

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

## Skamania County Community Development Department

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-3900 FAX 509 427-3949 (temporary)

### Letter Amendment to Administrative Decision NSA-08-56-L1

**APPLICANT/  
OWNER:** Scott Lonsway for The Resort at Skamania Coves

**FILE NO.:** Amendment to NSA-08-56

**REFERENCE NO.:** Administrative Decision for NSA-08-56, recorded as Auditor's File # 2009171862, recorded on January 15, 2009, in the Skamania County Auditor's Office.

**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, R8E, W.M. and identified as Skamania County Tax Lot #03-08-31-0-0-1200-00.

**LEGAL:** See attached page 4.

**ZONING:** General Management Area – Commercial Recreation (CR).

December 16, 2009

Dear Mr. Lonsway,

The Community Development Department issued a final Administrative Decision on December 10, 2008 for the above referenced application. On December 7, 2009 we received a letter from you

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requesting some changes to the "High House", referred to as Building #3 in the Staff Report and Administrative Decision. You have received your building permit and began work on the High House. In exposing the walls you have found that the structures foundation and walls are cinder block construction, which will create greater cost and challenge to the construction of the remodel. Therefore, you are asking for permission to demolish the house to the ground and replace it with the same structured as approved with the three following changes to the floor plan:

1. Square off the NE corner of the Dinette Nook eliminating two unnecessary corners;
2. Square off and slightly enlarge the Bathroom section eliminating four unnecessary corners while giving extra space for utilities, namely electrical and water heater;
3. Have the western portion of the main roofline be at the same elevation as the eastern portion of the main roofline, which has a height of 13'.

These changes add an additional 62 square feet to the footprint of the structure making it a total footprint of 932 square feet, which is compatible with the existing nearby development of a similar nature as found in Section 22.18.020(A)(2). Additionally, in an email dated December 15, 2009 you stated that, "we may have to do additional demolition work on Buildings 2 and 3. We are finding some areas that are not sound for reconstruction. We will not change any exterior features of the buildings from how they were approved for this project."

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 requests constitute a minor change; therefore, the original decision shall be amended as stated above.

The revised floor plan and elevation drawings (see attached page 8) to this Letter Amendment shall replace the one attached to the Administrative Decision. The amendment is hereby approved.

All of the original conditions in the Administrative Decision are still valid and shall be complied with. As a reminder, **this letter amendment needs to be recorded at the County Auditor's office prior to any inspections for the construction of the high house.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,



Jessica Davenport  
Associate Planner

cc: Skamania County Building Division  
Persons w/in 500 feet

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Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners  
Friends of the Columbia Gorge  
Department of Archaeology and Historic Preservation  
Washington Department of Community Development (electronic)

Attached: Legal Description  
Letter request for Amendment  
Email from Scott Lonsway dated December 15, 2009  
Original Floor Plan and Elevation Drawing  
Revised Floor Plan and Elevation Drawing  
Vicinity Map

#### 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 \$1,300.00 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.

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003-427-4153

SKAMANIA CO AUDITOR

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## Exhibit "A"

Those portions of Government Lots 2, 3 and 4 in Section 11, 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 "Y" of Deeds, records of Skamania County, Washington; AND EXCEPT the easterly 75 feet of Government Lot 4 of said Section 11, 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. 04010 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.

December 3, 2009

Skamania County  
Community Development Department  
P.O. Box 790, Stevenson, WA 98648

RECEIVED  
SKAMANIA COUNTY

DEC 07 2009

COMMUNITY DEVELOPMENT  
DEPARTMENT

Reference: NSA- 08-56

This letter is to request an amendment to Building #3 (High House).

We are requesting 3 minor changes to the building layout and the ability to take the remodel down to the ground level.

After exposing the walls of this house we find that the structures foundation and walls are cinder block construction. It will be costly and very challenging to us the block construction within the remodel. We are requesting to be able to demo down to the ground and replace with the same structure as approved using current best practices while meeting current codes with three minor changes to the floor plan:

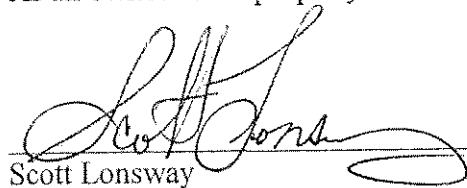
1. Square off the NE corner of the Dinette Nook eliminating 2 unnecessary corners
2. Square off and slightly enlarge the Bathroom section eliminating 4 unnecessary corners while giving extra space for utilities - electrical and water heater.
3. Have the western portion of the main roofline be at the same elevation as the eastern portion of the main roofline.

This will add 62 square feet to the structure.

These 3 changes have minimal affect, if any, on the overall exterior look of the building but will save us construction costs by simplifying the design.

Thank you for your consideration.

As an owner of the property I authorize this request.



Scott Lonsway  
The Resort at Skamania Coves

Jessica Davenport

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From: Scott Lonsway  
Sent: Tuesday, December 15, 2009 7:02 PM  
To: Jessica Davenport  
Subject: Skamania Coves - Remodels

Hello Jessica,

This email is to inform you that we may have to do additional demolition work on Buildings 2 and 3. We are finding some areas that are not sound for reconstruction. We will not change any exterior features of the buildings from how they were approved for this project.

Thank you

Scott Lonsway  
The Resort at Skamania Coves.

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