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Filed by: JOHN CRUMPACKER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$36.00

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

**APPLICANT/
PROPERTY
OWNER:**

John Crumpacker and Ronda Bresin

FILE NO.:

NSA-05-63

PROJECT:

To construct a 2,400 sq. ft. agriculture labor housing with a 1,500 sq. ft. detached garage, 2,400 sq. ft. Winery, 2,400 sq. ft. Fruit/Produce stand, driveway and associated utilities.

LOCATION:

461 Kollock-Knapp Road, Underwood; Section 19 of T3N, R10E, W.M. and identified as Skamania County Tax Lot #03-10-19-0-0-0301-00.

LEGAL:

The Southwest Quarter of the Northeast Quarter of Section 19, Township 3, 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 record and the Staff Report, the application by David O'Hara, 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:

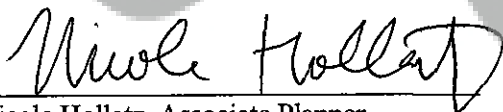
The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions 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) The subject parcel has three previous NSA decisions (NSA -03-32, NSA-04-45, and NSA-04-69). All conditions regarding retention of screening trees shall be met upon final inspection for the previously approved house and barn.
- 4) Minimum Property Line Setbacks: **Front Yard:** 50 feet from the centerline of the street or road or 30 feet from the front property line, whichever is greater. **Side Yard:** 20 feet. **Rear Yard:** 25 feet. The applicant shall also be required to meet the agricultural setbacks: the proposed development shall be setback 100 feet from the northwest corner of the property, 150 feet from the south property line, and 250 feet from the west property line.
- 5) Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 6) Planted vegetation shall be maintained to ensure survival.
- 7) The proposed agricultural labor housing and detached garage shall not exceed a height of 26 feet as measured from the top of the footer to the roof peak.
- 8) The structures shall be composed of nonreflective materials or materials with low reflectivity.
- 9) The exterior of all proposed structures (siding, trim, windows, garage doors, doors, roofing, etc.) shall be either dark natural or dark earth-tone colors. If the applicant chooses to use color or

material samples different than those previously approved under NSA-03-32, color and material samples shall be submitted to the Planning Department prior to issuance of a building permit.

- 10) The existing screening vegetation shall be retained as much as possible, except as is necessary for site development, forest practices, or safety purposes.
- 11) All exterior lighting should be hooded or shielded at a 90-degree angle. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.
- 12) The Planning Department shall conduct at least two site visits during construction, one to verify the location of the structures as stated by the Administrative Decision and a second to be conducted after all foundation excavation has been completed, including framed footers, but prior to pouring the foundation. 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 Division at 509-427-3920.
- 13) 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 10 day of April, 2006, at Stevenson, Washington.



Nicole Hollatz, 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 \$1,000.00 nonrefundable filing fee.

