

Return Address: John Crumpacker
PO Box 100
Underwood, WA 986

Doc # 2007165673
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Date: 04/10/2007 03:44P
Filed by: JOHN CRUMPACKER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$42.00

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-05-63-L2 and NSA-04-32-L2

**APPLICANT/
PROPERTY
OWNER:**

John Crumpacker and Ronda Bresin

FILE NO.:

NSA-05-63-L2 and NSA-04-32-L2

LEGAL:

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.

REFERENCE NO.:

Administrative Decision for NSA-05-63 recorded 4/10/07 in Auditor's File number 2007165671, and Letter Amendment to NSA-05-63-L1 recorded 4/10/07 in Auditor's File number 2007165672 at the Skamania County Auditor's Office, and Administrative Decision for NSA-03-32 recorded 10/20/04 in Auditor's File number 2004154859, and Letter Amendment to NSA-03-32-L1 recorded 10/20/04 in Auditor's File number 2004154860.

PROJECT:

To construct a 1,800 sq. ft. agriculture labor house with a 1,200 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 # 03-10-19-0-0301-00.

ZONING:

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

November 14, 2006

Dear Mr. Crumpacker,

The Planning Department issued an Administrative Decision on November 4, 2003 for NSA-03-32 and on April 10, 2006 for NSA-05-63, and issued a Letter Amendment to the Administrative Decision to NSA-03-32-L1 on September 23, 2004 and NSA-05-63-L1 on October 4, 2006. On November 2, 2006 the Planning Department received a letter requesting an amendment, which will modify the approval decisions in NSA-05-63 and NSA-03-32 to swap locations of the approved Winery to the existing barn, and swap the barn (use) to the approved Winery location. This is a change of use between two approved structures and no exterior changes would be made. The letter amendment shall include revised floor plans for each structure and a revised site plan showing the location exchange. This letter amendment does not include review of any expansion/additions, building location changes, or additional uses. Any development or use not approved in NSA-03-32 or NSA-05-63 will require a new National Scenic Area application and review. **This application is vested under the previous provisions of Title 22 (the original Management Plan).**

1) NSA-03-32

- a. The existing barn use shall be moved to the approved Winery location as shown on the revised site plan. The approved Winery building locations shall remain as approved, with the same footprint, square footage (2,400 sq. ft.) and consistent with the elevation drawings in the Administrative Decision and Letter Amendment for NSA-05-63, but with a different use. The structure shall also be consistent with the revised Crumpacker barn floor plan.

1) NSA-05-63

- a. The existing barn shall be converted to the approved Winery consistent with the enclosed floor plans and with the conditions of approval in the Administrative Decision and Letter Amendment to Administrative Decision for NSA-05-63 and NSA-03-32, which specifically pertain to the approved Winery use. There are no proposed additions or exterior structural changes to the existing barn, and the Winery shall be consistent with the revised floor plans attached to this letter amendment.

Condition #14 in NSA-05-63: The processing and sales of wine is limited to grapes grown on the farm or in the local region.

Condition # 19 in NSA-03-32-L1: Prior to the issuance of an occupancy permit for the main house, the Planning Department shall conduct a site visit to confirm that the Winery no longer accommodates a cooking area or kitchen.

20) All conditions of approval in the Administrative Decisions and Letter Amendments to Administrative Decisions for NSA-05-63 and NSA-03-32 shall apply.

Pursuant to SCC §22.06.150(D), 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 revised site plan and floor plans (see attached pages 7-10) to this Letter Amendment shall replace the site plan and floor plans attached to your original Administrative Decisions. **The amendment is hereby approved.**

All of the original conditions not affected by this letter amendment in the Administrative Decision are still valid and shall be complied with. As a reminder, **this letter amendment, along with the original Administrative Decision for NSA-05-63 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 and must be accompanied by a \$500.00 nonrefundable filing fee.

