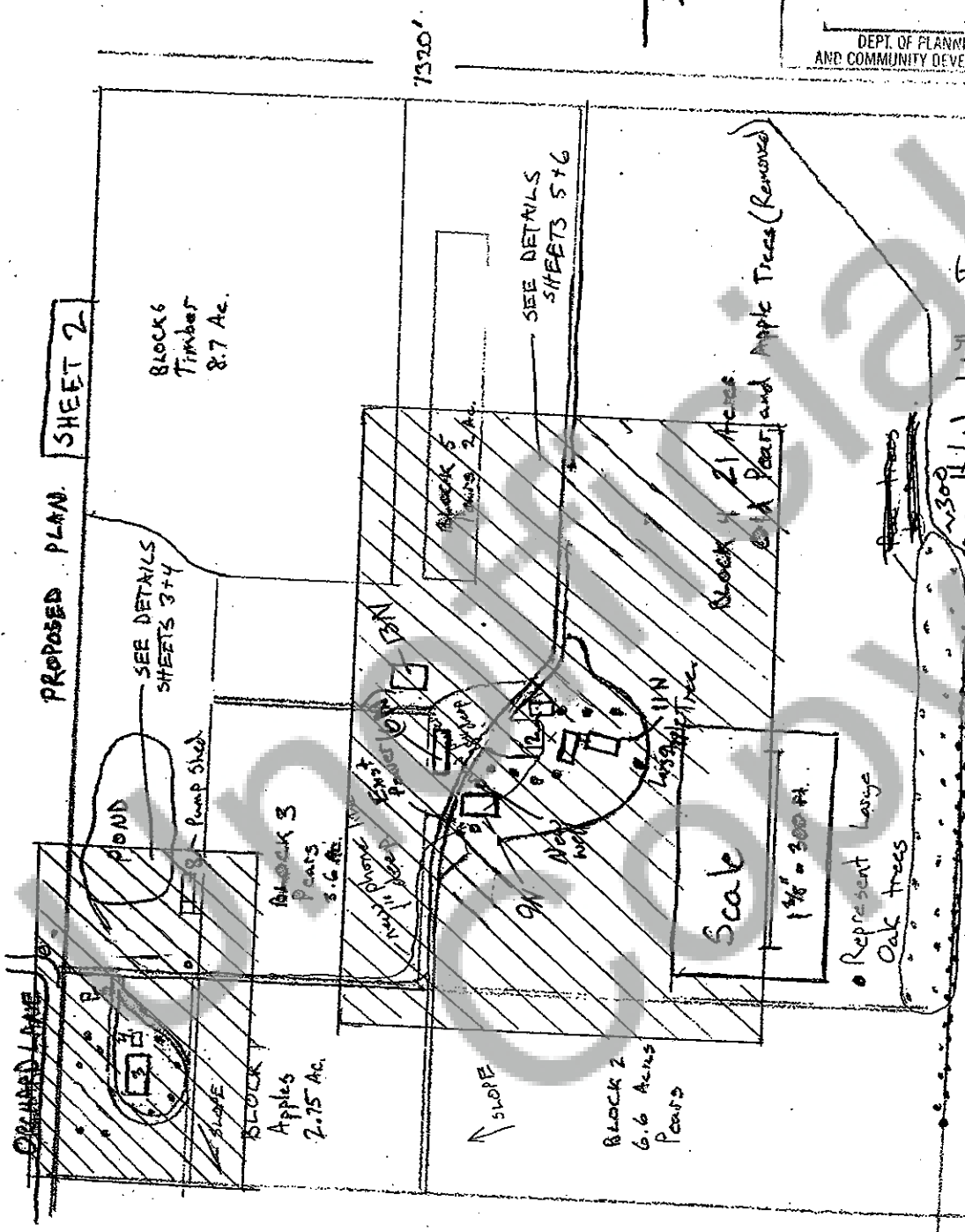
There is an open covered storage shed of unknown age (35'x 35') that we propose demolishing.

We propose the eastern edge of the "Grove" for a new house site (11N). It would be a simple, low-slung, one story house (approximately 1700 sq. ft.). The overall building height is to be 14'. The house will be sided with oiled cedar and have a non reflective metal roof. We propose a drainfield and a new well adjacent to the house. The house is designed to "fit" with the oak trees and take advantage of their protection. All are to remain. Power for the house would be served underground from the existing transformer at the old packing house site (9).

West of the grove we propose a new pole barn (9N) for hay storage and livestock. This would be a largely open structure (24'x48'x22'high), with non reflective steel roof.

