

Return Address: Energeia Vineyards LLC
c/o Nathan Ziegler
31 Memory Lane
Underwood, WA 98651

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 1009
Stevenson, Washington 98648
Phone: 509-427-3900 Inspection Line: 509-427-3922

Letter Amendment to Administrative Decision NSA-11-44

APPLICANT: Energeia Vineyards LLC
c/o Nathan Ziegler

OWNER: Energeia Vineyards LLC

FILE NO.: Letter Amendment NSA-11-44-L1

REFERENCE NO.: Administrative Decision for NSA-11-44, recorded as Auditor's File # 2012181056, recorded on the 10th day of July 2012.

PROJECT: Application by Energeia LLC, to develop the property for the purpose of producing wine grapes and producing and selling wine. Recently approximately 9.5-acres have been planted and another 11-acres are proposed. In addition to planting the 11-acres of grapes, the proposed new development includes: Construct a new single-family home – home is two stories, first floor is 44' x 54' for office space and garage for farm equipment with a 14' x 54' lean-to, second floor is 30' x 54' living space with attached covered deck and deck. Construct a winery/tasting room – winery is two stories, first floor is 30' x 44' for wine production area with a 14' x 44' lean-to, second floor is 30' x 44', with only 14' x 30' finished for wine tasting/wine sales with a 10' x 30' covered deck and a 10' x 30' covered area. Construct a 30' x 44' agricultural building with a 30' x 10'

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covered entry. Install 2,482 linear feet of 8' tall deer fence with gates. Plant approximately 1,200 linear feet of privacy trees. Install associated utility services for water, sewer and electric.

LOCATION: Located near the intersection of King Road with Cook Underwood Road, Underwood, Section 19 of T3N, R10E, W.M. and is identified as Skamania County Tax Lot Number 03-10-19-0-0-0307-00 and 03-10-19-0-0-0307-06.

LEGAL: See attached page 6.

ZONING: General Management Area- Large Scale Agricultural (AG-1) and Open Space (OS), the proposed development is only taking place in the Large Scale Agriculture (AG-1) zone.

July 5, 2012

Dear Mr. & Mrs. Konecny,

The Community Development Department issued a final Administrative Decision on June 4, 2012 for the above referenced application. This letter amendment is being issued in order to correct an error in the dimensions to the proposed single-family dwelling. You had informed the Community Development Department on February 2, 2012 that the dimensions of the proposed single-family dwelling had increased in length by 10'. However, the Staff Report and Administrative Decision did not include the increased size of the single-family dwelling and approved the single-family dwelling with two stories, first floor is 44' x 44' for office space and garage for farm equipment with a 14' x 44' lean-to, second floor is 30' x 44' living space with attached covered deck and deck.

All of the findings, conclusions and conditions of the original Staff Report and Administrative Decision shall hereby be amended to reflect the corrected project description as set out above for the construction of a single-family dwelling with two stories, first floor is 44' x 54' for office space and garage for farm equipment with a 14' x 54' lean-to, second floor is 30' x 54' living space with attached covered deck and deck, as well as the other items that were approved under the original Administrative Decision for this file.

The following specific findings and conclusions regarding the proposed single-family dwelling shall replace those in the original Staff Report.

- 22.18.020(A) *Standards Governing New Developments.*
 - (2) *New buildings shall be compatible with the general scale (height, dimensions and overall mass) of existing nearby development of a similar nature.*

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Expansion of existing development shall comply with this provision to the maximum extent practicable.

Finding: The single-family dwelling is two stories, first floor is 44' x 54' for office space and garage for farm equipment with a 14' x 54' lean-to, second floor is 30' x 54' living space with two attached decks, one of which is covered.

The living space for the proposed single-family dwelling is only 1,620 square feet. However, it is built on top of a large garage/office with lean-to (garage makes up entire first floor) for a total building size of 3,996 square feet. With the lean-to the building is a total of 4,752 square in size. The deck is 180 square feet and the covered deck is 300 square feet for a total of 480 square feet of decking.