WARNING

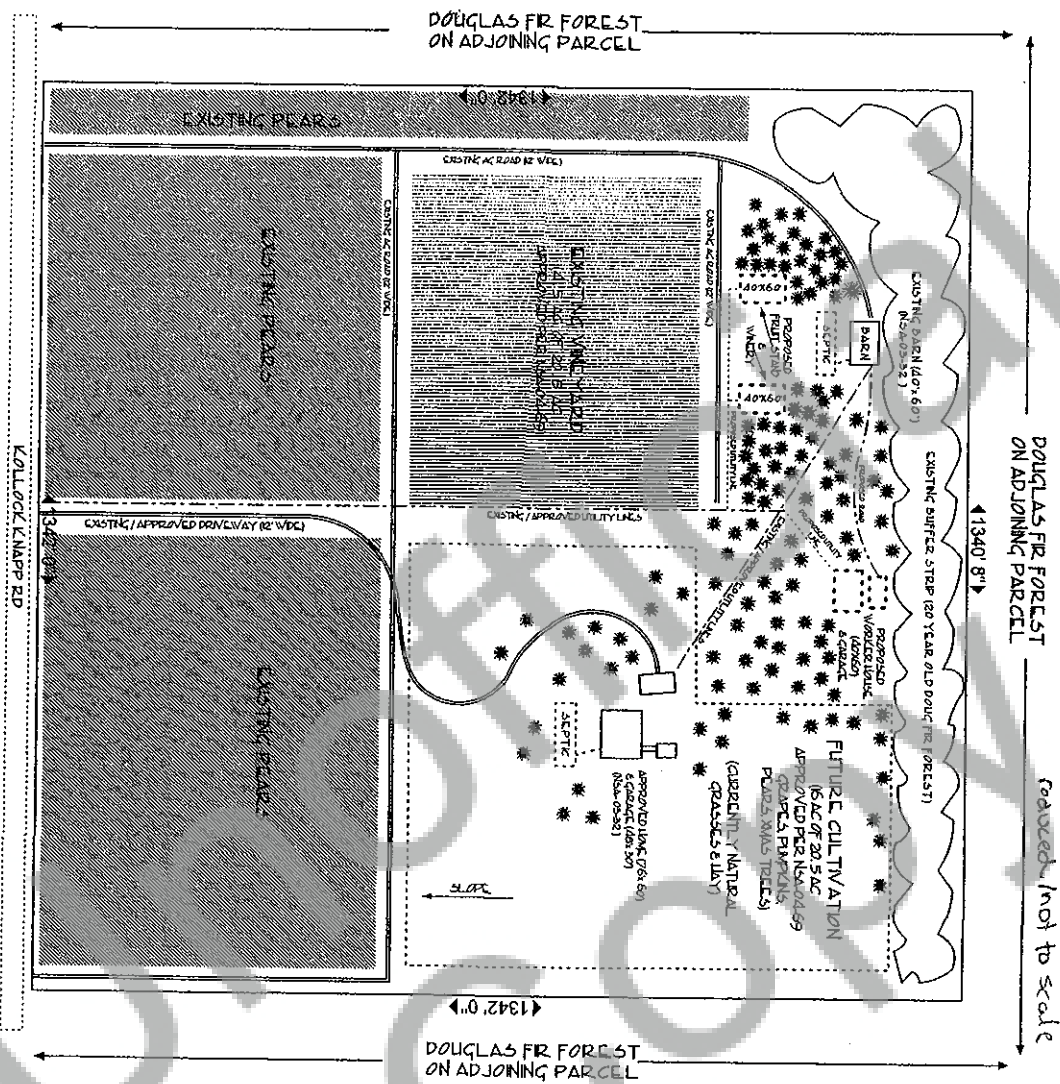
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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

A copy of the Decision was sent to the following:

Skamania County Building Division
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
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
State of Washington Department of Community Trade and Economic Development- Dee Caputo
Department of Fish and Wildlife



SITE PLAN

SCALE: 1"=200'



APPLICANT:
JOHN CRUMPACER

LOCATION:
461 KOLLOCK KNAPP RD.
UNDERWOOD, VA 98651
TAX ID: 03-10-9-0-030400

PROPOSAL:
NEW CONSTRUCTION OF
-40X60 WORKER HOUSE
-40X60 VINEY &
-40X60 FRUIT/PEACH STAND

NOTES

1. EXISTING & PROPOSED UTILITIES ARE ALL UNDERGROUND
2. EXISTING & PROPOSED OUTDOOR LIGHTING IS ALL HOBBED AND ONLY LOCATED AT BUILDINGS
3. GRADES AT BLDG SITES < 40% MINIMAL GRADING REQUIRED

(CONTINUED ON PAGE 2)

LEGEND

- * Douglas Fir (Existing)
- ☁ Douglas Fir Buffer (Existing)
- Existing Pears (4.5 acres total)
- Existing Vines (4.5 acres total)
- Existing Pears (66 acres total)