



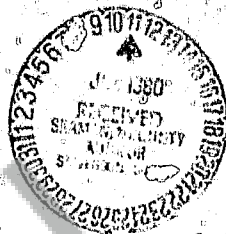
## CITY OF NORTH BONNEVILLE

P. O. BOX 333

NORTH BONNEVILLE, WASHINGTON 98639

Telephone (509) 427-8182 or 427-8778

July 10, 1980



Mr. Gil Todd  
Auditor  
Skamania County  
County Courthouse  
Stevenson, Washington 98648

RE: BONNEVILLE HOT SPRINGS RESORT,  
DANGEROUS BUILDINGS DETERMINATIONS.

Dear Mr. Todd:

This letter is a certification required by Chapter 4, Section 402 of the Uniform Code for the Abatement of Dangerous Buildings, 1973 Edition. In accordance with the referenced section, I am required to record with your office the Notice and Order of the Building Official relating to dangerous buildings. Please record this certificate along with the attachments to assist me in meeting compliance with the abatement code.

## LEGAL DESCRIPTION OF PREMISES, BONNEVILLE HOT SPRINGS RESORT:

## "PARCEL 1

That portion of the B.B. Bishop D.L.C. in Sections 16, 17, and 20, Township 2 North, Range 7 E.W.M., described as follows: Beginning at the intersection of the west line of the said Section 16 with the northerly line of the county road known as the Moffetts-Carpenter Road; thence following the northerly line of said road in a northerly and easterly direction to intersection with the westerly line of the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration's electric power transmission lines; Thence following the westerly line of said 300 foot strip of land to intersection with the north line of said Bishop D.L.C.; thence west along the north line of said Bishop D.L.C. to the northwest corner thereof; thence south along the west line of said Bishop D.L.C. to the northerly line of the said Moffetts-Carpenter Road; thence easterly along the north line of said road to the point of beginning; EXCEPT the following described tract of land: Beginning at the intersection of the north line of the said Bishop D.L.C. with the westerly line of said 300 foot strip of land acquired by the United States of America; thence south 32° 27' 30" west 754.95 feet, more or less, to the northerly line of said Moffett-Carpenter Road; thence in a northwesterly direction following the northerly line of said road to intersection with the center line of the right of way granted to the the Northwestern Electric Company; thence in a northeasterly direction following the center line of said right of way to intersection with the north line of the said Bishop D.L.C.; thence east to the point of beginning.



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Letter to Mr. Bill Toed  
July 10, 1980

PARCEL NO. 2

That portion of Government Lots 8 and 9 of Section 18, Township 7 North, Range 7 E.W.M., more particularly described as follows: Commence at a point marking the intersection between the center of Greenleaf Creek and the south line of the said Government lot 9, said point being located on the north line of the B.B. Bishop D.L.C.; thence following the center of Greenleaf Creek in a northeasterly direction to the north line of the said Government lot 8 north 430 feet from the north line of the said B.B. Bishop D.L.C.; thence westerly parallel to, and 430 feet distant from, the north line of the said Bishop D.L.C. to intersection with the west line of the said Government lot 9; thence south to the north line of said Bishop D.L.C.; thence easterly along the north line of said Bishop D.L.C. to the point of beginning; EXCEPT that portion thereof lying westerly of the natural gas pipeline constructed by Pacific Northwest Pipeline Corporation; and EXCEPT a tract of land in Government lot 9 of Section 18, Township 7 North, Range 7 E.W.M., granted to M. F. Howard by deed dated October 2, 1964, and recorded October 20, 1964, at page 287 of Book 53 of Deeds, Records of Skamania County, Washington.

CERTIFICATION OF DANGEROUS BUILDINGS:

The following buildings are certified as dangerous buildings as per Order of February 29, 1980.

1. Bathhouse, office & living quarters - main building.
2. Pool showers, bathrooms and dressing room.
3. Service building north of bath house.
4. Pool patio awning - south of pool.
5. Men's and women's toilets east of pool - 2 buildings.
6. Cabin #8.
7. Cabins #1 through 4 including #6.

NOTICE TO OWNERS OF RECORD:

The property owners were provided proper notice by certified mail by letter dated February 29, 1980 with a return receipt signed by them and postmarked March 4, 1980.

NOTICE AND ORDER ARE FINAL:

The owners of record appealed the Notice and Order of February 29, 1980 to the Board of Appeals and Adjustments. On April 29, 1980 the Board of Appeals and Adjustments entered Findings of Fact and Affirmed the Notice and Order of the City Building Official. The Notice and Order are, therefore, final.



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Letter to Mr. G11 Todd  
July 10, 1980

The foregoing descriptions and certifications are provided in accordance with the requirements of Section 402 of the Uniform Code for the Abatement of Dangerous Buildings.