The Skamania County Assessor's records were reviewed to determine the size of nearby single-family dwellings within 500 feet of the proposed new single-family dwelling. There are 12 homes within 500' of the subject parcel with an average size of 2,646 square feet including attached garages. Two homes are similar in size to the proposed single-family dwelling with one at 4,835 square feet plus 492 square feet of covered porches (similar to lean-to) for a total of 5,327 square feet of covered area, and the other at 4,522 square feet. Additionally, within 1/2 mile to the east of the subject property there is a 5,974 square foot single-family dwelling and a 4,232 square foot single-family dwelling. The proposed single-family dwelling is compatible with the general scale of the existing nearby single-family dwellings.

Within the nearby vicinity there are six homes with decks that average 1,015 square feet, larger than the proposed deck and covered porch. The proposed decking for the single-family dwelling is compatible with decking of a similar nature within the nearby vicinity.

Conclusion: The proposed single-family dwelling and decking are compatible with the general scale of existing nearby development, both on adjacent properties within 500' and similar type farm operations in the Underwood area.

Additionally, in your email dated June 20, 2012, you requested to flip the orientation of the single-family dwelling design from lean-to west to lean-to east so that the covered work area will be on the less windy side of the building. The attached revised elevation drawing, site plan, and tree plan depict this change (see attached).

Pursuant to SCC §22.06.080(B), 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 proposed changes constitute a minor

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change; therefore, the original decision shall be amended as stated above. The amendment is hereby approved.

The revised site plan, tree plan, and elevation drawing for the single-family dwelling attached to this letter amendment shall replace those attached to the Administrative Decision for file number NSA-11-44.

All of the original conditions in the Administrative Decision are still valid and shall be complied with. **As a reminder, prior to the issuance of any building permits you will need to record the original Administrative Decision with the original attachments in the Skamania County Auditor's Office as required by Condition of Approval number one. The County will then record this letter amendment in the County Auditor's office, which must occur prior to the issuance of the building permit for the single-family dwelling.** If you have any questions, please give me a call at 509-427-3900, or email me at davenport@co.skamania.wa.us.

Sincerely,



Jessica Davenport
Planning Manager
Planning Division

cc: James & Lynnette Konecny, Energeia Vineyards, LLC
Skamania County Building Division
Persons w/in 500 feet
Friends of the Columbia Gorge
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Nez Perce Tribe
Cowlitz Indian Tribe
Confederated Tribes of the Warm Springs - (sent electronically)
Columbia River Gorge Commission - (sent electronically)
U.S. Forest Service - NSA Office - (sent electronically)
Board of County Commissioners - (sent electronically)
Washington Department of Fish and Wildlife - (sent electronically)
Washington Department of Commerce - (sent electronically)

Attached: Legal Description
Revised Site Plan
Revised Tree Plan
Revised Elevation Drawing
Vicinity Map

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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 1009, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 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.

Unofficial Copy

Exhibit A

A parcel located in Section 19, Township 3 North, Range 10 East of the Willamette Meridian, Skamania County, Washington, more specifically described as:

Lots 2, 7, 10, 14 and 15, SEELEY SUBDIVISION, recorded in Book "A" of plats, page 32, records of Skamania County, Washington and that portion of Lot 9 of said SEELEY SUBDIVISION South of the centerline of the Cook Underwood Road.

