

Return Address: Ira Martin, PE  
Klickitat Planning and Design  
PO Box 441  
Lyle, WA 98635

Doc # 2006162330  
Page 1 of 7  
Date: 07/18/2006 10:24A  
Filed by: IRA MARTIN  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$38.00

**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-04-46-L1**

**APPLICANT:** Ira Martin

**PROPERTY  
OWNER:** Phillip and Sheryl Jones

**FILE NO.:** NSA-04-46-L1

**LEGAL:** The Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter, all in Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, recorded in Book 179, Page 232, Auditor's file number 132177 at the Skamania County Auditor's Office.

**REFERENCE NO.:** Administrative Decision recorded 7/18/06, - Auditor's File number 2006162329 at the Skamania County Auditor's Office.

**PROJECT:** Construction of an agricultural building/ winery building (approximately 3,640 square feet), access roads, deer fencing, and associated utilities. New cultivation of vineyard and pasture (approximately 51 acres).

**LOCATION:** The activity would take place on Scoggins Road and three miles west of Underwood in Skamania County, Washington; Section 20 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot # 03-10-20-0-0-0300-00.

**ZONING:** General Management Area – Commercial Forest (F-1).

March 30, 2006

Dear Mr. Ira Martin,

The Planning Department issued an Administrative Decision on March 7, 2005 for the above referenced application. On March 2, 2006 we received a letter from you requesting an amendment to alter the site plan to change the footprint of the agriculture building to a different shape and slightly different square footage, to add a covered patio area, to include a tasting room of no more than 380 square feet within the approved agricultural/ winery building, to include the owners part-time residence on the second floor of the agricultural building, and to include a covered area for parking.

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." Since wine sales and tasting rooms were not previously allowed review uses under the old NSA code, the tasting room will require a new NSA application under the code provision that went into effect on February 6, 2006. Single-family dwellings, including occupancy of the approved agricultural building are only allowed after meeting the agricultural income criteria and would require a new application once the agriculture is installed. Also the covered patio area of approximately 1,840 square feet was not included in the original application and cannot be added by a letter amendment. Portions of the proposed request constitutes a minor change; therefore, the original decision shall be amended as follows: Construction of an agriculture building 36'x105' (3,780 square feet) to be used for a winery, winery processing, management offices, storage; parking area; access roads; deer fencing; and associated utilities. New cultivation of vineyard and pasture (approximately 51 acres).

Therefore all conditions of approval including but not limited to # 4 and #5 of the Administrative Decision NSA-04-46 shall still apply:

- 4) The Planning Department should conduct a site visit to confirm that the agricultural structure constructed does not accommodate a cooking area or kitchen, prior to approval of final inspection. The structure may not, at any time, be rented out or sub-leased as a separate dwelling unit.
- 5) This review and approval does not include the house site nor review or approve of any ground disturbance for any single-family dwelling. A new National Scenic Area application and approval is required for any future single-family dwelling.

New conditions of approval shall be added that state:

- 17) The approved agriculture building shall not be used as a residence at any time. A new National Scenic Area application and approval is required for residential occupancy in any structure, whether permanent or temporary, on the entire parcel.
- 18) All wine sales/tasting rooms in conjunction with an on-site winery shall require a new NSA application and approval.

19) All proposed covered (patio) areas (approximately 1,840 square feet) shall require a new NSA application and approval.

20) The proposed carport shall require a new NSA application and approval.

The revised site plan (see attached page 5) to this Letter Amendment shall replace the site plan attached to your original Administrative Decision of March 7, 2005. **The amendment is hereby approved in part, and the part-time private residence, tasting room in conjunction with an on-site winery, covered areas and carport are hereby denied as part of this letter amendment.**

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 original Administrative Decision will need to be recorded at the County Auditor's office prior to any building permits being issued.** 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 plan  
Elevation Drawing  
Vicinity Map

# Klickitat Planning and Design

P.O. Box 441, Lyle, WA 98635

February 28, 2006

Ms. Nicole Hollatz, Associate Planner  
Skamania County Planning Department  
Stevenson, Washington

Re: Phillip Jones Properties  
Underwood, Washington  
NSA-04-46

Dear Nicole;

Please consider this letter and the attached drawings as request for a minor modification to the approved application for this project. The proposed modifications are extremely minor, even the building will be placed in the original location. The shape of the building has changed to a simple rectangle whose footprint is slightly larger in square footage (3780 S.F.) than the originally proposed structure. The building will be constructed within the area originally shown for vineyard storage, parking and driveway. No additional areas of the property will be disturbed and no additional grading will be necessary to affect this modification. The views to the structure will actually be lessened from Scoggins Road with the narrowing of the east end of the building.