Thank you for your consideration

Sam and Sue Davis

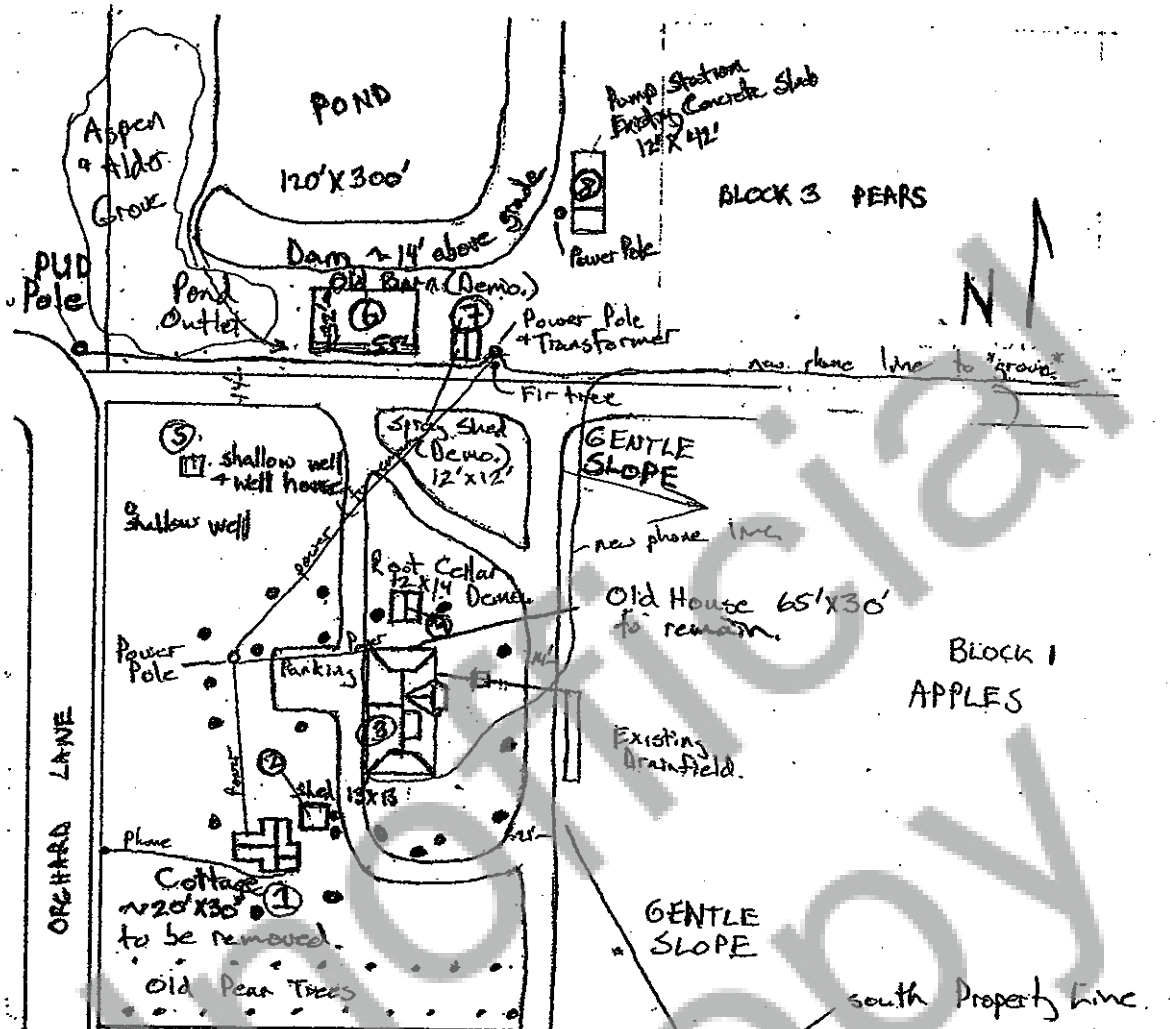


12

RECEIVED
SKAMANIA COUNTY
OCT 22 2004
DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT

5/1 THUN RD WINDBREAK TO BE PLANTED Spring 2006
UNDERWOOD, WA
2006. 755 4019

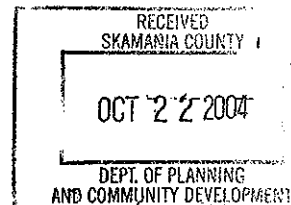
5/1/05
2/20/05
Revised 12/27/05

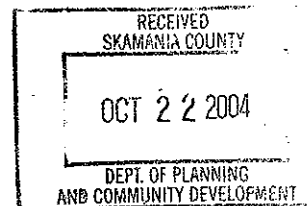
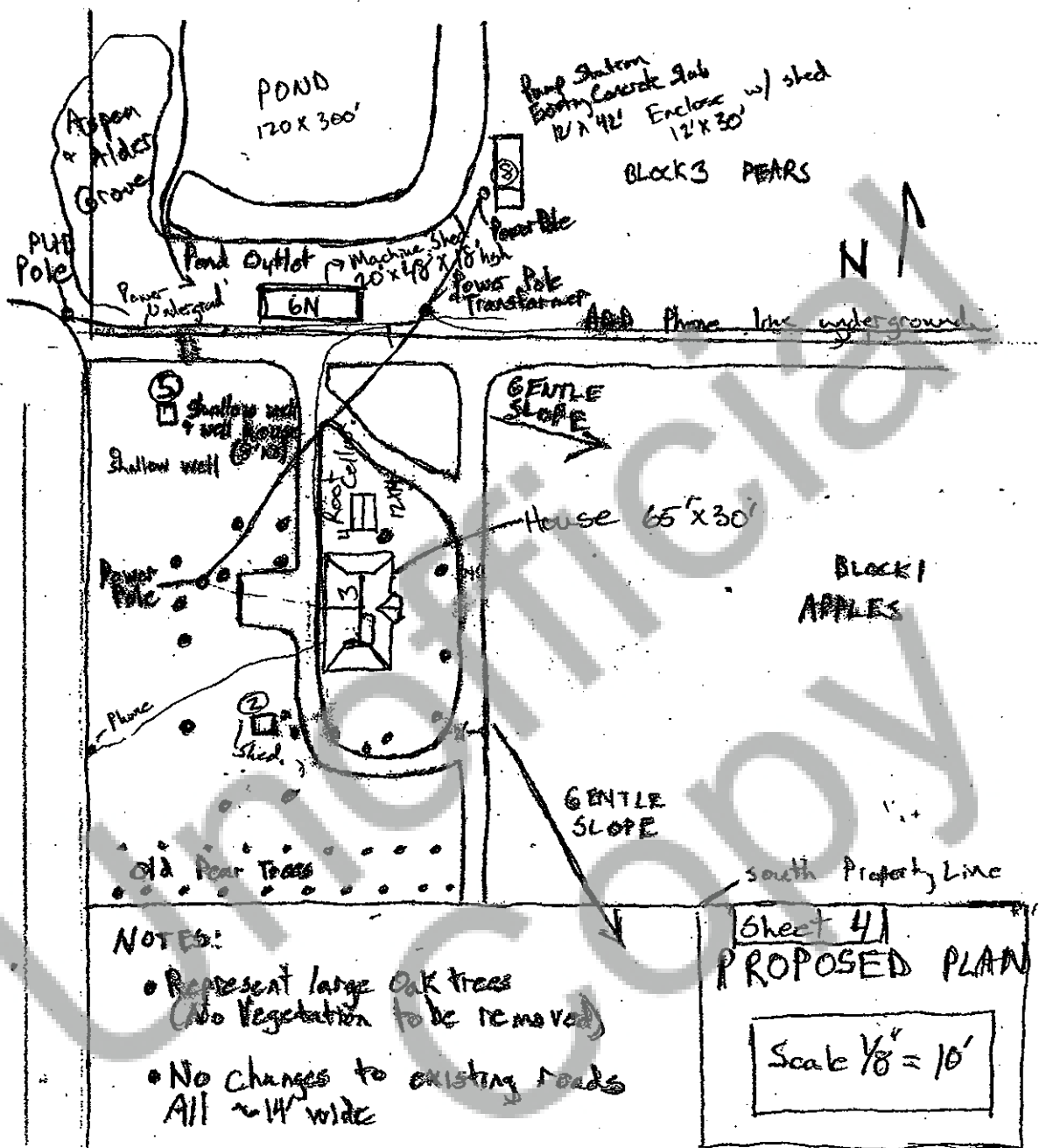