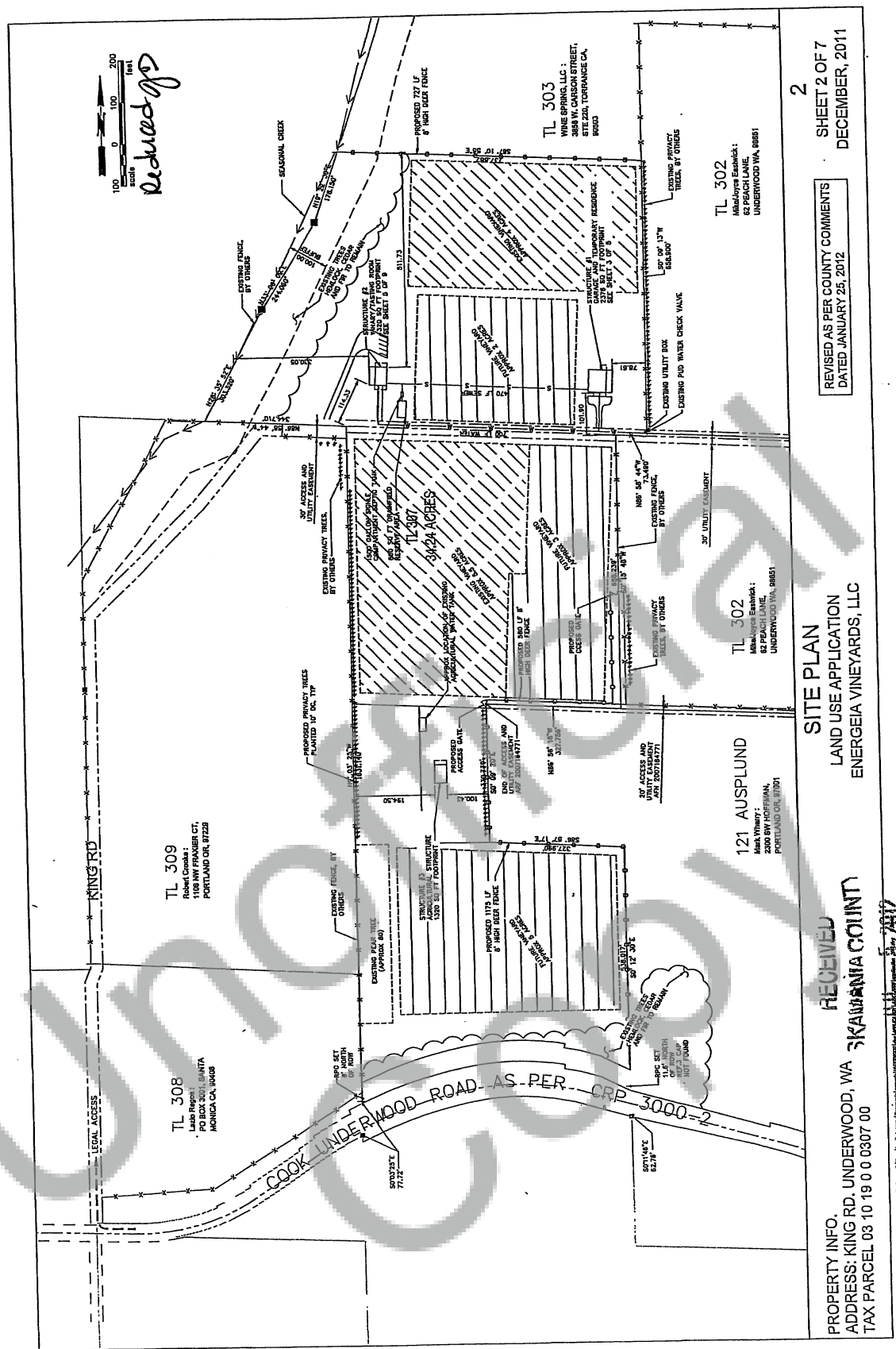
EXCEPT the Northeast quarter of Lot 7.

That portion of the South half of Government Lot 2 of Section 19 East of a tract of land conveyed to Broughton Lumber Company by deed dated July 16, 1952, and recorded July 24, 1952, at page 342 of Book 35 of Deeds, under Auditor's File No. 44316, records of Skamania County, Washington;

