

Return Address: The Resort at Skamania Coves
45932 State Hwy 14
Stevenson, WA 98648

Skamania County
**Community Development
Department**

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-08-56

PROJECT: To remodel three existing dwellings at the Resort at Skamania Coves, including additions to each structure.

LOCATION: 45932 State Highway 14, Stevenson; Section 31 of T3N, Range 8E, W.M. and identified as Skamania County Tax Lot #03-08-31-0-0-1200-00.

LEGAL: See attached page(s) 11.

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

DECISION: Based upon the record and the Staff Report, the application by The Resort at Skamania Coves, 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

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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) Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 5) Planted vegetation shall be maintained to ensure survival.
- * 6) The applicant shall plant five screening trees between Building #2 (the duplex) and the Columbia River. The trees shall be planted in a staggered manner in order to create a natural appearance much like the planting that exists northeast of the duplex.
- * 7) The applicant shall plant one screening tree to the west of Building #3, the high house. The planting shall occur on the same level as the house and shall be at the top of the bluff.
- * 8) The screening trees shall be over five feet in height at the time of planting as measured from the top of root wad.

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- 9) The existing onsite mature coniferous and deciduous trees that provide screening of Building #1 (the far house), Building #2 (the duplex), and Building #3 (the high house) from the Columbia River and Interstate 84 shall be retained.
- 10) The new screening vegetation shall be installed as soon as practicable and prior to project completion.
- 11) The dwellings shall be composed of nonreflective materials or materials with low reflectivity.
- 12) All exterior lighting shall be hooded and shielded at a 90-degree angle. Hoods/ shields shall be made of nonreflective, opaque material, which does not allow light to pass through.
- 13) The exterior of the proposed structure shall be dark earth-tone in color. The exterior includes, but is not limited to, sides, doors, decks, gutters, roofs and trim.

The following colors submitted by the applicant are consistent with this condition and are hereby approved: for the house exterior walls for Building #1 – main – Cocoa #50308 - Devine; trim – Pine #50609-Devine; and roofing – Autumn Blend by CertainTeed. Building #2 – main – Truffle #54247 – Devine; trim – Bordeaux #50409 – Devine (or any other approved colors in this condition of approval); roof – Yosemite by Certain Teed. Building #3 – main – Pine #50609- Devine; trim – Cocoa #50308 - Devine; and roofing – Autumn Blend by CertainTeed. The decking shall be Russet #705 by Olympic. Any proposed changes to these colors shall be submitted for review by the Planning Department prior to construction.

- 14) The existing tree cover shall be retained as much as possible, except as is necessary for site developments, safety purposes or as part of forest management practices.
- 15) The existing tree cover shall be retained as much as possible, except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
- 16) At least half (1/2) of any trees planted for screening purposes shall be species native to the setting or commonly found in the area.
- 17) At least half (1/2) of any trees planted for screening purposes shall be coniferous to provide winter screening.
- 18) 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.
- 19) The Community Development Department will conduct at least two site visits during construction, one to verify the location of the structures as stated by the Administrative Decision and a second to be conducted after all foundation excavation has been completed including framing footers, but

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prior to pouring the foundation. A site visit for Final Inspection shall also be conducted. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Building Division at 509-427-3920.

- 20) The following procedures shall be effected when cultural resources are discovered during construction activities:
- 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.
- 21) 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.

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- 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 10 day of December, 2008, at Stevenson, Washington.

Jessica Davenport by JH
Jessica Davenport, Associate Planner
Skamania County Community Development Department

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 §22.06.150(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 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 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 \$500.00 nonrefundable-filing fee and a Certificate of Mailing.

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.

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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

State of Washington Department of Community Trade and Economic Development – Valerie Grigg Devis

Department of Fish and Wildlife

Unofficial Copy

SCALE: 1"=100'

S 88° 57' 12" E 2575.95'
(SKAMANA CO. CONTROL SURVEY)