WARNING

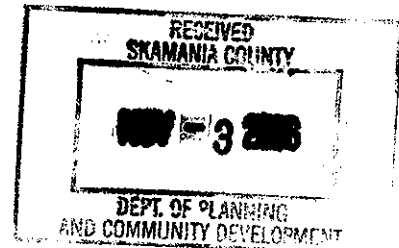
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20-day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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

Cc: Skamania County Building Division
Skamania County Assessor's Office
Skamania County Health Dept.
Skamania County Prosecutor
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
Revised Site plan
Revised Floor Plans
Vicinity Map

Unofficial
Copy



November 2, 2006

VIA EMAIL

Nichole Hollatz, Planner
Karen A. Witherspoon, Director, AICP
Skamania County Planning and Community Development Department
P.O. Box 790
Stevenson, WA 98648

Re: Crumpacker Request for Letter Amendment of
Decision in NSA-05-63 and Decision NSA-03-32

Dear Nikki:

This is a request for Letter Amendments which modify the approval decisions in NSA-05-63 and NSA-03-32. Here is what we would like to do:

1. NSA-05-63: Amend this decision to allow the approved winery to be located in our existing barn and to use the approved winery building as our barn. The barn would be exactly the same size and design as the approved winery and located at the same spot. The interior of the barn would only be used for the same purposes as our existing barn.
2. NSA-03-32: Amend this decision to allow the existing barn to be used as the site of the winery. No changes to the exterior of the existing barn would be made. The interior of the barn would be used only for the winery as approved in NSA-05-63.

In other words, we just want to take the existing and approved uses and swap the buildings in which they take place. Here is why.

The first block of vineyard we planted several years ago will produce 4 to 6 tons of grapes this coming season. We had hoped to have construction of the winery under way last spring and completed by now. Due to various delays in the approval process, construction can not be completed as originally scheduled. For this reason, we have been looking at the most realistic and economical way to get the winery up and running for the upcoming 2007 harvest.

While discussing our dilemma with our wine consultants, we were asked why we didn't just use the barn since it is already built. After thinking about it for the last few weeks, we concluded that the winery would work in the existing barn, and that we could temporarily house our agricultural equipment until the new barn is completed. Fortunately the buildings are exactly the same size, so they are interchangeable from a functional standpoint.



If the location of these two uses is swapped, we can get the winery running in 2007. This will benefit our business enormously by getting us back on track after several unexpected delays and we will have the ability to crush the 2007 crop. If we obtain approval of our request for these letter amendments by year end, we could file our Federal Winery Application (which requires an existing building with designated wine storage areas) in January 2007. We expect approval by March 2007. We would then be in a position to order our winemaking equipment in January 2007 for spring delivery. If we can meet this time line, or close to it, we can have everything operational by summer 2007.

The attached Winery Floor Plan shows how we would use the space inside the existing barn to meet the needs of the winery. We would not need to make any exterior modifications to the existing barn to use it as our winery, so I have not submitted any elevations, etc. The new barn would only be used for the originally approved agricultural purposes as indicated on the attached Barn Floor Plan.

As you know, we are temporarily living on the upper floor of the barn per the terms of NSA-03-32 until we finish construction of our house. We will move into our house in 2007 which will free up the attic level of the barn for the winery office and for the tax-paid wine storage area (cases of bottles). We would also use a part of the upper floor for the future tasting room which would be right next to the case goods. This is a good layout. We are excited about the solution to our dilemma and hope the county and the Gorge Commission support our proposal. It would greatly improve our business plan and doesn't change anything except the location of previously approved uses.

Please let me know if I can provide further information.

