

Return Address: Robert and Barbara Crooke  
1106 NW Frazier Ct.  
Portland, OR 97229

**Skamania County  
Community Development  
Department**

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

**Administrative Decision**

**APPLICANT/  
PROPERTY  
OWNER:**

Robert and Barbara Crooke

**FILE NO.:**

NSA-08-49

**PROJECT:**

Application to replace an existing single-family dwelling with a new single-family dwelling (approximately 3,592 sq. ft.), construct an agriculture barn (approximately 64'x40'x28') for storage of orchard/vineyard tractor & equipment, convert existing single-family dwelling to use as an agriculture building for grape bins and hand tool storage, new septic, driveway and associated utilities. Application also includes conversion of 10 acres of pear orchard to vineyard and conversion of 5 acres farmland to vineyard with trellis and 6-8 foot deer fencing along the southern and eastern property lines (agricultural work to be completed over next five years).

**LOCATION:**

King Road, off Cook-Underwood Road, Underwood; Section 19 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-19-0-0-0309-00.

**LEGAL:**

See attached page 11.

**ZONING:**

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

**DECISION:**

Based upon the record and the Staff Report, the application by Robert and Barbara Crooke, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved**.

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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 §22.06.120(C)(2).

- 1) As per SCC §22.06.120(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) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 20 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.

The agriculture setbacks are as follows: the proposed development or any future development shall be setback 100 feet from the east, 250 feet from the south, 100 feet from the north and 50 feet from the west property lines. The applicants and/or future owners shall maintain the existing natural vegetation barrier along the north and west property line in healthy condition. Since the agriculture setbacks are greater than the property line setbacks, the agriculture setbacks shall be followed.

- 4) In addition to the proposed western hemlock trees, the agriculture buffer along the east side of the replacement single-family dwelling shall be required to be 100 feet in length and a continuous vegetative screen. The trees shall be at least six feet in height when planted.
- 5) Prior to the issuance of an occupancy permit for the main house, the Planning Department shall conduct a site visit to confirm that the pre-existing dwelling no longer accommodates a cooking area or kitchen.

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- 6) 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.
- 7) The project applicants and/or future owners shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter; and, responsible for the planting, maintenance, and survival of the vegetation proposed on the site plan;
- 8) The applicant and/or future owner shall be required to retain three rows of pear trees along the southern parcel line to maintain screening from Key Viewing Areas.
- 9) The exterior of all proposed structures shall be composed of non-reflective materials. The exterior includes, but is not limited to, sides, doors, windows, decks, gutters, roofs, and trim. The applicant has proposed cedar siding and Decra shake roofing, which are approved for use.
- 10) All exterior lighting shall be hooded and shielded at a 90-degree angle. Hoods/ shields shall be made of nonreflective, opaque material, which does not allow light to pass through. (See attached Lighting Brochure) If the applicant decides to install outdoor lights, information showing the location and design of the lights shall first be submitted for review and approved by the Planning Department
- 11) The exterior of all proposed structures shall be dark earth-tone in color. The exterior includes, but is not limited to, sides, doors, decks, gutters, roofs and trim. The exterior also includes the materials used for the proposed terraces, which shall require the use of dark color concrete or bricks.

The following colors submitted by the applicant are consistent with this condition and are hereby approved: for the house exterior walls – cedar siding stained Saddle Brown (Durastain semi-trans); roofing “Coffee Brown” (Decra Shake). Any proposed changes to these colors shall be submitted for review by the Planning Department prior to construction.

- 12) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 13) No development or removal of vegetation shall occur within the 50-foot buffer along the non-fishbearing stream that cuts across the northwest corner of the subject parcel.
- 14) The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Planning Department. The applicant is to coordinate all inspections with the Building Division. A final inspection approval will not be issued until compliance with all conditions of approval; including visual subordination criteria have been verified.
- 15) The Planning Department will 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 framing footers, but prior to pouring the foundation. A site visit for Final Inspection shall also be conducted. Each inspection may take

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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.

- 16) 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.
- 17) 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.

