AFN #2013001534 Recorded 07/18/2013 at 03:48 PM DocType: ADMIN Filed by: SCOTT

LONSWAY Page: 1 of 8 Auditor Timothy O. Todd Skamania County, WA

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 <u>5</u>.

ZONING:

General Management Area - Commercial Recreation.

AFN #2013001534 Page: 2 of 8

Amendment NSA-11-37-L1 (Lonsway)
Page 2

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 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.

AFN #2013001534 Page: 3 of 8

Amendment NSA-11-37-L1 (Lonsway)
Page 3

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.

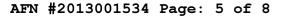
This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 1009, Stevenson, WA 98648. Notice of Appeal 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.

AFN #2013001534 Page: 4 of 8

Amendment NSA-11-37-L1 (Lonsway)
Page 4

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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He. Williametta Maridian, Example Consy.

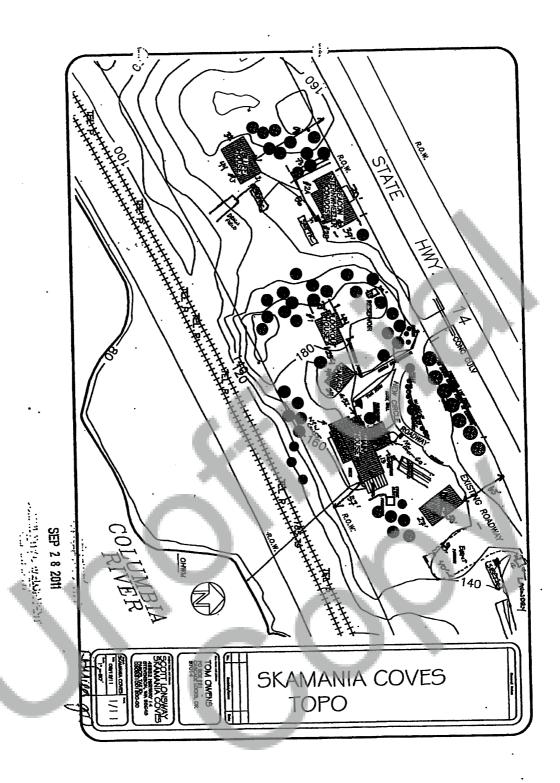
He. Williametta Maridian, M

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| AFN | #2013001534 | Page: | 6 | of | 8 | |
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NATIONAL SCENIC AREA LETTER AMENDMENT (Please complete application in ink) Applicant: E-mail: SLONSWAY@SSI WORLD.COM Address: 45932 STATE HWY Home: (503) 519-4359 Work: (STEVENSON, WA 99649 Property Owner: THE RESORTAT STRAMANA E-mail: Home: (503) 5/9 43559 9760 SW FREEMAN DRIVE Work: (50=) 427 - 4968 WILSONVILL, OR 97070 Site Address: 45937 98*6*48 5T HWY 14 Tax Lot/Parcel # -0-0-1200-00 Location of Property: Minor Modification Project Description (Attach additional sheets if necessary): Modification TO INCLUDE THE DETACHED BEEIZ WITH THE PROPER PERMITS OF THE MAIN HOUSE AS THE OPTION. TO USE THE PORTIONS APPROVED. THIS MINOR MODIFICATIONS US GREATER MAIN HOUSE ARUNO THE Attached Plans (if applicable): Modified Site Plan Modified Elevation Other Applicant signature(s): Date: Owner signature(s): 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. HECEIVE -WAMANIA COUNT 11101 - 4.2013 FOR DEPARTMENT USE ONLY COMMUNITY DEVELOPMENT Legal description attached: Yes / No DEPARTMENT Date received 6-4-13 Date complete VHID Receipt # 201300146 perfect go

Skamania County Community Development Department – NSA Letter Amendment Updated as of May 16, 2012



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