The attached site plan and building footprint show the revised footprint dimensions and the relocation of the covered carport areas. The site plan shows the location of the building as previously proposed. The east end of the building will remain at the same point originally shown. The western vineyard storage area has been reduced a few feet to accommodate the minor change in building shape.

It is the owners' intention to complete the building as shown including the winery processing, management offices, tasting area and owners spaces. The tasting area will encompass less than 380 square feet of the building and will eventually be open to the public. An accessible bathroom has been provided along with an additional full bathroom with shower for employee and visitor use. Accessible, at-grade parking has been shown on the site plan. The partial second floor and garage areas will be reserved for the owner's use. Personal vehicles will be housed in the garage area. The second floor space will be used by the owners as a part-time private residence and private office.

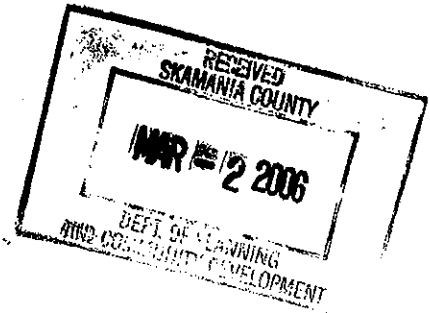
Please contact me directly if you have any additional questions or concerns.

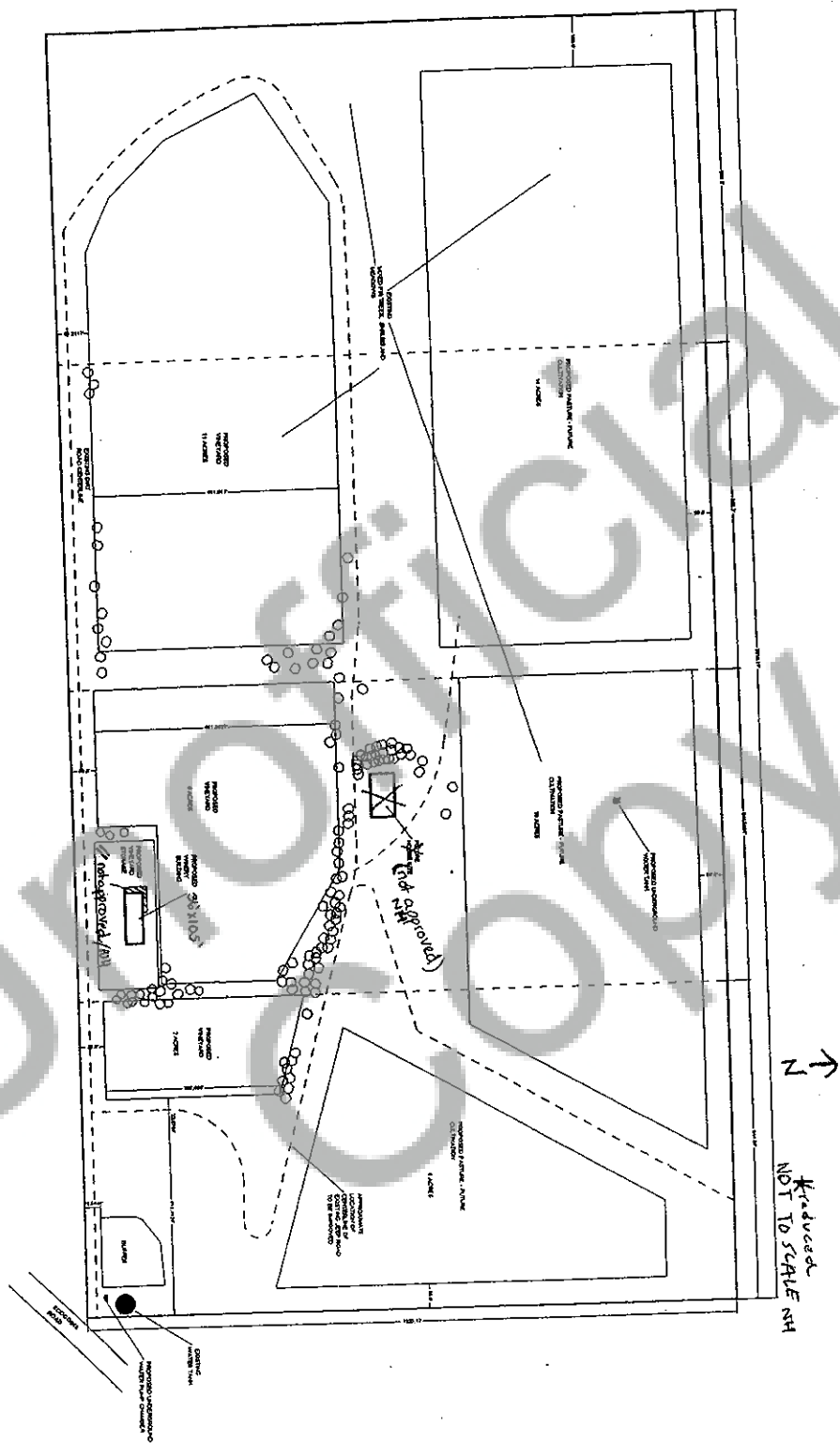
Your cooperation in processing this minor modification as quickly as possible is appreciated.