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Dated and Signed this 30 day of September, 2008, 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 §22.06.150(A), 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 Hearing Examiner, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms and mailing lists 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 the Decision was sent to the following:

Skamania County Building Division  
Skamania County Health Department

A copy of this Decision, including the Staff Report, was sent to the following:

Skamania County Planning and Community Development  
Re: NSA-8-49 (Crooke) Administrative Decision  
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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 Tribe

Department of Archaeology and Historic Preservation

Columbia River Gorge Commission

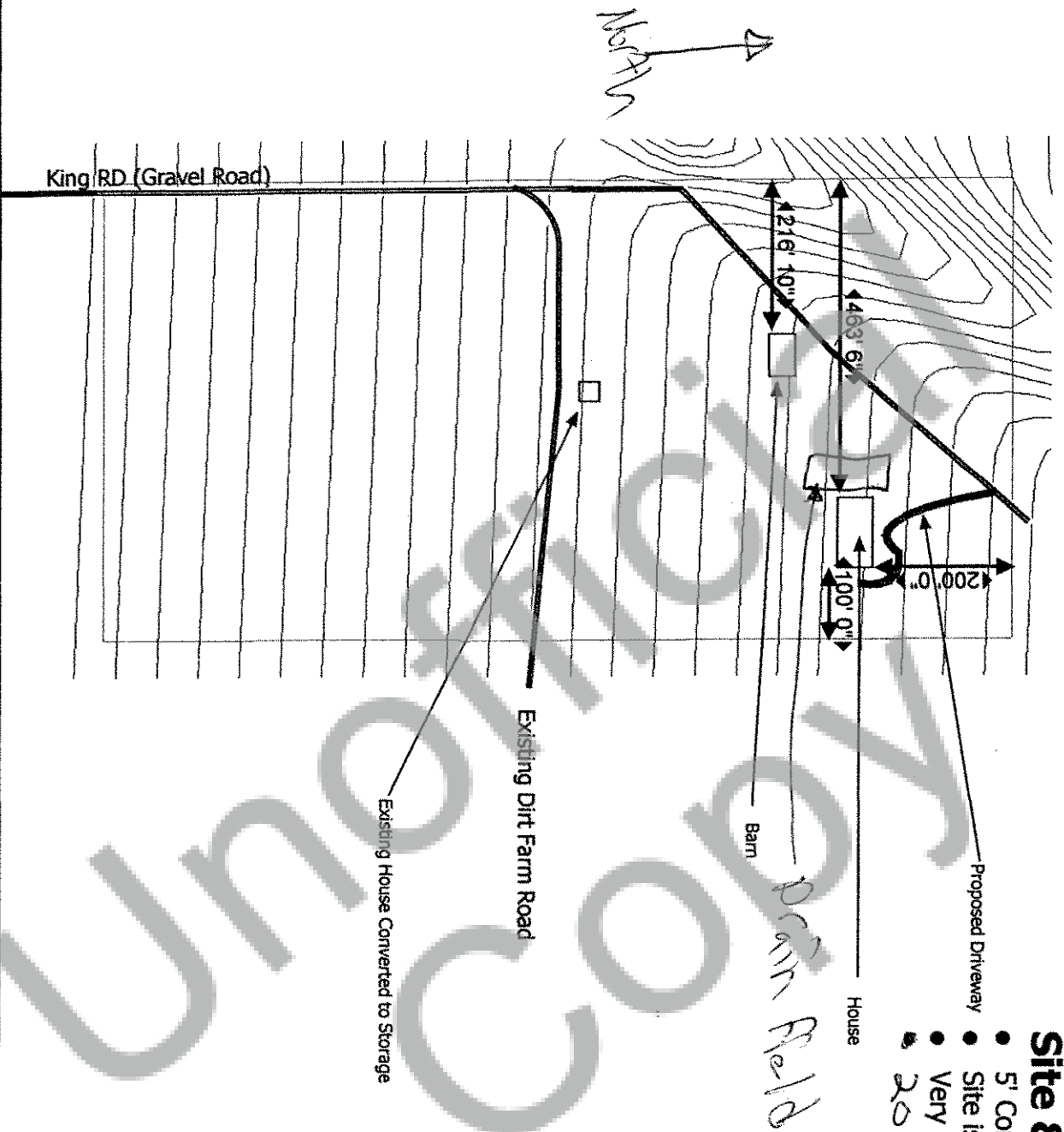
U.S. Forest Service - NSA Office

Board of County Commissioners

State of Washington Department of Community Trade and Economic Development – Valerie Grigg Devis