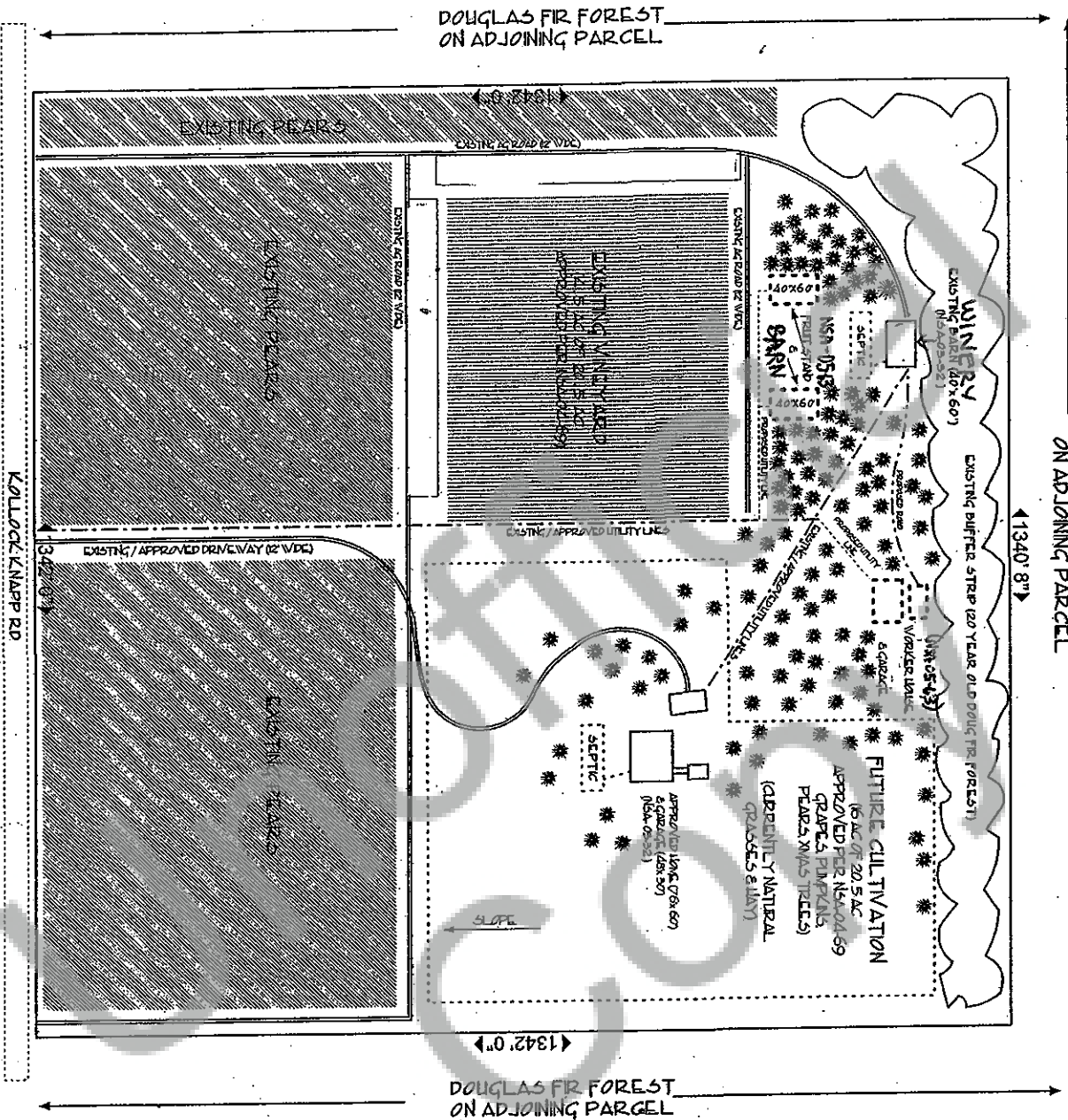
Regards,

A handwritten signature in black ink, appearing to read "John Crumpacker".

John Crumpacker

DOUGLAS FIR FOREST
ON ADJOINING PARCEL

1340' 8"



REVISED SITE PLAN

SCALE: 1"=200'

