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Skamania County
Community Development Department

Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex
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Stevenson, Washington 98648
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LETTER AMENDMENT TO ADMINISTRATIVE DECISION NSA-18-25-L1

APPLICANT: Philip Jones

OWNER: Grapevine Associates

FILE NO.: NSA-18-25-LI, Amendment to NSA-18-25

REFERENCE NO.: Administrative Decision for NSA-18-25, recorded in Skamania County Auditor File #2018-002175, on October 25, 2018.

PROJECT: Construct a 4,950 3,785 sq. ft. agricultural building, with a 1,121 sq. ft. attached, open-sided and covered workspace, install associated utilities, and expand production of an existing winery.

LOCATION: 801 Scoggins Road, Underwood and identified as Skamania County Parcel No. 03-10-20-0-0-0300-00.

LEGAL: The Northwest Quarter of the Northeast Quarter and Northeast Quarter of the Northwest Quarter, all in Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

ZONING: GMA- Commercial Forest (F-1)

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December 3, 2018

Dear Mr. Jones,

The Community Development Department issued a final Administrative Decision on October 23, 2018, for the above referenced application, NSA-18-25. On November 29, 2018 we received a National Scenic Area Letter Amendment Application which proposes minor modifications to this approval.

The original administrative decision approved the construction of a 4,950 sq. ft. agricultural building with associated utilities and a 1,121 sq. ft. attached, open-sided, covered workspace, and an expansion in production of an existing winery.

Your letter amendment application requests two changes to this project:

- 1) Reduce the size of the agricultural building from 4,950 sq. ft. (110' x 45') to 3,785 sq. ft. (76' x 36' with a 46' x 12' addition and approx. 2' roof overhangs.)
- 2) Reduce the separation between the existing and proposed agricultural buildings from 55 feet to 32 feet and eliminate the open-sided workspace proposed in the original application materials.

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." Your request constitutes minor changes and is consistent with the findings and conclusions in your original application; therefore, the original decision shall be amended as stated above.

The modified, approved site plan on record with the Community Development Department shall replace the one attached to the Administrative Decision. The amendment is hereby **approved**. All conditions in the Administrative Decision are still valid and applicable to this development, along with the additional conditions listed above. **This letter amendment shall be recorded at the County Auditor's office prior to commencement of construction.** If you have any questions, please call me at 509-427-3900.

Dated and signed this 3rd day of December, 2018, at Stevenson, Washington.



Planner

NOTE:

Any new development not included on the 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.

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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.

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.

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 Reservation
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 Commerce – Paul Johnson
Department of Fish and Wildlife.