Department of Fish and Wildlife





## Site & Grading Plan

- 5' Contours
- Site is ~3-5% slope
- Very Limited Grading Required
- 20 Acres

### NSA APPLICATION

PARCEL 309  
DATE: 06/01/08  
AMENDED: 06/01/08

### PROPERTY INFO

ADDRESS: KING RD.  
UNDERWOOD, WA 98651  
TAX LOT #: 03 10 19 0 0 0309 00

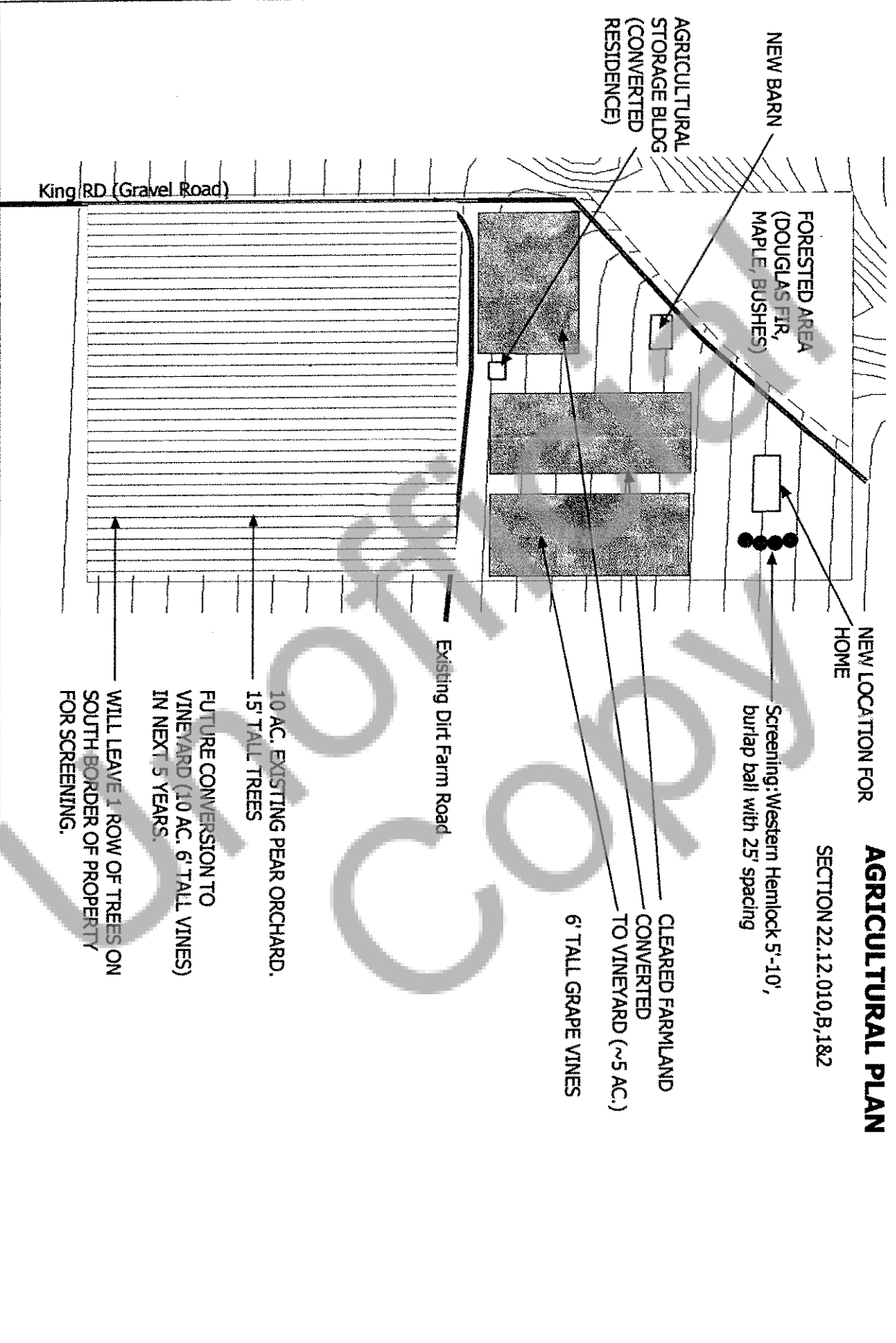
### APPLICANT

Robert & Barbara  
Crooke

### SCALE

1" = 250'  
SIZE  
20 ACRES

↑  
N



# **AGRICULTURAL PLAN**

SECTION 22.12.010,B,1&2

## **NSA APPLICATION**

PARCEL 309  
