

Return Address: SCOTT LONSWAY
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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

ADMINISTRATIVE DECISION

APPLICANT: Scott Lonsway, The Resort at Skamania Coves, LLC

FILE NO.: NSA-15-24

DESCRIPTION: Construction of a new octagonal tree house structure (20'x20'x15') and associated utilities and septic system.

LOCATION: 45932 SR-14, Stevenson and identified as Skamania County Parcel #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 applicant's proposal, described above, is found to be consistent with SCC Title 22 and is hereby **APPROVED** subject to the conditions set forth below.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

Skamania County Community Development Department
 NSA-15-24 (Skamania Coves) Administrative Decision
 Page 2

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.
3. The following are the minimum lot line setbacks for all structures except fences:
 - a. Front Yard: fifty (50) feet from the centerline of the street or road or twenty (20) feet from the front property line, whichever is greater.
 - b. Side Yard: twenty (20) feet.
 - c. Rear Yard: twenty (20) feet.
4. Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted.
5. Project applicants shall be responsible for the proper maintenance and survival of any planted vegetation required under this chapter.
6. All existing trees screening the project from key viewing areas shall be retained in order to maintain visual subordination.
7. 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.
 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 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 Community Development inspection line at 509-427-3922 or by emailing permitcenter@co.skamania.wa.us.
8. The exterior of the proposed structure shall be dark earth-tone in color. The following colors are approved:
 - a. Body – Cabot Spanish Moss
 - b. Trim – Benjamin Moore Falcon Brown
 - c. Roof – Dark Brown

Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.

Skamania County Community Development Department
NSA-15-24 (Skamania Coves) Administrative Decision
Page 3

9. The proposed project shall be composed of nonreflective materials or materials with low reflectivity.
10. All exterior lighting should be hooded or shielded at a 90° angle. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.
11. Except as is necessary for site development, safety purposes, or as part of forest management practices, the existing tree cover screening the development from key viewing areas shall be retained.
12. It is recommended that a professional archaeologist monitor all ground disturbing activities.
13. 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.
14. 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.
 - 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

Skamania County Community Development Department
NSA-15-24 (Skamania Coves) Administrative Decision
Page 4

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 16th day of March, 2016, at Stevenson, Washington.



Alan Peters, Planner
Planning Division

NOTE:

Any new development not included in this approved site plan, will require a new application and review.

EXPIRATION:

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 once development has commenced the development action is discontinued for any reason for one continuous year or more.

If the development does not include a structure the permit shall expire two years after the date the land use approval was granted unless the use or development was established according to all specifications and conditions of approval in the approval. For land divisions, "established" means the final deed or plat has been recorded with the county auditor.

If the development includes a **structure** the permit shall expire when construction has not commenced within two (2) years of the date the land use approval was granted; or once the structure has been started and if the structure has not been completed within two (2) years of the date of commencement of construction the permit shall expire. Completion of the structure for this purpose means the completion of the exterior surface(s) of the structure; and compliance with all conditions of approval in the land use approval, including, but not limited to, painting of the exterior of the structure.

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.

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

Skamania County Community Development Department
NSA-15-24 (Skamania Coves) Administrative Decision
Page 5

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.

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 Commerce – Paul Johnson

Department of Fish and Wildlife

Legal Description

NSA-15-24 (Skamania Coves)

RECEIVED
SKAMANIA COUNTYCOMMUNITY DEVELOPMENT
DEPARTMENT**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 "I" 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.

