

Return Address: Scott Lonsway
45932 SR 14
Stevenson, WA 98648

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 1009
Stevenson, Washington 98648
Phone: 509-427-3900 Inspection Line: 509-427-3922

Letter Amendment to Administrative Decision NSA-11-37-L1

APPLICANT: Scott Lonsway

OWNER: The Resort at Skamania Coves, LLC

FILE NO.: Amendment to NSA-11-37

REFERENCE NO.: Administrative Decision for NSA-11-37, recorded as Skamania County Auditor's File # 2012180433, recorded on the 10th day of April 2012.

PROJECT: Replace the main house on subject property, including an increase in size of the dwelling from 3,168 sq. ft. to 4,289 sq. ft. The dwelling will have a 1,400 sq. ft. deck. Rebuild the existing detached garage, increasing the size of the garage from 720 sq. ft. to 960 sq. ft. Access road improvements. Construct a 110' fence along SR 14. Commercial Events. A snack bar with wine and beer available (commercial use).

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

LEGAL: See attached page 5.

ZONING: General Management Area – Commercial Recreation.

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June 13, 2013

Dear Mr. Lonsway,

The Community Development Department issued a final Administrative Decision on March 27, 2012 for the above referenced application. On June 4, 2013 we received a National Scenic Area Letter Amendment application from you in order to modify the approval to include the detached garage as an area to utilize as the snack bar which may include the serving of wine and beer (with the proper permits). You have requested to retain the option to use the portions of the main house for the snack bar as were originally approved. Your application materials indicate that this will give you greater flexibility for the use of the space around the main house.

Staff report findings under SCC Section 22.14.100(C)(1) that address the proposed snack bar shall be modified to read:

"The applicant has proposed to construct a snack bar with wine and beer available to the guests of The Resort at Skamania Coves. They have proposed to use a small portion (foyer area) of either the main level or the lower level of the main house to act as the snack bar, and/or the replacement detached garage, to act as the snack bar. They have designed the main house to have the ability to segregate the snack bar from the dwelling/ rental portion of the house. The applicant stated in an email dated February 16, 2012, that the "Main House will still be a residence as it is now, available for rent. Either a small portion of the first floor or second floor will act as the snack bar. We have designed the main house to have the ability to segregate the snack bar from the rental portion of the house." In the application materials the applicant has indicated that they would like to sell wine and beer at the snack bar and that they will work with the Washington State Liquor Control Board to obtain proper permits and permission to be able to serve wine and beer. Additionally, dependent on the type of food that the applicant chooses to serve, the facility may require a Skamania County Food Establishment plan Review application and approval prior to operating the snack bar. A condition of approval will require that that applicant obtain all required permits in association with the proposed snack bar. The snack bar is a commercial use, which is allowed in the GMA Commercial Recreation (CR) land use designation."

Condition of approval number twenty (20) of the Administrative Decision states, "The applicant/property owner is responsible for obtaining all local and state permits prior to operating the snack bar."

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.

This letter amendment does not modify the approved site plan. The amendment is hereby approved.

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

Sincerely,


Jessica Davenport
Planning Manager
Planning Division

cc: Skamania County Building Division
Persons w/in 500 feet
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs - (sent electronically)
Nez Perce Tribe
Columbia River Gorge Commission - (sent electronically)
U.S. Forest Service - NSA Office - (sent electronically)
Board of County Commissioners - (sent electronically)
Friends of the Columbia Gorge
Department of Archaeology and Historic Preservation
Washington Department of Commerce - (sent electronically)
Washington Department of Fish and Wildlife - (sent electronically)

Attached: Legal Description
Letter Amendment Application
Site Plan
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 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.

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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.

Unofficial
Copy

Exhibit "A"

These portions of government lots 2, 3 and 4 in Section 31, Township 1 North, Range 8 East of the Willamette Meridian, Skamania County, Washington lying southerly of State Highway No. 14 at 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 A 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 544 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. 50601 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. 72562 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. 78568 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 N. Lee McDonald, 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 427, hereinafter referred to as "First Contract". The Seller's interest in said contract is now held by record by Joyce Churchman, Herwin Schuh, Yolo St. John, Francis Schuh and Leona Downs, as their 1/6th interest, and Pearl J. Iyon and Lincoln E. Gould, as their 1/12th interest.

NATIONAL SCENIC AREA LETTER AMENDMENT
(Please complete application in ink)

Applicant: SCOTT LONSWAY E-mail: SLONSWAY@SSI-WORLD.COM
Address: 45932 STATE HWY 14 Home: (503) 519-4359
STEVENSON, WA 98648 Work: ()
Property Owner: THE RESORT AT SKAMANIA E-mail:
Address: 9760 SW FREEMAN DRIVE COVES LLC Home: (503) 519 4359
WILSONVILLE, OR 97070 Work: (503) 427-4900
Site Address: 45932 ST HWY 14, STEVENSON, WA 98648
Tax Lot/Parcel # 03-03-31-0-0-1200-00
Location of Property: SECTION 31 OF T3N, R8E, W.1M.

Minor Modification Project Description (Attach additional sheets if necessary): MODIFY NSA-11-37
TO INCLUDE THE DETACHED GARAGE AS AN AREA TO UTILIZE AS
THE SNACK BAR WHICH MAY INCLUDE THE SERVING OF WINE AND
BEER WITH THE PROPER PERMITS. WE WOULD LIKE TO RETAIN
THE OPTION TO USE THE PORTIONS OF THE MAIN HOUSE AS ORIGINALLY
APPROVED. THIS MINOR MODIFICATIONS GIVES US GREATER FLEXIBILITY
FOR USE OF THE SPACE AROUND THE MAIN HOUSE.

Attached Plans (if applicable): ☐ Modified Site Plan ☐ Modified Elevation ☐ Other
Applicant signature(s): [Signature] Date: 6/3/2013
Owner signature(s): [Signature] Date: 6/7/2013
Signature of the property owner(s) authorizes the Community Development Department and other Agency personnel
reasonable access to the site in order to evaluate the application.

RECEIVED
SKAMANIA COUNTY
JUN - 4, 2013

FOR DEPARTMENT USE ONLY			
Legal description attached:	Yes / No	COMMUNITY DEVELOPMENT DEPARTMENT	
Date received	6-4-13	Date complete	6/10
Receipt #	201300146	File #	NSA-11-37-L1

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