

Return Address: John Crumpacker
P.O. Box 100
Underwood, WA 98651

Doc # 2007165669
Page 1 of 7
Date: 04/10/2007 03:40P
Filed by: JOHN CRUMPACKER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
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

**Administrative Decision
(Expedited Review Process)**

APPLICANT: John Crumpacker

PROPERTY OWNER: John Crumpacker and Ronda Bresin/ Underwood Gardens, LLC

FILE NO.: NSA-07-11

PROJECT: To conduct a Lot Line Adjustment to add 0.93 acres from lot #0600 to lot #0301, in order to allow the current agricultural use of the existing orchard and vineyard to be on one parcel of land.

LOCATION: 461 Kollock Knapp Road, and the property located at the corner of Kollock-Knapp Road and McVay Road, Underwood; Sections 19 of T3N, Range 10E, W.M. and Skamania County Tax Parcel numbers 03-10-19-0-0-0301-00 and 03-10-19-0-0-0600-00.

LEGAL: See attached page 6-7.

ZONING: General Management Area - Large-Scale Agriculture (Ag-1).

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

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:

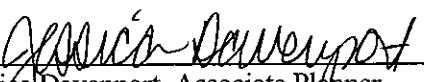
The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of 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. (See attached)
- 3) After this Administrative Decision has been recorded in the Skamania County Auditor's office, the applicant shall have the Lot Line Adjustment recorded in the Auditor's office, including the deeds with the new legal descriptions for the property.
- 4) 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 Administrator and the Gorge Commission within twenty-four (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 twenty-four (24) hours.
 - c) Survey and Evaluations. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP. (See Revised Code of Washington 27.53) It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in Section 22.22.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator

shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.

- d) **Mitigation Plan.** Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter. Construction activities may recommence when conditions in the mitigation plan have been executed.
- 5) The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.
- a) **Halt of Activities.** All survey, excavation and construction activities shall cease.
 - b) **Notification.** Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.
 - c) **Inspection.** The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/ historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.
 - d) **Jurisdiction.** If the remains are modern, the appropriate law enforcement official shall assume jurisdiction and the cultural resource protection process may conclude.
 - e) **Treatment.** The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/ historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 14th day of March, 2007, at Stevenson, Washington.



Jessica Davenport, Associate Planner
Skamania County Planning and Community Development.

NOTES

Any new residential development, related accessory structures such as garages or workshops, fences, 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), this Administrative Decision 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.

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable filing fee.

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 Administrative Decision or any amendments thereto.

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

Cowlitz Indian Tribe

Columbia River Gorge Commission

U.S. Forest Service - NSA Office

State of Washington Department of Community Trade and Economic Development – Dee Caputo

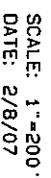
BOUNDARY LINE ADJUSTMENT
IN THE NW1/4 OF
SECTION 19, T3N, R10E, W.M.
SKAMANIA COUNTY, WASHINGTON

1. TERRA SURVEY, AFN 101743
2. D2AB SURVEY, AFN 112966

509-493-2024

☐ FOUND MONUMENT OF RECORD
☐ CALCULATED CORNER;
NOT SET OR FOUND.