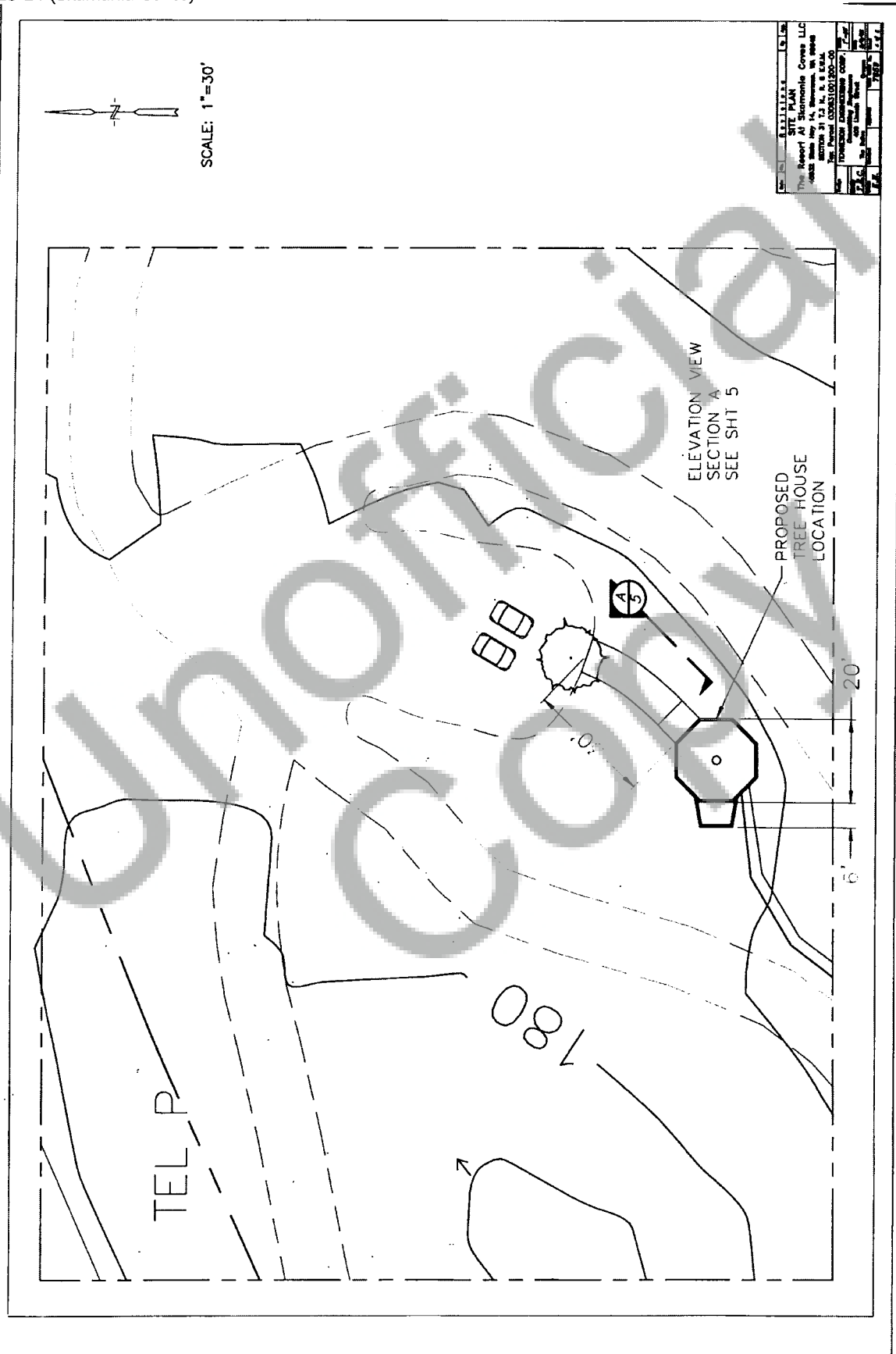
AND SUBJECT TO an easement for underground electric transmission and distribution line system with facilities for telephone or television purposes, including its terms, covenants and provisions as disclosed by instrument recorded October 2, 1970 under Skamania County Auditor's File No. 72661 in Book 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. 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 M.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. 04810 in Book 71 at page 427, 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 Bouwens, as their 1/5th interest, and Pearl J. Irion and Lincoln E. Gould, as their 1/12th interest.

