

Return Address: The Resort at Skamania Coves
Attn: Scott Gaunt, SSI
9760 SW Freeman Drive
Wilsonville, OR 97070

Doc # 2008169221
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Date: 3/11/2008 02:57P
Filed by: THE RESORT AT SKAMANIA COVES
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$47.00

Skamania County Department of Planning and Community Development

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

Administrative Decision

APPLICANT: The Resort at Skamania Coves

PROPERTY OWNER: The Resort at Skamania Coves

FILE NO.: NSA-08-07

PROJECT: Repair and maintenance (including fresh paint, repair cracked foundation, replace broken doors/windows with the same size, carpets, sub floors, plumbing and repairs of the shed and garage) of the Big House, which is over 50 years old.

LOCATION: 45932 State Highway 14, Stevenson; Section 31 of T3N, R8E, W.M. and identified as Skamania County Tax Lot #03-08-31-0-0-1200-00.

LEGAL: See attached page 6.

ZONING: General Management Area- Commercial Recreation (CR).

DECISION: Based upon the record and the Staff Report, the application by The Resort at Skamania Resorts, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved.**

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.


Marge Dryden, Heritage Resources Program Manager for the Columbia River Gorge National Scenic Area submitted a Cultural Resources Survey Determination, dated February 20, 2008 that stated that a Historic Survey is not required. The proposed in-kind replacement of including fresh paint, repair cracked foundation, replace broken doors/windows with the same size, carpets, sub floors, plumbing and repairs of the shed and garage on an existing dwelling is a Use Allowed Outright, Section 22.10.040(A)(4), 'repair, maintenance and operation of existing structures'.

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 §22.06.050(C)(2).

- 1) As per SCC §22.06.050(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) Based upon the entire record before the Director, the application by The Resort at Skamania Coves, for in-kind replacement of including fresh paint, repair cracked foundation, replace broken doors/windows with the same size, carpets, sub floors, plumbing and repairs of the shed and garage on an existing dwelling in-kind replacement of composition roof on the existing single-family dwelling is found to be consistent with Title 22 SCC, and will not have an adverse effect on the structure.

Dated and Signed this 25th day of February, 2008, at Stevenson, Washington.



Jessica Davenport, 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 §22.06.050(C)(5), 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 Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms 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:

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 Indian Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office

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Board of County Commissioners
State of Washington Department of Community Trade and Economic Development- Dee Caputo
Department of Fish and Wildlife

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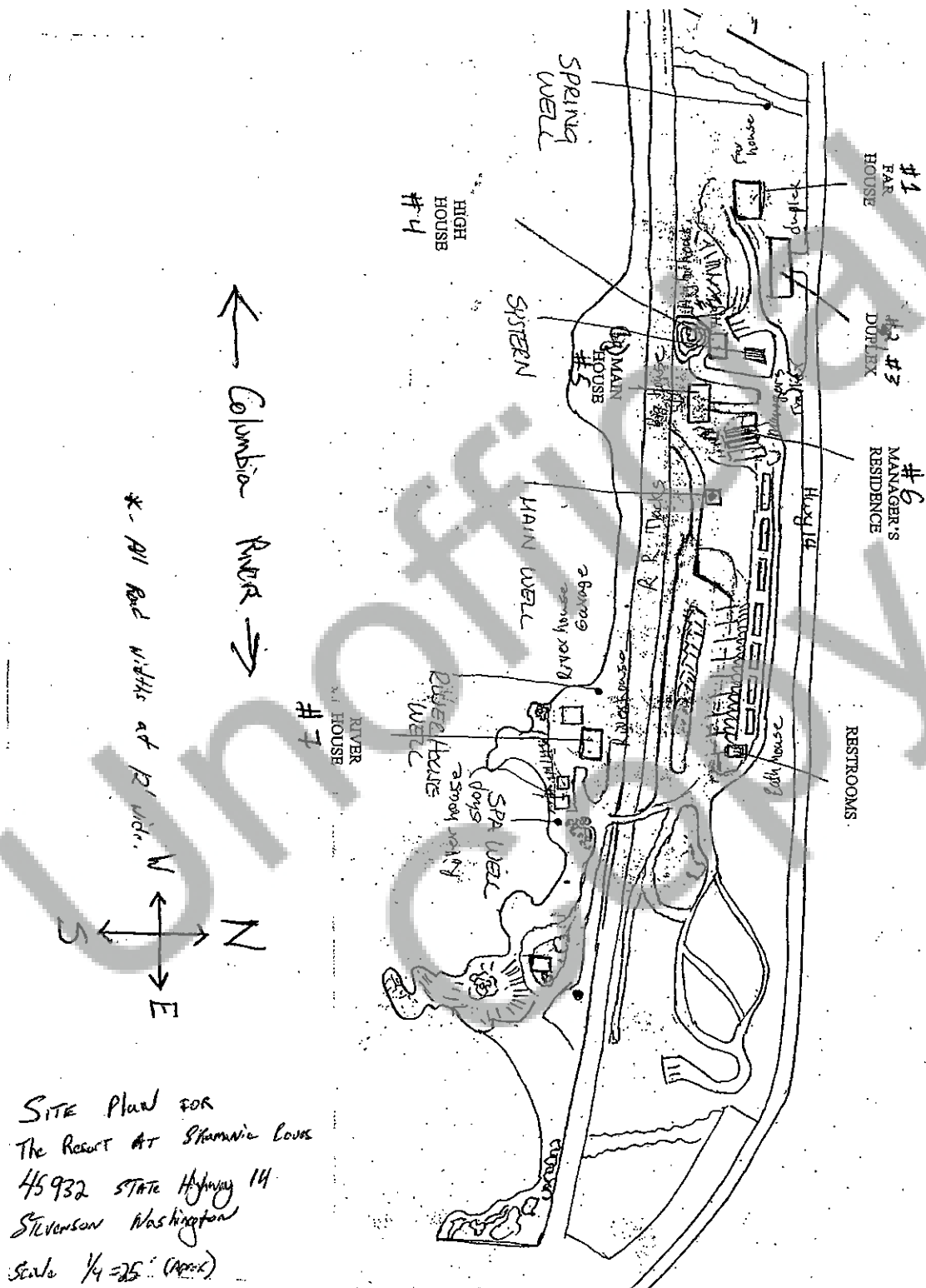


Exhibit A

All that portion of Government Lots 2,3 and 4, in Section 31, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, which lies South of the South line of that tract conveyed to the State of Washington, by deed recorded June 18, 1929, as Auditor's File No. 15726, Skamania County Deed Records.

EXCEPTING THEREFROM a strip of land 100 feet in width conveyed to the Portland and Seattle Railway Company, by deed recorded February 15, 1906, in Book 1, page 450, Skamania County Deed Records.

ALSO EXCEPTING that portion of the Easterly 75 feet of Government Lot 4, lying Southerly of State Highway 8 and Northerly of the tract conveyed to the Portland and Seattle Railway Company.

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