Very Truly Yours,  
THE CITY OF NORTH BONNEVILLE

*Frank Finch*  
Frank Finch,  
Building Inspector

FF:ls  
Enclosures as stated.



## CITY OF NORTH BONNEVILLE

P. O. BOX 333

NORTH BONNEVILLE, WASHINGTON 98639

Telephone (509) 427-6182 or 427-6776

I hereby certify the attached letter "Notice and Order" dated February 29, 1980 from Pollard R. Dickson, Building Official to Mr. & Mrs. John Sullivan, Bonneville Hot Springs Resort with accompanying map & Chapter 5 "Appeal" to be true and correct copies of the originals.

Dated this 8th day of July, 1980.

  
Shirley J. Brenner, City Clerk



## CITY OF NORTH BONNEVILLE

NORTH BONNEVILLE, WASHINGTON 98639

P. O. Box 333 — Tel. (509) 427-8182

CERTIFIED MAIL

RETURN RECEIPT REQUESTED

February 29, 1980

Mr. & Mrs. John Sullivan - Owner  
Bonnevill Hot Springs Resort  
North Bonneville, Washington 98639  
Rt. 1, Box 2  
Lowden, Washington 99342

Dear Mr. &amp; Mrs. Sullivan:

This letter is a formal Notice and Order as required and set forth in Chapter 4, Section 401(b) of the Uniform Code for the Abatement of Dangerous Buildings.

On This date, February 29, 1980, an inspection of the Bonneville Hot Springs Resort was undertaken by the Building Official of the City of North Bonneville, Washington in a joint effort with the County Health Officer. Said inspection involved the entire site and the buildings thereon. The results of the combined inspection between the two officials have revealed that a significant area of the site, cabins, toilet facilities, main office and lodge, showers and certain recreational vehicle sites are unsanitary, unfit for human habitation and are in such a condition that it is likely the conditions may cause sickness or disease. In addition the toilet facilities ease of the swimming pool, both men and womens, cabin number #8, the main office and bath house, utility sheds and pool bath and shower facilities have been found to be dangerous. The health factor has been found to be so critical that the buildings afore mentioned have been posted this same date as dangerous buildings. The buildings posted were found to be vacant in regards to human occupancy at the time of posting.

As Building Official I have found the following buildings to be dangerous in accordance with the following provisions of Chapter 3, Section 302, Uniform Code for the Abatement of dangerous buildings.

- 1) Deterioration, decay and inadequacy of foundations
- 2) Delapidation, deterioration and decay of building structure
- 3) Leaning of exterior walls of mens and womens toilets beyond permissible limits.
- 4) Dilapidation and deterioration causing an attractive nuisance to children.
- 5) Construction and repairs without permit and in violation of Uniform Building Code.
- 6) Inadequate fire-resisting qualities
- 7) Inadequate Maintenance, dilapidation, decay, damage, faulty construction, inadequate sanitation facilities.
- 8) Health Officer determination of conditions to be unsanitary and likely to cause sickness or disease



MR. & MRS. JOHN SULLIVAN - NOTICE AND ORDER - Feb. 23, 1980 - Hot Springs

(Notice and Order - Chapter 4, Section 401(x), Uniform Code for the Abatement of dangerous buildings.)

- 9) Conditions of buildings and site constitute a public nuisance  
RCW 9.66, Section 9.66.010.

These findings apply to cabin #8, Mens and Womens toilets east of swimming pool, the main office and bath house, pool shower and bathrooms, pool awning or sun shelter, and the maintenance buildings just to the north of and behind the main office and bath house.

Under the terms of these findings you are hereby ordered to demolish the following dangerous buildings: 1) Cabin Number 8, 2) Mens and Womens toilet facilities east of the swimming pool, 3) maintenance buildings north of the main office and bath house, 4) pool sun awning at the entrance to the pool.

Under the terms of these findings you are hereby ordered to prepare detailed plans and specification for the complete rehabilitation of the main office bath house and the pool showers and bathrooms. Said detailed plans and specification to be prepared by a licensed architect and structural engineer certifying that said build plans and specification provide for bringing the building and facilities into complete compliance with the Uniform Building Code for their use and occupancy. Plans and specification and all permits are to be obtained and complete in not more than 60 days (sixty days-calender) from the receipt of this notice and order.

Demolition requirements are to be accomplished and all debris removed from the site within and not to exceed thirty days (30 - calender days, from the receipt of this notice and order. The demolition requirement included cabins #1 thru #6 which were declared dangerous under a previous order in March 1973.

In accordance with Chapter 5, Uniform Code for the Abatement of Dangerous Buildings you have the right to appeal this notice and order. Any appeal must be in writing and must be filed with the office of the Building Official within 30 days of the date of service of this order. Your appeal must be directed to the Board of Appeals and Adjustments, City of North Bonneville, Washington, P.O. Box 333. Attached is a copy of Chapter 5 for your convenience.