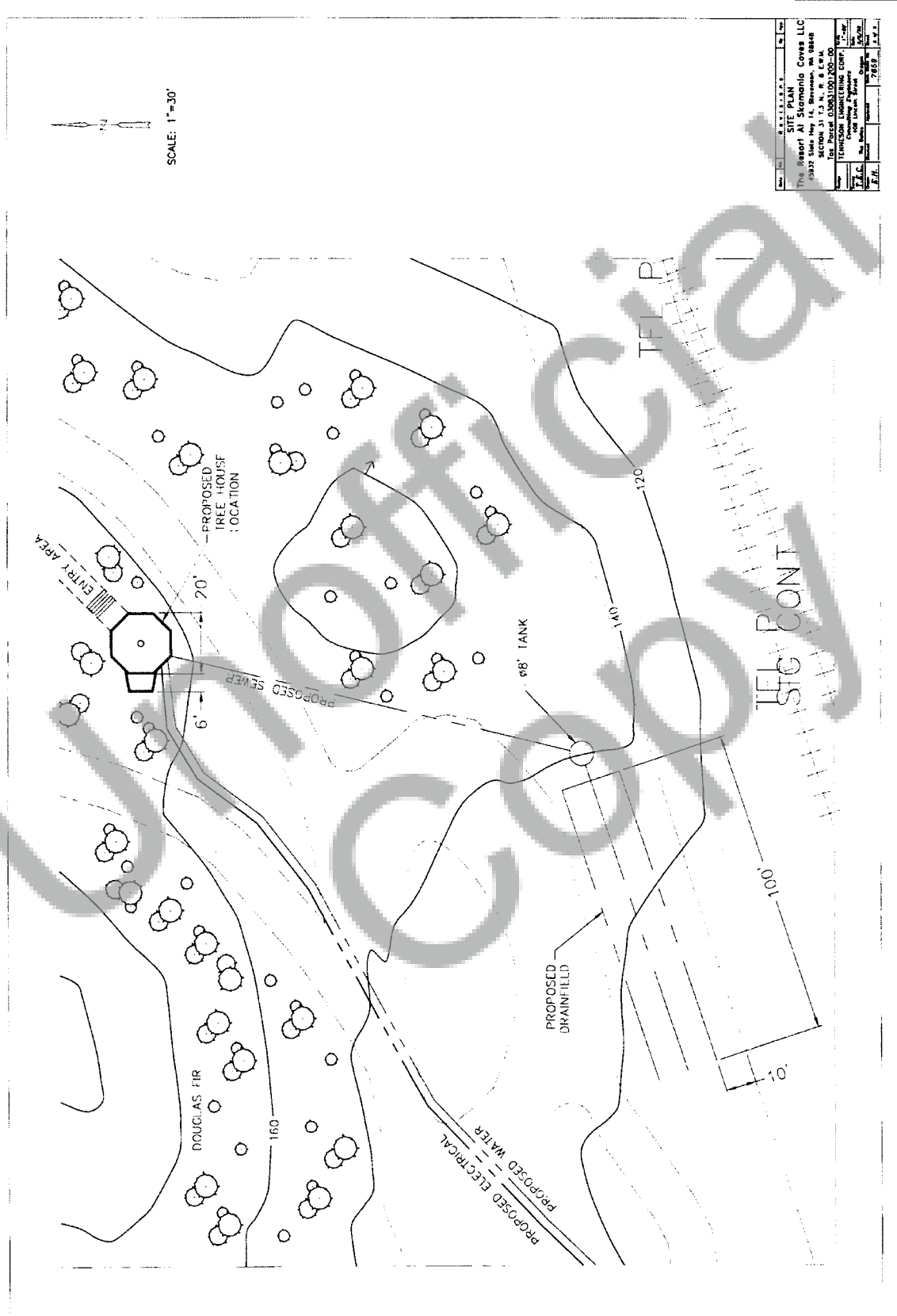
Site Plan

NSA-15-24 (Skamania Coves)



