

136874

BOOK 145 PAGE 114

Return Address: Washington State Parks and Recreation Commission
S.W. Washington Resources Development
11834 Tilley Road South
Olympia, WA 98512-9167

State of Wa, Parks & Rec
Nov 19 3 12 PM '89
GARY H. OLSON

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

Proposed
Reviewed
Approved
Signed
Dated

Director's Decision

APPLICANT: Washington State Parks and Recreation Commission

FILE NO.: NSA-96-46

PROJECT: Construct a comfort station, convert existing comfort station to mechanical building (pump station), modify existing water line and construct a new sewer line and septic drainfield.

LOCATION: Located just west of Beacon Rock and south of SR-14, at the end of Moorage Road within Beacon Rock State Park and identified as Skamania County Tax Lot #2-6-35-201 and 2-6-1201. (See attached legal descriptions) Pages 7-9

ZONING: Special Management Area: Forest, Open Space and Public Recreation (proposed project is within the Open Space and Public Recreation zones only).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Washington State Parks, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

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

Skamania County Planning and Community Development
File: NSA-96-46 (Beacon Rock Comfort Station) Director's Decision
Page 2

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

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:

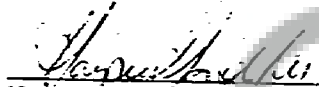
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors 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) All cuts and fills shall be re-seeded with native vegetation to reduce possible visual impacts from the construction, placement and realignment of the water and sewer lines and septic drainfield.
- 3) Filling or draining of any wetlands shall be prohibited.
- 4) Prior to issuance of a building permit for the comfort station, applicants shall submit color samples or a picture of an existing building on the park grounds that is similar to the proposed building.
- 5) Exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes.
- 6) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 7) All mitigation measures addressed in the submitted water resource mitigation plan along with the modified planting plan and continued eradication of Himalayan Blackberries shall be complied with. See the water resource mitigation plan attached to the Staff Report and made a part hereof as though set out herein.
- 8) All conditions of approval stated within the Shorelines Variance and Substantial Development Permit issued by this Department shall be complied with. See the Shoreline Variance and Substantial Development Permit attached to the Staff Report and made a part hereof as though set out herein.
- 9) Applicant shall obtain an Hydraulics Project Approval prior to commencement of the project if deemed necessary by the Washington Department of Fish and Wildlife. If an Hydraulics Project Approval is required, applicant shall comply with all conditions of the HPA as determined by the Washington Department of Fish and Wildlife.

Skamania County Planning and Community Development
File: NSA-96-46 (Beacon Rock Comfort Station) Director's Decision
Page 3

- 10) Construction personnel shall be notified that the possibility exists for encountering cultural material during construction and should such material be encountered, construction [should be] stopped immediately. Dan Meate, State parks Archaeologist, should then be contacted at 360-902-8637.
- 11) 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 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 3rd day of May, 1998, at Stevenson, Washington.


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

BOOK 195 PAGE 117

Skamania County Planning and Community Development
File: NSA-96-46 (Beacon Rock Comfort Station) Director's Decision
Page 4

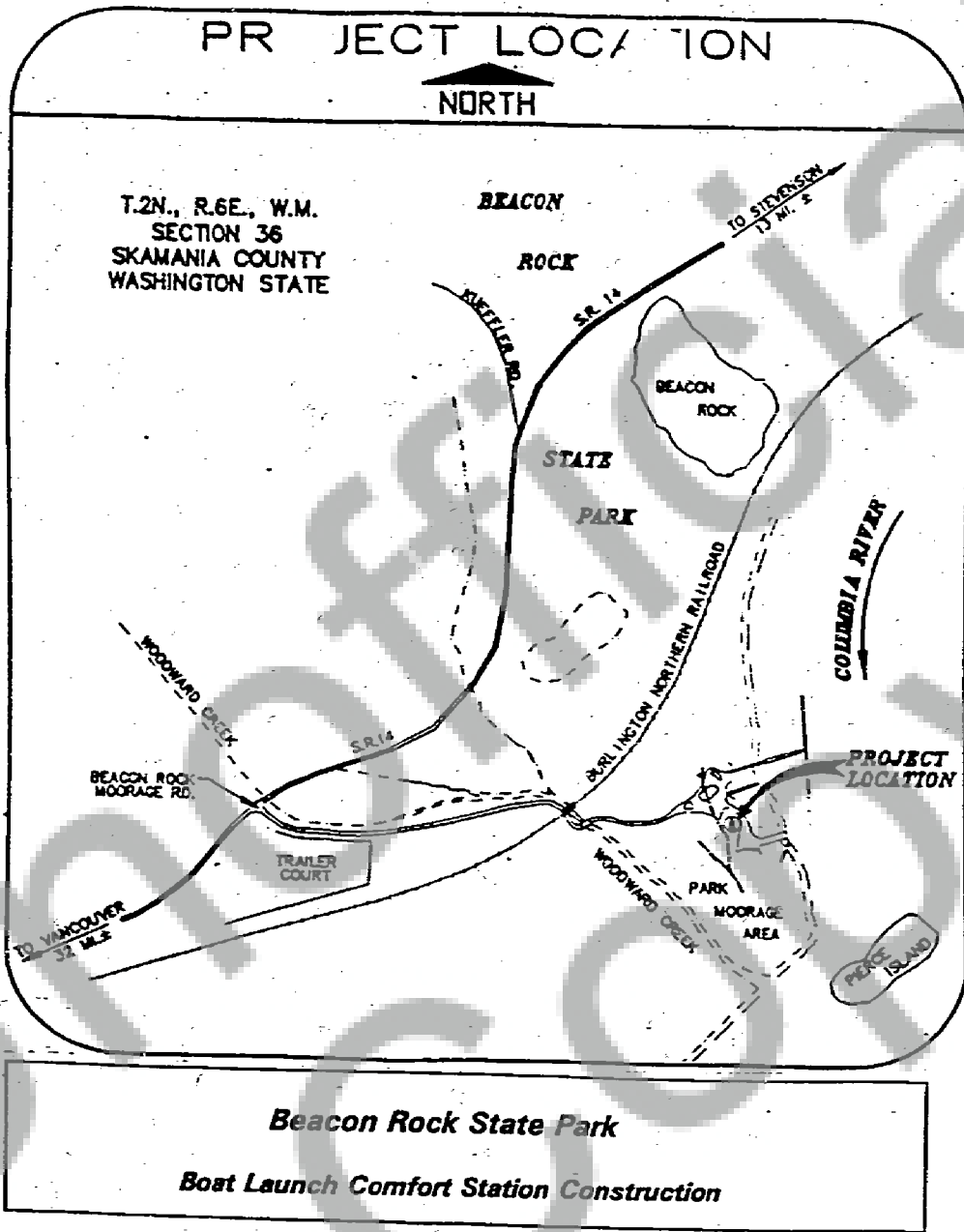
the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 6-10-98.
Notice of Appeal forms are available at the Department Office.