PRD:nd  
cc: Board of Appeal and Adjustments  
Health Officer  
District Engineer - DSHS  
Department of Ecology - Wash. St.  
Police Chief  
City Council  
Record Owners

Sincerely,

The City of North Bonneville

  
Pollard R. Dickson  
Building Official



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MR. & MRS. JOHN SULLIVAN - NOTICE AND ORDER - Feb. 29, 1980 - Hot Springs

(Notice and Order - Chapter 4, Section 401(b), Uniform Code for the Abatement of dangerous buildings.)

- 9) Conditions of buildings and site constitute a public nuisance  
RCW 9.66, Section 9.66.010.

These findings apply to cabin #8, Mens and Womens toilets east of swimming pool, the main office and bath house, pool shower and bathrooms, pool awning or sun shelter, and the maintenance buildings just to the north of and behind the main office and bath house.

Under the terms of these findings you are hereby ordered to demolish the following dangerous buildings: 1) Cabin Number 8, 2) Mens and Womens toilet facilities east of the swimming pool, 3) maintenance buildings north of the main office and bath house, 4) pool sun awning at the entrance to the pool.

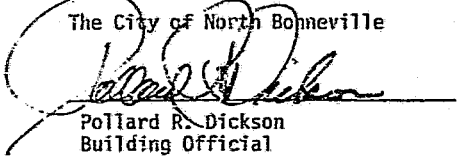
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Sincerely,

The City of North Bonneville

  
Pollard R. Dickson  
Building Official

cc: Board of Appeal and Adjustments  
Health Officer  
District Engineer - DSHS  
Department of Ecology - Wash St.  
Police Chief  
City Council  
Record Owners

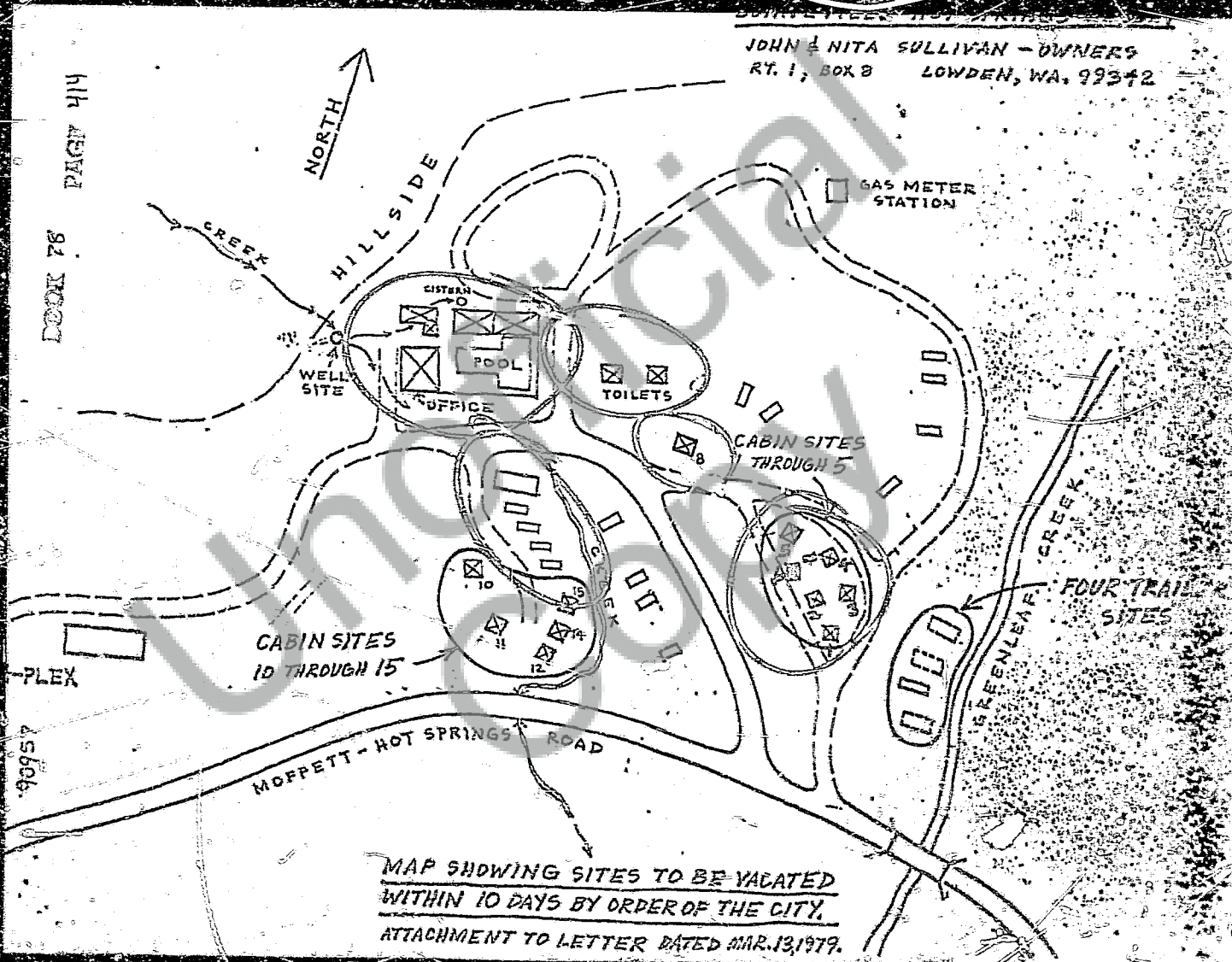
1.47. Unsanitary and deterioration causing an attractive nuisance to children.