DATE:06/01/08  
AMENDED:06/01/08

## **PROPERTY INFO**

ADDRESS: KING RD.  
UNDERWOOD, WA 98651  
TAX LOT #: 03 10 19 0 0 0309 00

## **APPLICANT**

Robert & Barbara  
Crooke

## **SCALE**

1"=250'  
SIZE  
20 ACRES





Name: CROOKE RESIDENCE-  
DEVELOPMENT PLAN

Location: UNDERWOOD, wa

**CedarCraft Northwest**  
**LINDAL DESIGN CENTER**  
Portland, Oregon

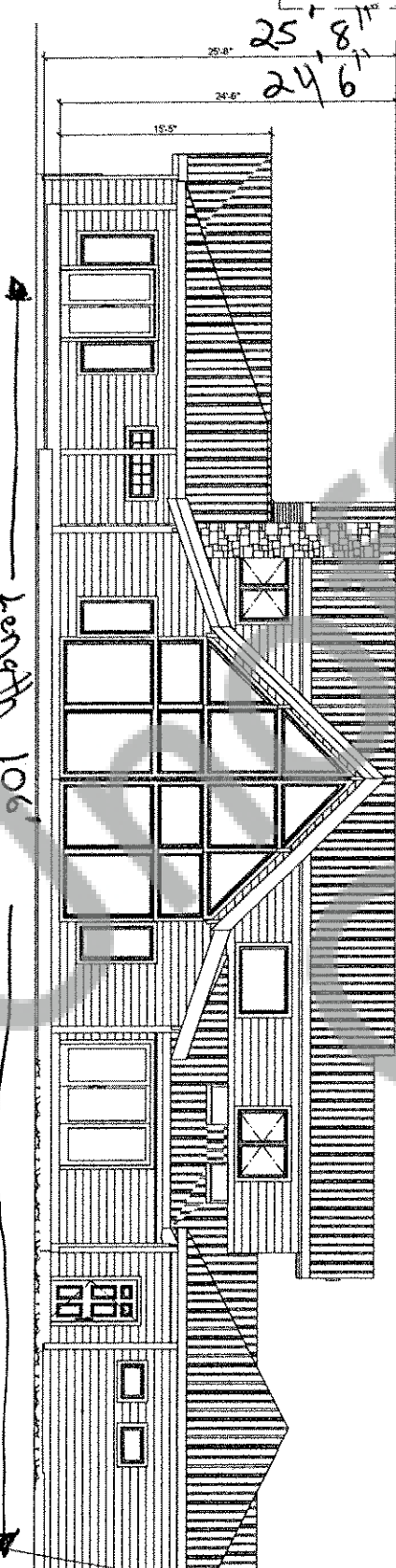
15800 UP. BOONES FERRY RD #100  
PORTLAND, OREGON 97035  
(503)624-2525 (800)728-0500  
cedarcraftnw@msn.com