N ↑

APPLICANT:
JOHN CRUMPACKER

LOCATION:
461 KOLLOCK KNAPP RD.
UNDERWOOD, VA 98651
TAX ID: 03-10-9-0-030100

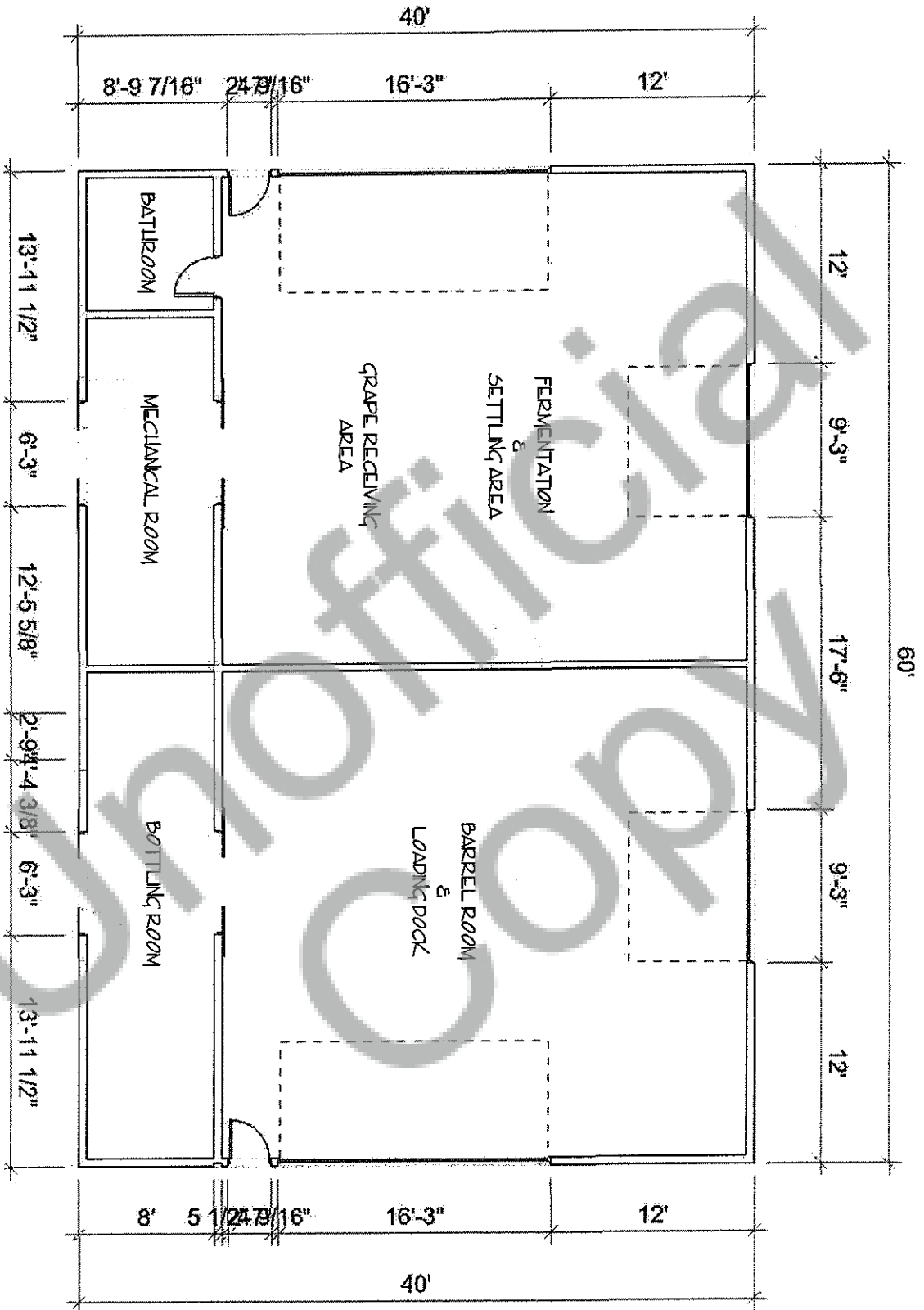
NOTES

1. EXISTING & PROPOSED UTILITIES ARE ALL UNDERGROUND
2. EXISTING & PROPOSED OUTDOOR LIGHTING IS ALL LOCATED AND ONLY LOCATED AT BUILDINGS
3. GRADES AT BLDG SITES <10%. MINIMAL GRADING REQUIRED

(CONTINUED ON PAGE 2)