EXISTING ORCHARD



**BELL DESIGN
COMPANY**
P.O. BOX 36000, WASH. DC 20056
CIVIL ENGINEERING LAND SURVEYING

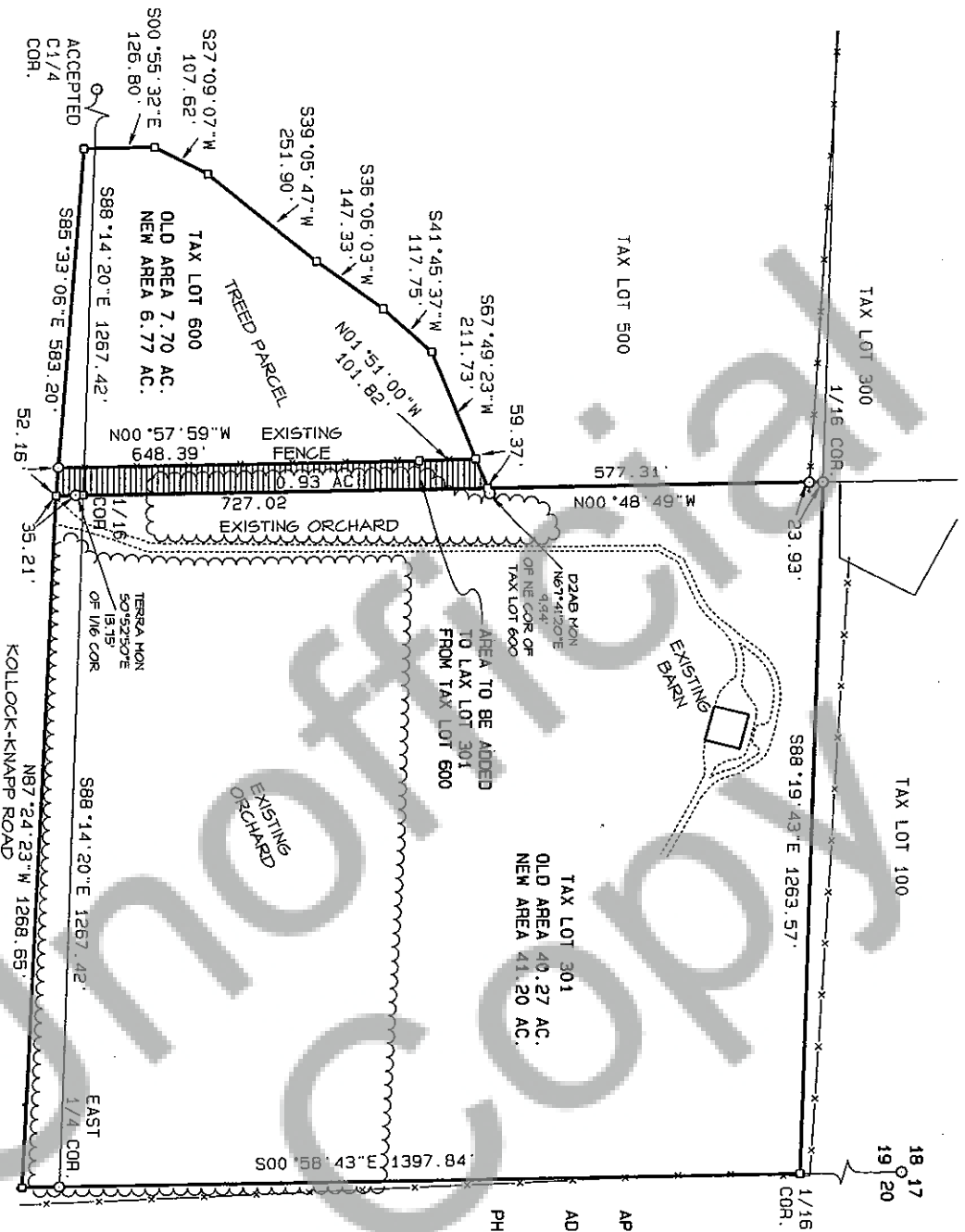


Exhibit B

LEGAL DESCRIPTION

Tax Lot 301

PARCEL I

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.

PARCEL II

All of that portion of land lying Northerly of the North line of Kollock-Knapp Road in the Northeast Quarter of the Southeast Quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

Unofficial Copy

Exhibit C

Legal Description
Tax Lot 600

That portion of the Southwest 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, more particularly described as follows:

Commencing at a point at which the county road, commonly known and designated as the Kollock Road, intersects with the private road commonly known as the McVay Camp Road as is now laid out and has been laid out upon the ground, as a point of beginning; thence East along the Northerly line of the said Kollock County Road to a point of its intersection with the East line of the said Southwest Quarter of the Northeast Quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian; thence North along said East line of said Southwest Quarter of the Northeast Quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian to a point where said line intersects with the McVay Camp Road as it is now laid out and exists upon the ground; thence from said point of intersection in a Southwesterly direction along the Easterly line of said McVay Camp Road to a point of its intersection with the point of beginning.

EXCEPTING THEREFROM:

Beginning at the intersection of the North line of Kollock Knapp Road with the East line of the Southwest Quarter of the Northeast Quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania and State of Washington; thence North 2 degrees 29' 35" East along the East line of said Quarter, a distance of 740.13 feet to the True Point of Beginning of the tract to be described herein; thence South 69 degrees 39' 11" West 280.74 feet to the East edge of the "McVay Camp Road; thence Northeasterly along the East edge of said McVay Camp Road to the East line of the Southwest Quarter of the Northeast Quarter of said Section 19; thence South along said East line of the True Point of Beginning.