

135177

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Return Address: WSDOT
Attn. Ken Kirkland
P.O. Box 1709
Vancouver, WA 98668-1709

FILED FOR RECORD
SKAMANIA CO. WASH
BY WSDOT

MAY 18 9 29 AM '99
O'Leary
AUDITOR
GARY M. OLSON

WSDOT 4-2-99	
<input type="checkbox"/>	Regional Administrator
<input type="checkbox"/>	Executive Secretary
<input type="checkbox"/>	Plant Div.
<input type="checkbox"/>	Plan. & Design
<input type="checkbox"/>	Project Coordinator
<input type="checkbox"/>	Public
<input checked="" type="checkbox"/>	Systems Engineer
<input checked="" type="checkbox"/>	Systems Operations
<input type="checkbox"/>	Systems Analyst
<input type="checkbox"/>	Supp. Insp. TEF
<input type="checkbox"/>	Special Projects
<input type="checkbox"/>	H.S.
<input type="checkbox"/>	Construction Engineer
<input type="checkbox"/>	Asst. Construction
<input type="checkbox"/>	Constr. Asst.
<input type="checkbox"/>	Materials Lab
<input type="checkbox"/>	PE
<input type="checkbox"/>	Program Manager
<input type="checkbox"/>	Project Control
<input type="checkbox"/>	Data Processing
<input type="checkbox"/>	Accounting
<input type="checkbox"/>	Trans. Planning Manager
<input type="checkbox"/>	Admin. Officer
<input type="checkbox"/>	Personnel
<input type="checkbox"/>	Supply
<input type="checkbox"/>	Safety Office
<input type="checkbox"/>	Trans. Ad.
<input type="checkbox"/>	Real Estate Services
<input type="checkbox"/>	File

Skamania County Department of Planning and Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Director's Decision

- APPLICANT:** Ken Kirkland for WSDOT
- FILE NO.:** NSA-99-04
- PROJECT:** Construct a pedestrian barrier adjacent to the Cape Horn Viewpoint, 3 feet high and 1 foot wide. Barrier will be placed between the existing guard rail and the easterly rock ledge.
- LOCATION:** Highway 14, Cape Horn Viewpoint; Section 16 of T1N, R5E, W.M., and identified as Skamania County Tax Lot # 1-5-16.
- ZONING:** Special Management Area, Forest and Agriculture.
- DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Ken Kirkland, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Approved by _____
 Director _____
 Date _____

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 jurisdiction of Skamania County's Building Department and the Washington State Health District.

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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 Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) 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.
- 2) Prior to commencing the proposed project, the applicants shall submit color samples showing coloration proposed for the cement. The Planning Department shall approve the stain/dye submitted prior to WSDOT beginning the project. The stain/dye shall be part of the concrete mix as opposed to being applied to the surface of the completed wall.
- 3) The temporary chain link fence that has been placed in the location of the proposed permanent barrier is hereby approved. However said fence shall be removed from the site once the project has been completed.
- 4) The Planning Department strongly recommends that WSDOT consider the attached U.S. Forest Service's comments and concerns regarding the proposed structure. Their main concerns address the height and design of the barrier and should be taken into consideration (see attached comments). However, the Planning Department recommends that the railing concept be utilized or that the wall be angled towards the road as opposed to angled towards the cliff face. If the railing concept is utilized, the rail, in addition to Condition # 2 regarding the concrete color, shall be finished in a non-reflective black or dark brown color.
- 5) All existing vegetation shall be retained to the maximum extent practicable. Any vegetation removed for the placement of the rock wall shall not be sidecast over the edge of the bluff and shall be removed from the site.
- 6) All disturbed areas shall be re-seeded with native vegetation.
- 7) 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.

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- b) Notification. The project applicant shall notify the Planning Department and the Gorge Commission within 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 24 hours.
- c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 1st day of April, 1999, at Stevenson, Washington.

Harpreet K. Sandhu by MSM
Harpreet Sandhu, Director
Skamania County Planning and Community Development.

NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.050(C)(2), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director 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 decision of the Director shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 4-22-99. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office