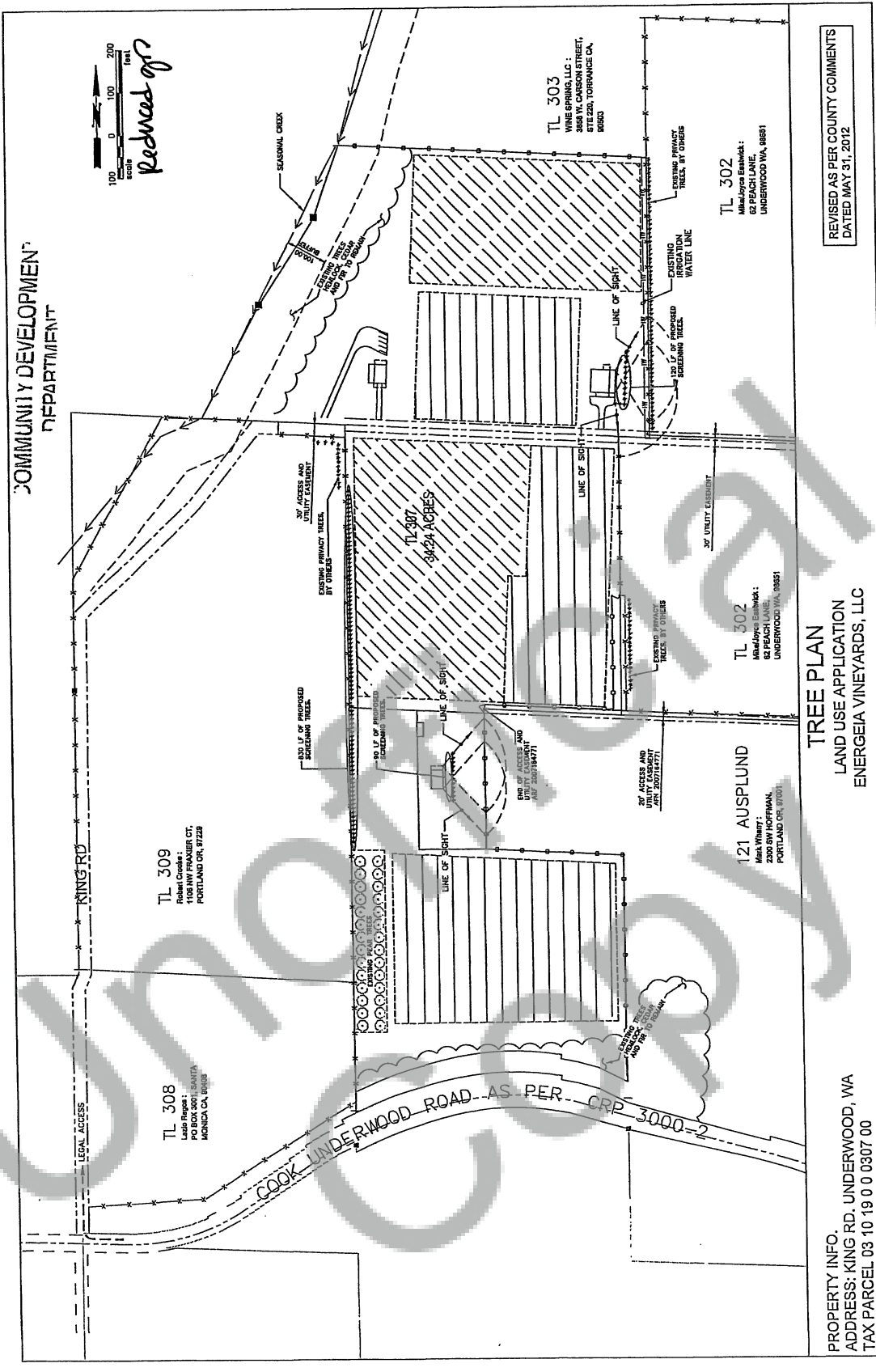
The West half of the West half of the Southwest quarter of the Southeast quarter of the Northwest quarter of Section 19, Skamania County, Washington.

EXCEPT County Roads.