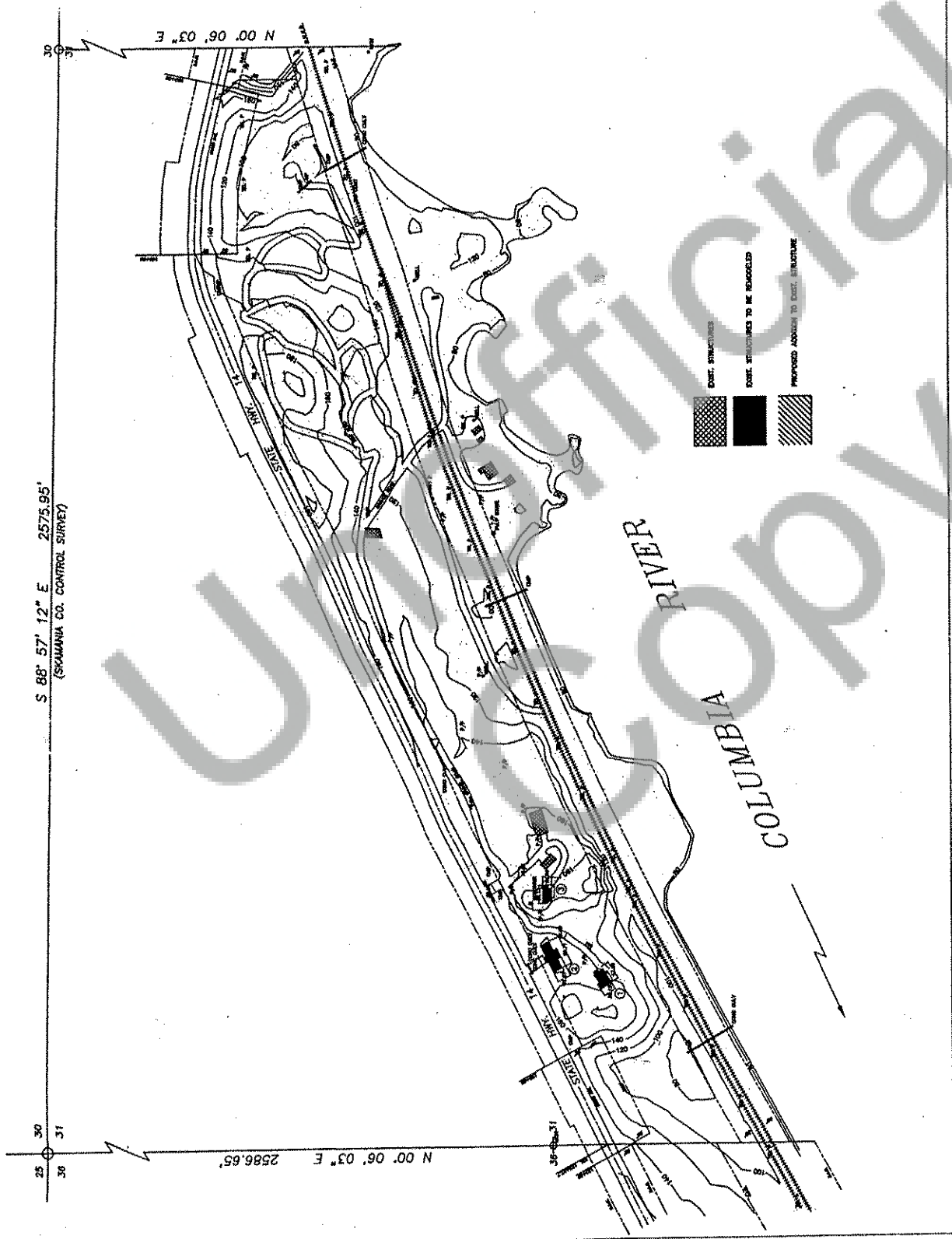
N 00° 06' 03" E

N 00° 06' 03" E 2586.65'

COLUMBIA RIVER

-  EXIST. STRUCTURES
-  EXIST. STRUCTURES TO BE REMOVED
-  PROPOSED ADDED TO EXIST. STRUCTURE

DATE	DESCRIPTION	BY	CHKD.
DESIGN BY HIDDEN COVES FOR GREENLIFT, INC. SECTION 31.13 N. R. & E.W.A. SKAMANA COUNTY, TENNESSEE TENNESSEE ENGINEERING CORP. 4001 LINDSEY BLVD. MEMPHIS, TENNESSEE 38117 P.E. # 7885 T.P.A.			