DATE: 6/17/08  
SCALE: 1/8" = 1 FT

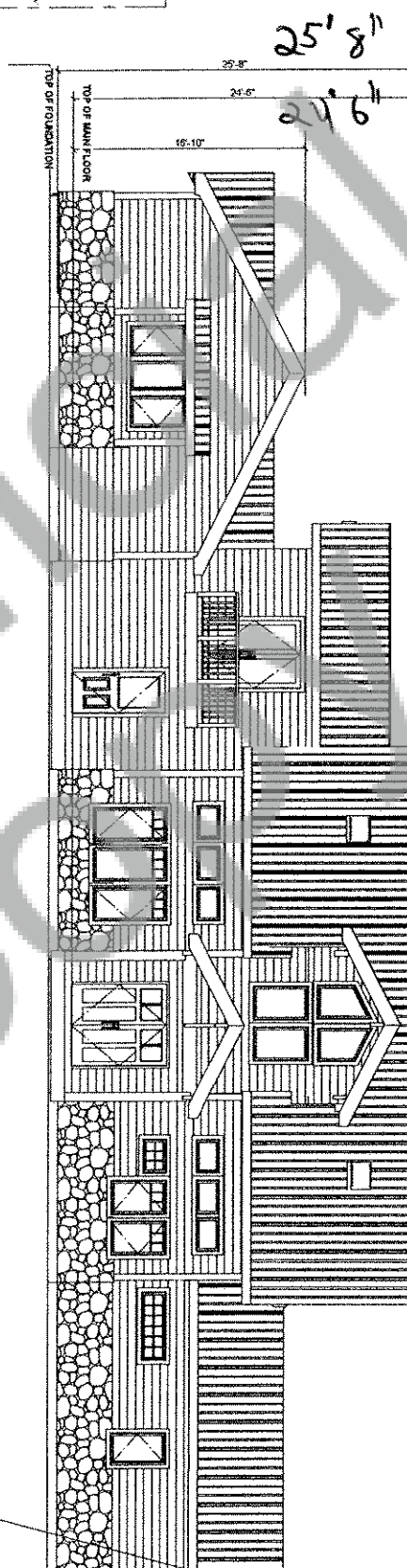
PROPRIETARY ©

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length 106'  
**SOUTH ELEVATION**

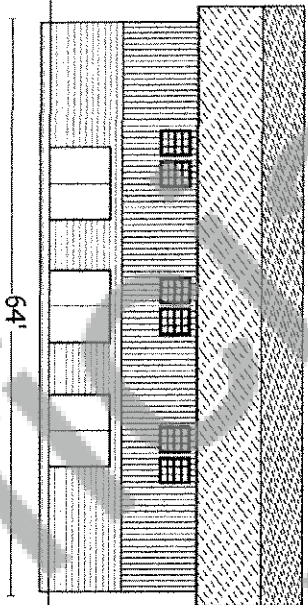


**NORTH ELEVATION**

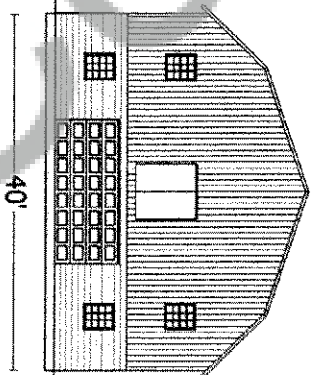


**AGRICULTURAL BUILDING  
ELEVATIONS - BARN**

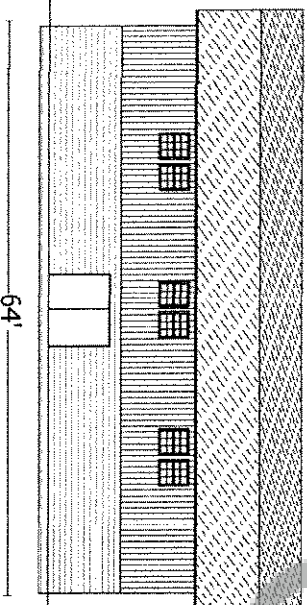
South



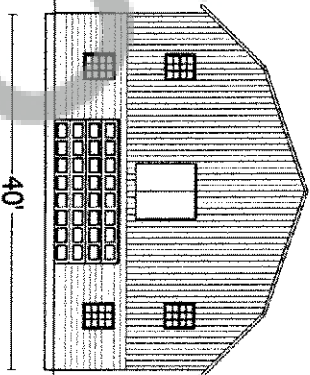
East



North



West



**NSA APPLICATION**

PARCEL 309  
DATE:06/01/08  
AMENDED:06/01/08

**PROPERTY INFO**

ADDRESS: KING RD.  
UNDERWOOD, WA 98651  
TAX LOT#: 03 10 19 0 0 0309 00

**APPLICANT**

Robert & Barbara  
Crooke

**Legal Description**

**Skamania Co. Assessor's Tax Parcel No. 03 10 19 0 0 0309 00**  
**Lot 1 and Lot 8, SEELEY SUBDIVISION, according to the plat thereof, recorded in Book**  
**"A" of plats, page 32, records of Skamania County, Washington.**  
**EXCEPT County roads.**

Unofficial  
Copy