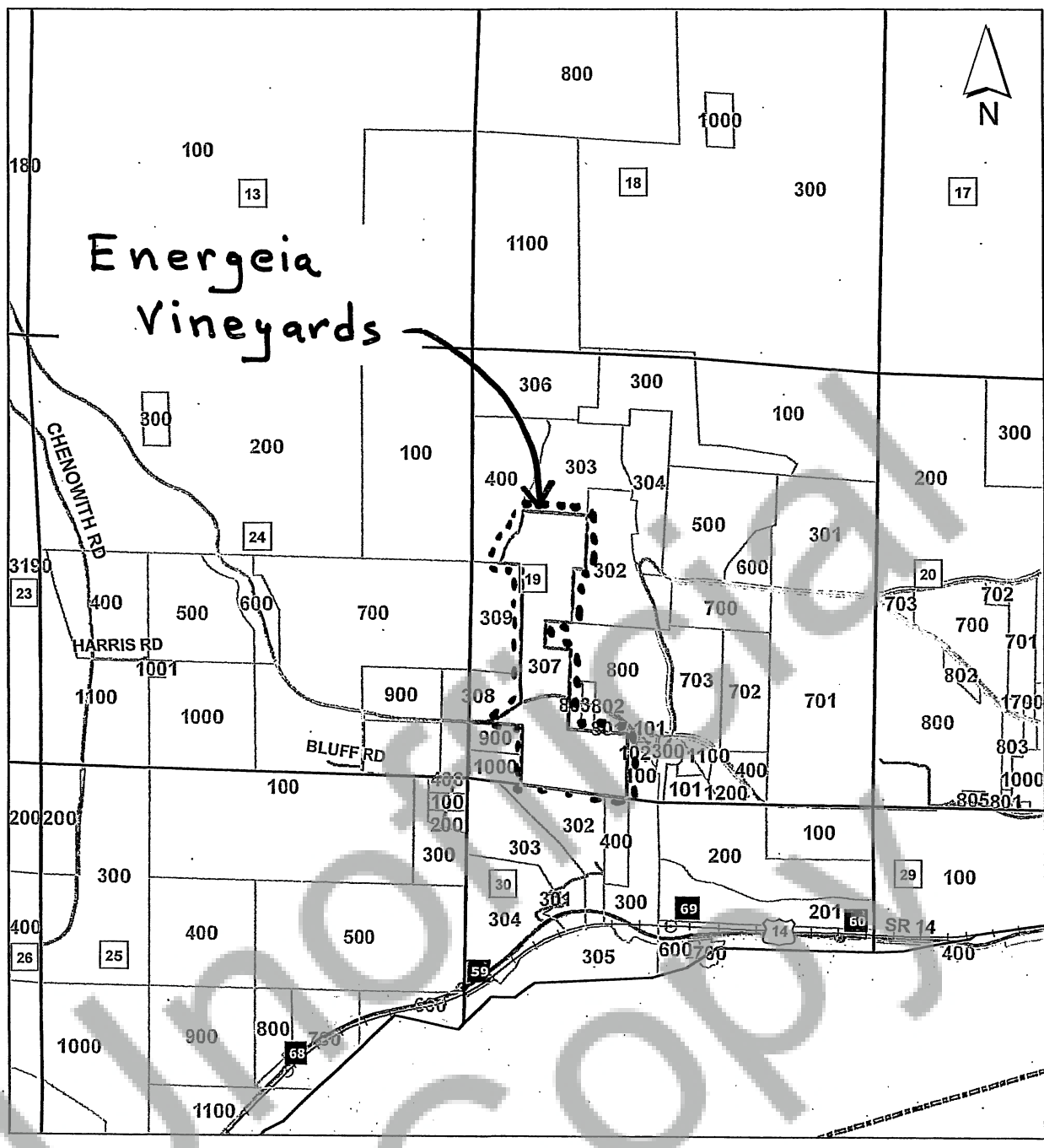
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Copy



RECEIVED
SKAMANIA COUNTY
JUL - 5 2012



and dated on the day of 2012 at 03:00 PM by the undersigned. The above is a true and correct copy of the original as submitted to the County Auditor for recording. 2012-05-31 03:00 PM



DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the suitability of the information.



SKAMANIA COUNTY
Department of Community Development
Energeia Vineyards, NSA-11-44
Tax Lot #03-10-19-0-0-0307-00
Map: Vicinity

Legend

- Parcel
- Leased Lots
- Roads - Public
- Roads - Private