LEGEND

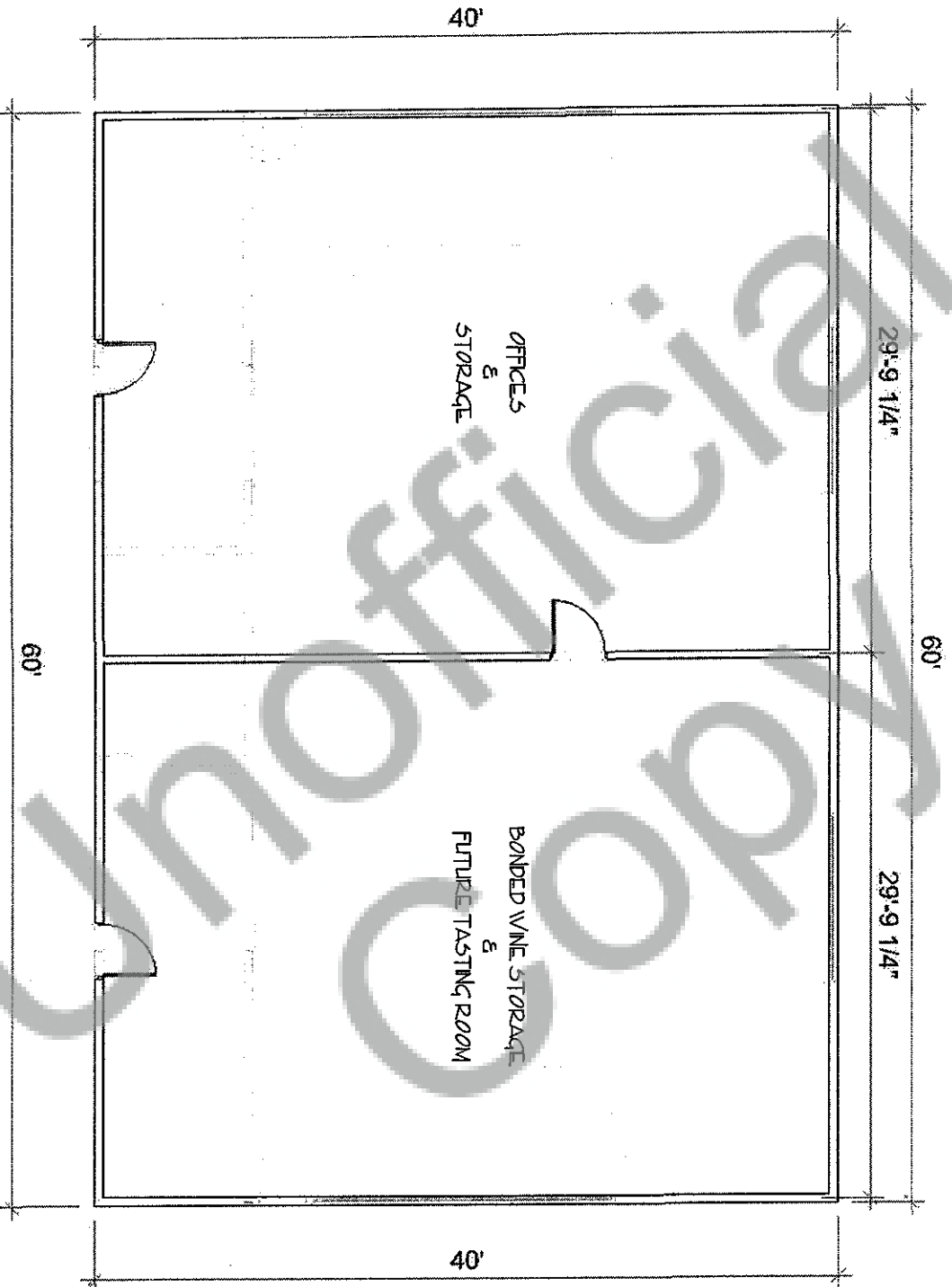
- * Douglas Fir (Existing)
- ☁ Douglas Fir Buffer (Existing)
- ▨ Existing Vineyard (4.5 acres total)
- ▩ Existing Pears (16 acres total)