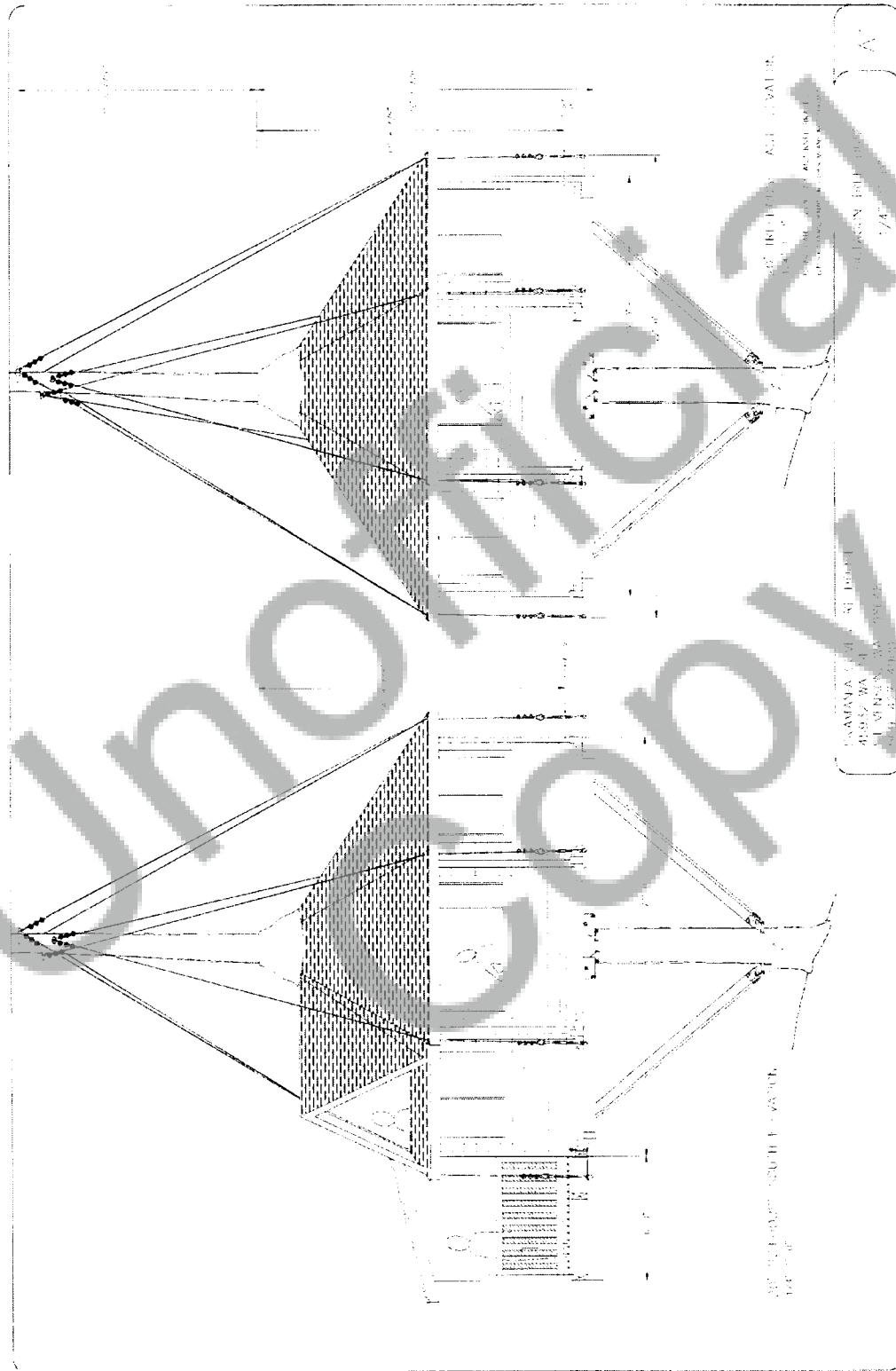
Site Plan

NSA-15-24 (Skamania Coves)



Elevations

NSA-15-24 (Skamania Coves)



Elevations

NSA-15-24 (Skamania Coves)