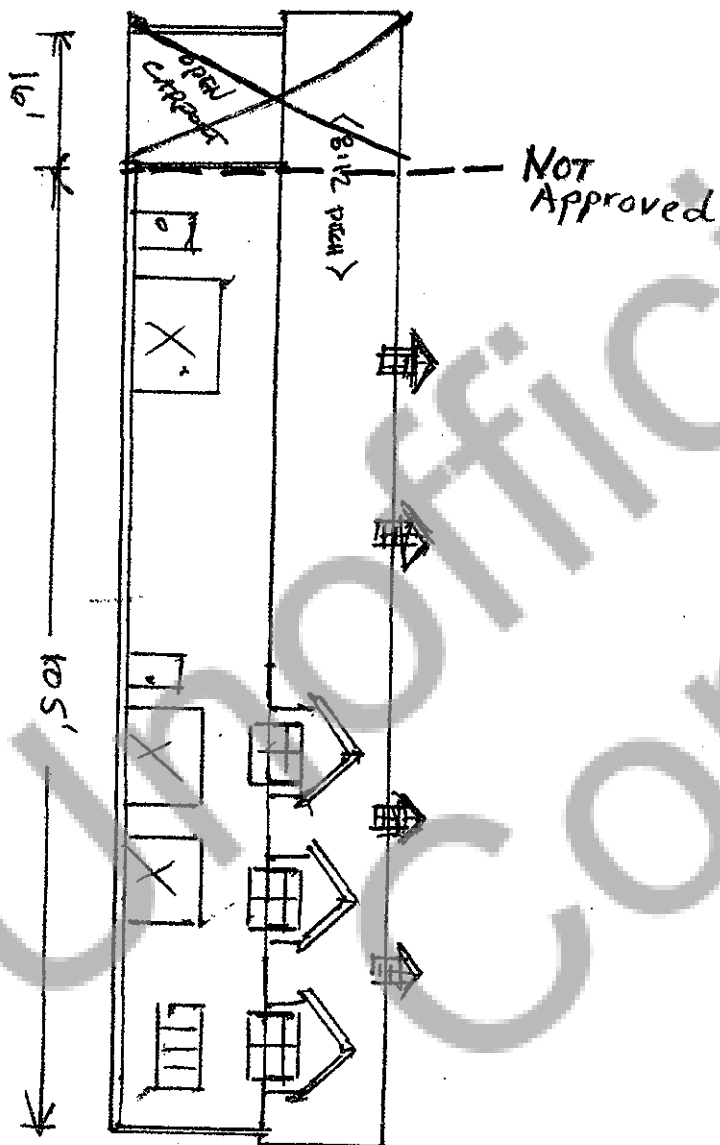
Sincerely,



Ira A. Martin  
Klickitat Planning and Design  
Phone 509-365-4135 izzy@gorge.net







Stump Tools  
Blade 625611000  
S-S/V1000

North