CRUMPLER WINERY

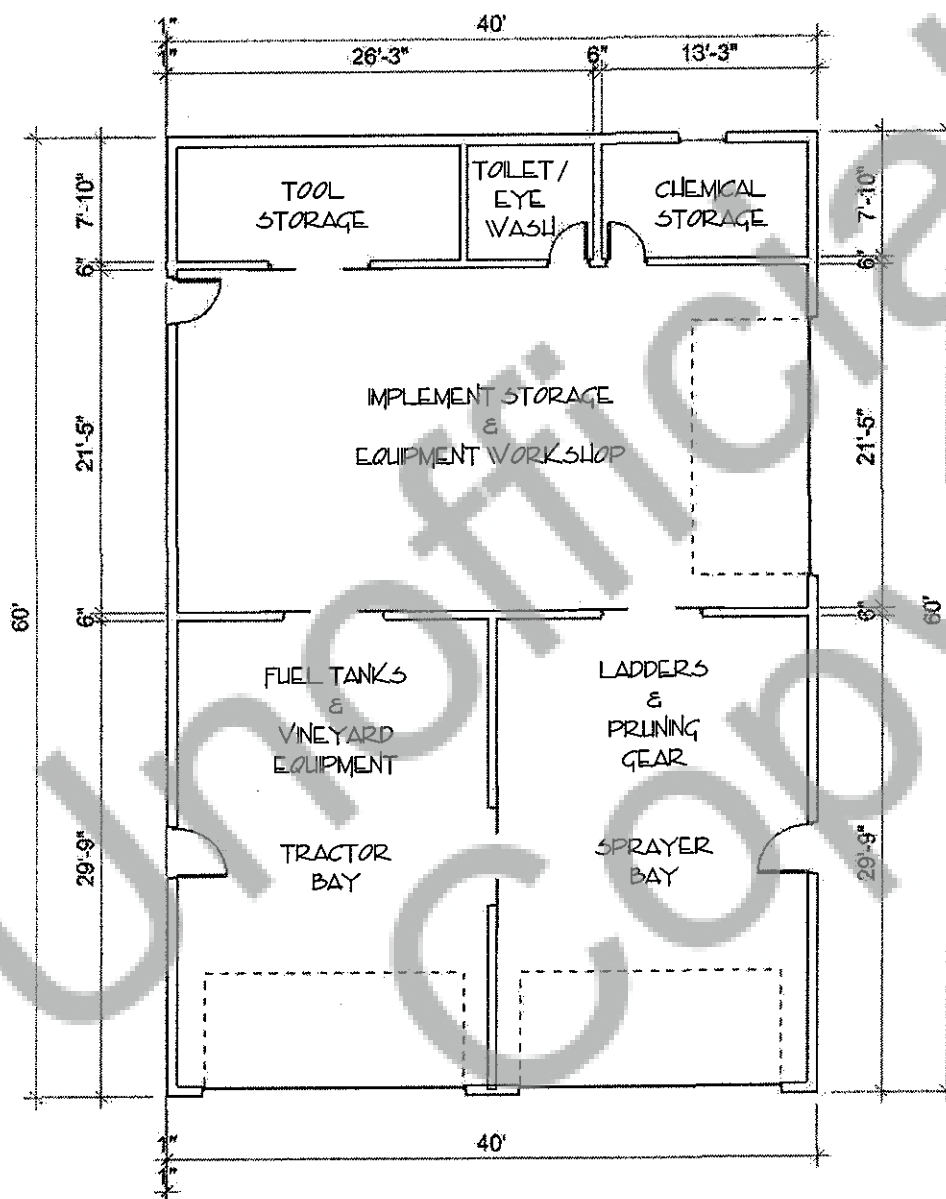
FLOOR PLAN - EXISTING BARN

LOWER LEVEL



CRUMPLER WINERY
FLOOR PLAN - EXISTING BARN

ATTIC LEVEL



CRUMPACKER BARN
FLOOR PLAN

Exhibit "A"
Legal Description

PARCEL 1: 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 and State of Washington.

PARCEL 2: All that portion of land lying Northerly of the North line of Kollack-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 and State of Washington.

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