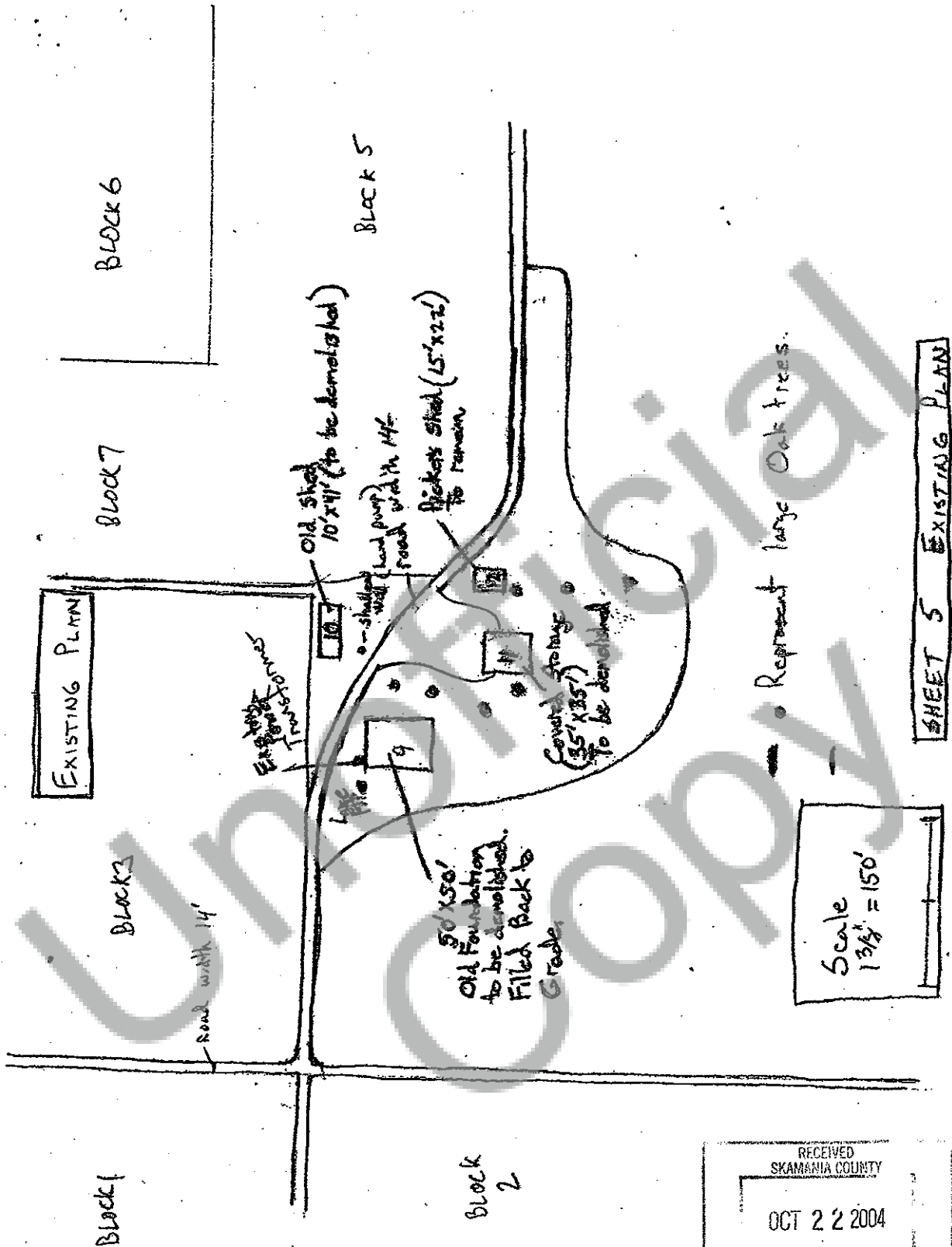
NOTES:

- Represent large oak trees
(No Vegetation to be removed)
- No changes to existing roads.
All ~14' wide.
- No views to KVA's.

EXISTING PLAN
Scale 1/8" = 10'
SHEET 3







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AND COMMUNITY DEVELOPMENT

Block 6
TIMBER

Block 5
Pears.

PROPOSED PLAN

13N (24x10)

New Pond
Basin

Ponds (2 Deep)

Pickering's Shad (Storage)

15' x 22'

New Pond in Field
& Dam

(UN)

New House

218' x 90' = 1700 sq. ft.

Large Apple Tree

3' Berm w/ Blueberries

Large

Apple Tree

Large

Apple Tree

Large

Apple Tree

Large

Apple Tree

Large

Apple Tree

Large

Apple Tree

Large

Apple Tree

Large

Apple Tree

N

SHEET 6 PROPOSED PLAN

51 THUN RD.
UNDERWOOD, WA 98657

206.755 4319

SJL

2/10/05

Represent Large Oak Trees
(All to Remain)

Scale

1 3/8" = 300 FT.

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OCT 22 2004

DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT

SAM AND SUE DAVIS
51 Thur Rd.
Underwood, MT 59651

ELEVATION - EAST ①
1/8" = 1'-0"



Joseph Hurley Architects 4125 Astor Ave N Seattle, WA 98103 P. 206.832.3492 F. 206.832.7207 joseph@hurleyarchitects.com	Underwood House Thur Road Underwood, Washington	
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11.22.05

