

Return Address: Rachael Horn & Todd Mera  
71 Little Buck Creek Road  
Underwood, WA 98651

**Skamania County**  
**Community Development Department**  
Building/Fire Marshal • Environmental Health • Planning  
Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
Phone: 509-427-3900 Inspections: 509-427-3922 Fax: 866-266-1534

**Administrative Decision**

**APPLICANT/  
PROPERTY  
OWNER:**

Rachael Horn and Todd Mera

**FILE NO.:**

NSA-11-04

**PROJECT:**

To open a tasting room in conjunction with an approved winery in an existing barn, and to post a 2' x 4' sign at the driveway. The tasting room is proposed to operate Thursday – Sunday 12PM – 6 PM, May through December

**LOCATION:**

71 Little Buck Creek Road, Underwood, Section 16 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-16-0-0-1100-00.

**LEGAL:**

Lot 3 of the Stephen Ziegler Short Plat, Book 3 Page 227.

**ZONING:**

General Management Area- Large-Scale Agricultural (Ag-1).

**DECISION:**

Based upon the record and the Staff Report, the application Rachael Horn and Todd Mera, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved.**

**Skamania County Community Development Department**  
**File: NSA-11-04 (Horn/Mera) Administrative Decision**  
**Page 2**

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 Environmental Health Division.

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.
- 4) The sign shall be constructed outside of Skamania County's right-of-way along Little Buck Creek Road, unless a Special Right-of-Way Use Permit is received from Skamania County Public Works Department.
- 5) Only that grading which is necessary for site development (sign installation) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Community Development Department.
- 6) Planted vegetation shall be maintained to ensure survival.

**Skamania County Community Development Department**  
**File: NSA-11-04 (Horn/Mera) Administrative Decision**  
**Page 3**

- 7) The following provisions for the sign shall be followed:
  - a) The support structure shall be unobtrusive and have low visual impact.
  - b) Lettering colors with sufficient contrast to provide clear message communication shall be allowed. Signs shall be colored to blend with their setting to the maximum extent practicable.
  - c) Backs of all signs shall be unobtrusive, nonreflective and blend in with the setting.
  - d) Spotlighting of signs may be allowed where needed for night visibility. Backlighting is not permitted for signs.
  - e) Except for signs along public highways necessary for public safety, traffic control, or road construction and consistent with the Manual for Uniform Traffic Control Devices, the following signs are prohibited:
    - i) Luminous signs or those with intermittent or flashing lights. These include neon signs, fluorescent signs, light displays, and other signs that are internally illuminated, exclusive of seasonal holiday light displays.
    - ii) New billboards.
    - iii) Signs with moving elements.
    - iv) Portable or wheeled signs, or signs on parked vehicles where the sign is the primary use of the vehicle
- 8) The products available in the wine sales/tasting room shall be limited to those made from the grapes grown on the farm or in the local region
- 9) The applicant will need to work with the Skamania County Building Division in order to obtain any necessary "Change of Use" permits associated with the existing garage as a winery.
- 10) The parking associated with the wine sales/ tasting room shall occur on site, making use of the existing driveway and graveled area as shown on the site plan.
- 11) Vegetative landscaping shall, where feasible, retain the open character of existing pastures and fields.
- 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) The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Community Development 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.
- 14) The following procedures shall be effected when cultural resources are discovered during construction activities:


**Skamania County Community Development Department**  
**File: NSA-11-04 (Horn/Mera) Administrative Decision**  
**Page 4**

- 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.
- 15) 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.

**Skamania County Community Development Department**  
**File: NSA-11-04 (Horn/Mera) Administrative Decision**  
**Page 5**

- 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 18<sup>th</sup> day of April, 2011, at Stevenson, Washington.

  
 Jessica Davenport, Landuse Planner  
 Planning Division

#### **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.

#### **EXPIRATION**

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 once development has commenced the development action is discontinued for any reason for one continuous year or more.

If the development does not include a structure the permit shall expire two years after the date the land use approval was granted unless the use or development was established according to all specifications and conditions of approval in the approval. For land divisions, "established" means the final deed or plat has been recorded with the county auditor.

If the development includes a **structure** the permit shall expire when construction has not commenced within two (2) years of the date the land use approval was granted; or once the structure has been started and if the structure has not been completed within two (2) years of the date of commencement of construction the permit shall expire. Completion of the structure for this purpose means the completion of the exterior surface(s) of the structure; and compliance with all conditions of approval in the land use approval, including, but not limited to, painting of the exterior of the structure.

**Skamania County Community Development Department  
File: NSA-11-04 (Horn/Mera) Administrative Decision  
Page 6**

## **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 Community Development Department and must be accompanied by a \$1,300.00 nonrefundable filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

## **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

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 Tribe

Department of Archaeology and Historic Preservation

Columbia River Gorge Commission

U.S. Forest Service - NSA Office

Board of County Commissioners (electronic)

State of Washington Department of Commerce — Paul Johnson (electronic)

Department of Fish and Wildlife



## SITE PLAN:

North:



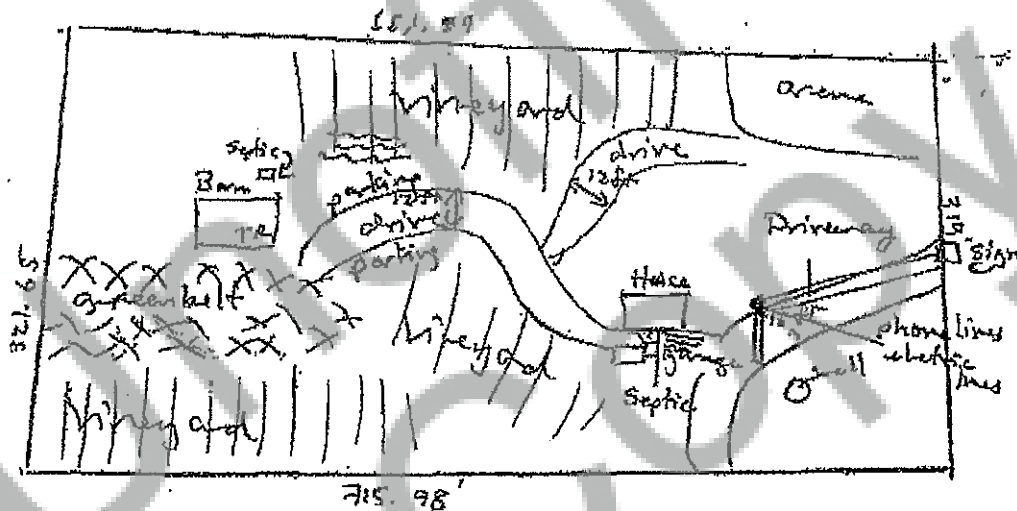
Scale: 1 inches = 125 feet

03-10-16-0-0-1100-00  
 71 Little Buck Creek Rd.  
 Underwood, WA 98651  
 Horn/Mena

RECEIVED  
 SKAMANIA COUNTY

FEB 22 2011

COMMUNITY DEVELOPMENT  
 DEPARTMENT



Bodies of water or watercourses on property: yes \_\_\_ no X

I will be removing on-site plants, trees, or other vegetation: yes X no \_\_\_

-If yes to either please indicate location of vegetation removal or watercourses.

I will be moving more than 100 cubic yards of soil: yes \_\_\_ no X

Additional pages must have 1" margins

Site plan must be completed in ink.

NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.