15. Construction and repairs without permit and in violation of Uniform Building Code.

16. Inadequate fire-resisting qualities

17. Inadequate maintenance, dilapidation, decay, damage, faulty construction, inadequate sanitation facilities.

18. Health Officer determination of conditions to be unsanitary and likely to cause sickness or disease





cc: Board of Appeal and Adjustments  
Health Officer  
District Engineer - DSHS  
Department of Ecology - Wash. St.  
Police Chief  
City Council  
Record Owners

The City of North Bonneville

Pollard R. Dickson  
Building Official

90957

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Chapter 5  
APPEAL

General

Sec. 501. (a) Form of Appeal. Any person entitled to service under Section 401 (c) may appeal from any notice and order or any action of the Building Official under this Code by filing at the office of the Building Official within 30 days from the date of the service of such order, a written appeal containing:

1. A heading in the words: "Before the Board of Appeals of the City of North Bonneville, Utah."
2. A copy of a reading: "Appeal of \_\_\_\_\_, giving the names of all appellants participating in the appeal."
3. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order.
4. A brief statement in ordinary and concise language of the specific order or action protested, together with any material facts claimed to support the contentions of the appellant.
5. A brief statement in ordinary and concise language of the relief sought, and the reasons why it is claimed the protested order or action should be reversed, modified, or otherwise set aside.
6. The signatures of all parties named as appellants, and their official mailing addresses.
7. The verification (by declaration under penalty of perjury) of at least one appellant as to the truth of the matters stated in the appeal.

(b) Processing of Appeal. Upon receipt of any appeal filed pursuant to this Section, the Building Official shall present it at the next regular or special meeting of the Board of Appeals.

(c) Scheduling and Noticing Appeal for Hearing. As soon as practicable after receiving the written appeal the Board of Appeals shall fix a date, time, and place for the hearing of the appeal by the Board. Such date shall be not less than 10 days nor more than 60 days from the date the appeal was filed with the Building Official. Written notice of the time and place of the hearing shall be given at least 10 days prior to the date of the hearing to each appellant by the Secretary of the Board either by causing a copy of such notice to be delivered to the appellant personally or by mailing a copy thereof, postage prepaid, addressed to the appellant at his address shown on the appeal.

Effect of Failure to Appeal

Sec. 502. Failure of any person to file an appeal in accordance with the provisions of Section 501 shall constitute a waiver of his right to an administrative hearing and adjudication of the notice and order, or any portion thereof.

## Chapter 5 APPEAL

### General

Sec. 501. (a) **Form of Appeal.** Any person entitled to service under Section 401 (c) may appeal from any notice and order or any action of the Building Official under this Code by filing at the office of the Building Official within 30 days from the date of the service of such order, a written appeal containing:

1. A heading in the words: "Before the Board of Appeals of the City of....."
2. A caption reading: "Appeal of....." giving the names of all appellants participating in the appeal.
3. A brief statement setting forth the legal interest of each of the appellants in the building or the land involved in the notice and order.
4. A brief statement in ordinary and concise language of the specific order or act protested, together with any material facts claimed to support the contentions of the appellant.
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### Effect of Failure to Appeal

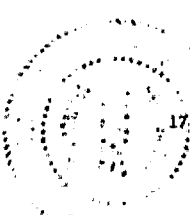
Sec. 502. Failure of any person to file an appeal in accordance with the provisions of Section 501 shall constitute a waiver of his right to an administrative hearing and adjudication of the notice and order, or any portion thereof.

### Scope of Hearing on Appeal

Sec. 503. Only those matters or issues properly raised by the appellant shall be considered in the hearing on the appeal.

### Staying of Order Under Appeal

Sec. 504. Except for vacation orders and pursuant to Section 501 enforcement of any notice and order of the Building Official issued under this Code shall be stayed during the pendency of an appeal therefrom which is properly and timely filed.



JOHN & NITA SULLIVAN - OWNERS  
RT. 1, BOX B LOWDEN, WA. 99542