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

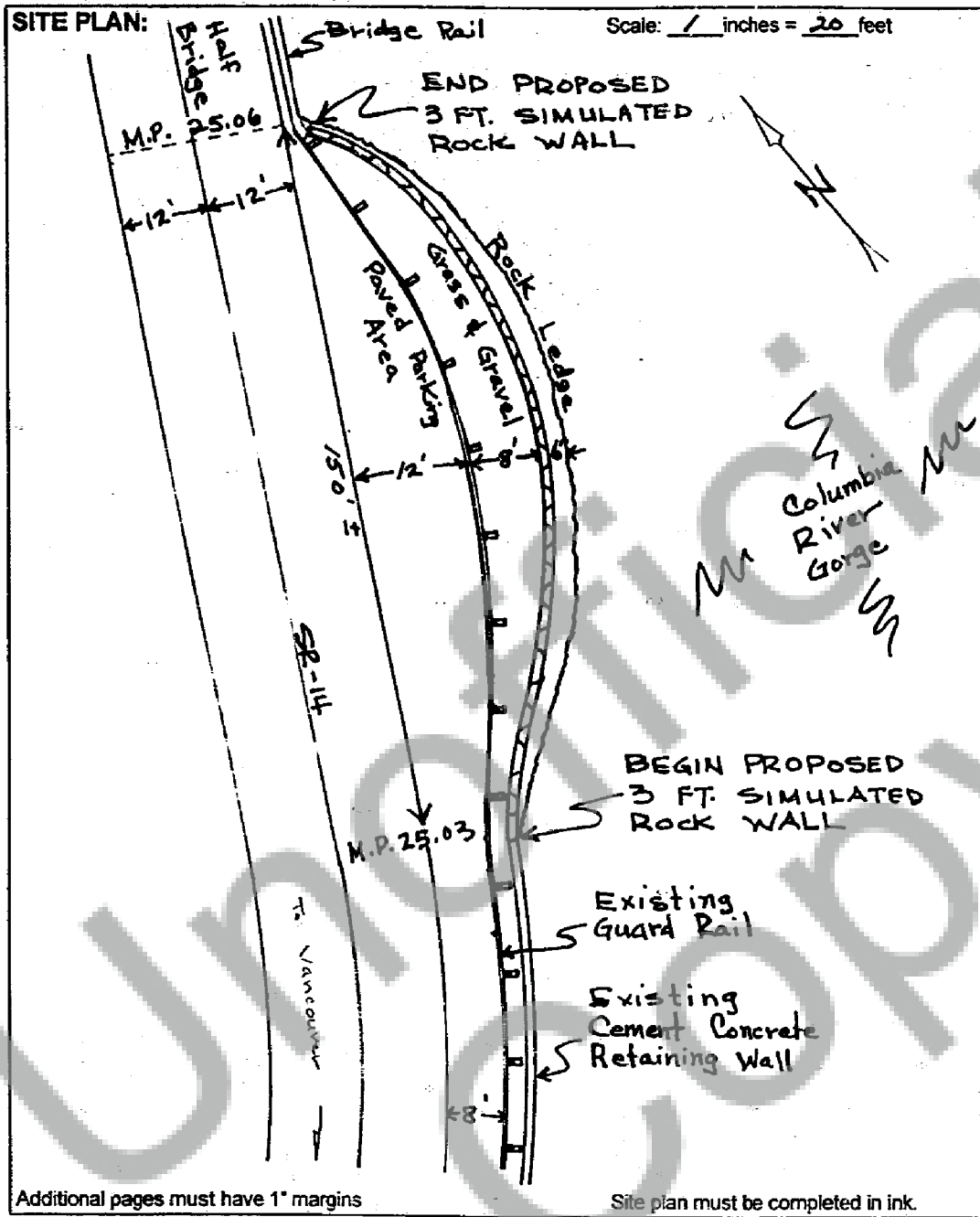
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Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

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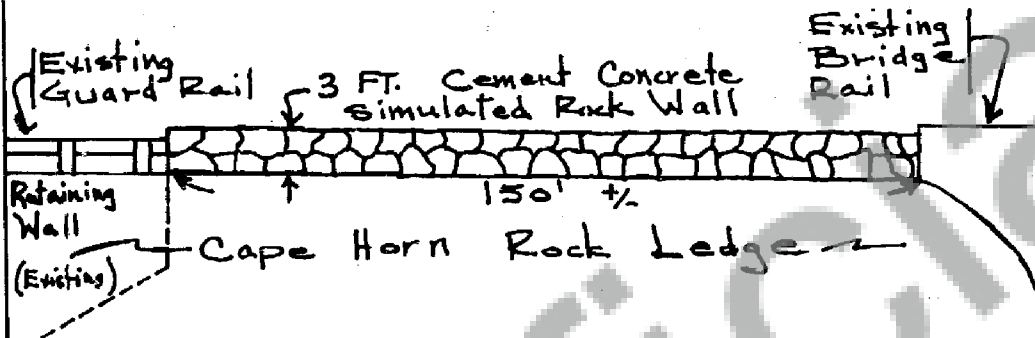
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CEMENT CONCRETE SIMULATED
BROWN ROCK WALL FENCE

ELEVATION DRAWINGS:

Looking West from
Columbia Gorge



PERMANENT BARRIER
(cast-in-place cement concrete
with impregnated gray/brown
coloring and a textured surface
simulating a rock wall.)

Additional pages must have 1" margin.

Elevation drawings must be in ink.