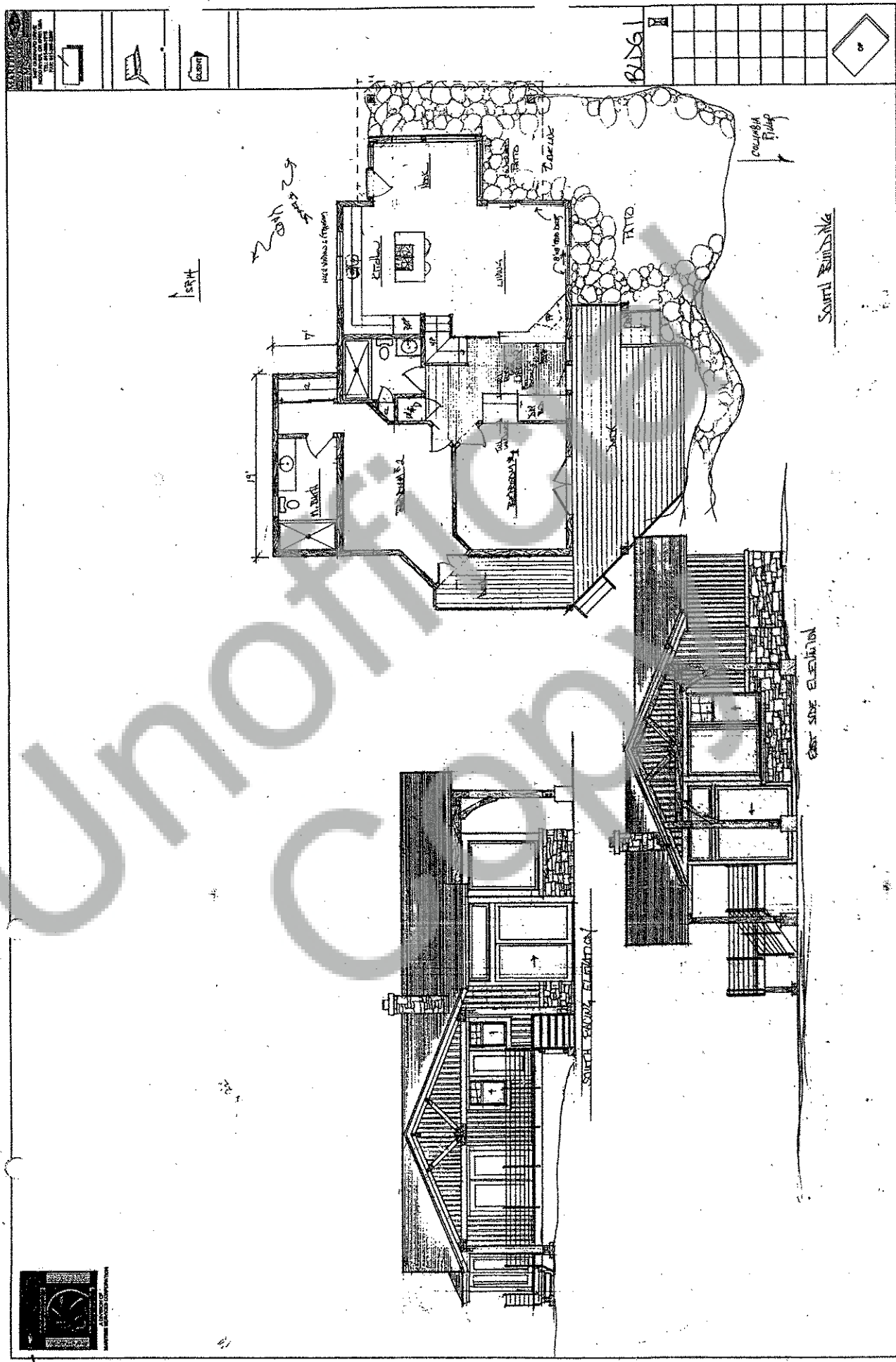


Exhibit "A"

Those portions of Government Lots 2, 3 and 4 in Section 31, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington lying southerly of State Highway No. 14 as the same is now constructed and established; EXCEPTING a strip of land 100 feet in width conveyed to the Portland and Seattle Railway Company by deed dated February 2, 1906 and recorded at page 450 of Book "I" of Deeds, records of Skamania County, Washington; AND EXCEPT the easterly 75 feet of Government Lot 4 of said Section 31, lying southerly of State Highway No. 14 and northerly of the right of way of the Spokane, Portland and Seattle Railway Company;

SUBJECT TO a flowage easement to overflow the said real property up to the 94 foot contour line, including its terms, covenants and provisions as disclosed by instrument recorded in book "Y" at page 548 in favor of the United States of America;

AND SUBJECT TO an easement to construct, reconstruct, maintain, repair, operate and patrol a bank protection project, including its terms, covenants and provisions as disclosed by instrument recorded October 12, 1962 under Skamania County Auditor's File No. 60601 in Book 50 at page 398 in favor of the United States of America;

AND SUBJECT TO an easement for underground electric transmission and distribution line system with facilities for telephone or television purposes, including its terms, covenants and provisions as disclosed by instrument recorded October 2, 1970 under Skamania County Auditor's File No. 72661 in Book 62 at page 188 in favor of Public Utility District No. 1 of Skamania County;

AND SUBJECT TO an easement granting the perpetual right, power, privilege and easement permanently to overflow, flood and submerge a portion of said premises, including its terms, covenants and provisions as disclosed by instrument recorded December 20, 1974 under Skamania County Auditor's File No. 78560 in Book 68 at page 19 in favor of the United States of America;

AND SUBJECT TO a Real Estate Contract, including its terms, covenants, conditions and provisions, by and between Helen A. Brooks, a widow, as seller, and N.L. Hill, an unmarried woman, and R. Lee MacDonald, an unmarried woman, as purchasers, dated August 30, 1977, recorded September 2, 1977 under Skamania County Auditor's File No. 84010 in Book 73 at page 423, hereinafter referred to as "First Contract". The Seller's interest in said contract is now held of record by Joyce Churchman, Herman Schuh, Yolo St. John, Francis Schuh and Leona Douwens, as their 1/6th interest, and Pearl J. Irion and Lincoln E. Gould, as their 1/12th interest.