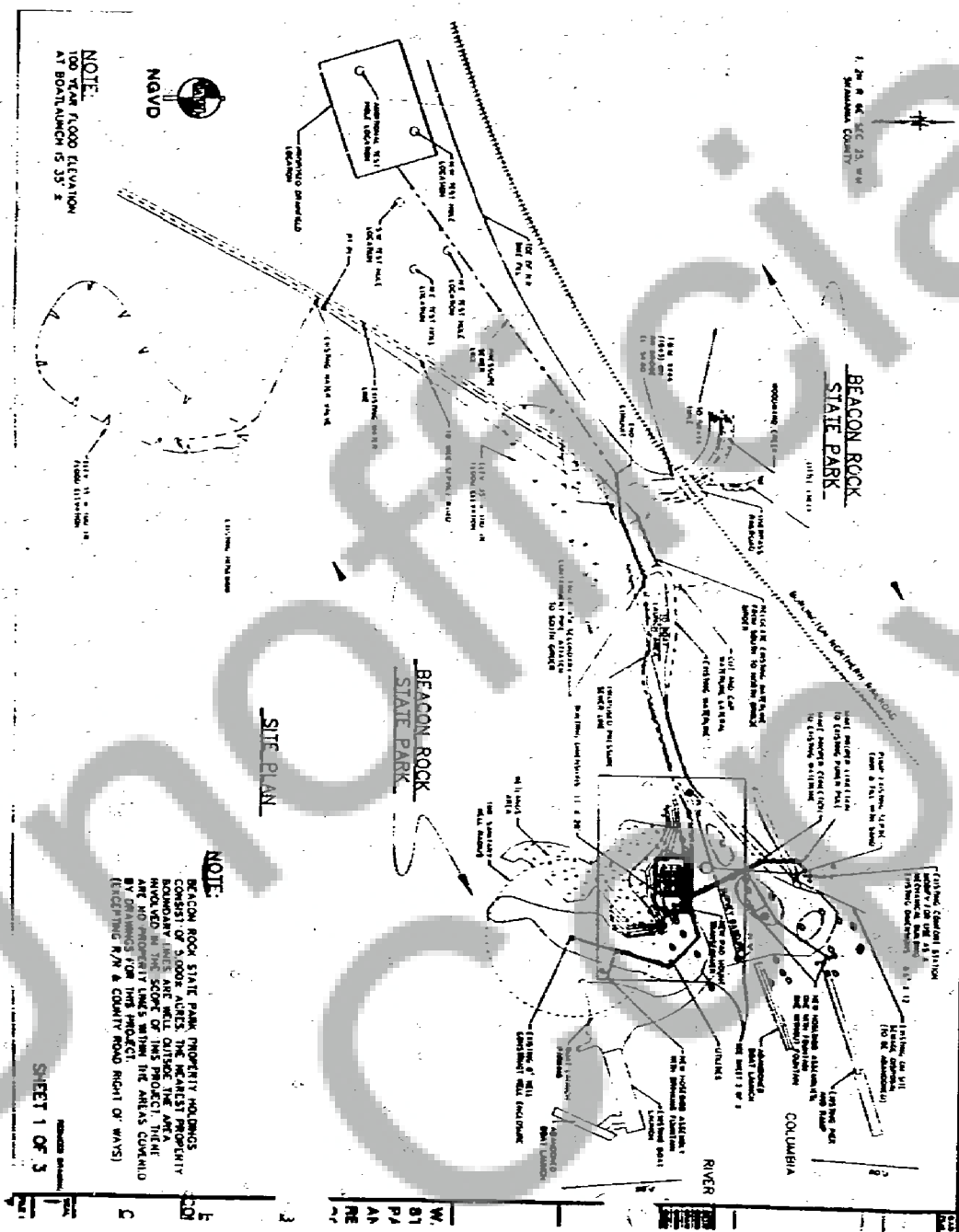
A copy of the Decision was sent to the following:

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





45769

BOOK 195 PAGE 120

BOOK 37 PAGE 60

WARRANTY DEED

(STATUTORY FORM)
FOR PROPERTY WITHIN THE STATE OF WASHINGTON

The grantor L. W. MOTLEY, a single man now and at the time of acquiring title,
of the city of Beacon Rock, county of Skamania, State of Washington,
for and in consideration of

Ten Dollars and other valuable considerations ~~XXXXXXXXXXXX~~
in hand paid, conveys and warrants to

STATE OF WASHINGTON, STATE PARKS AND RECREATION COMMISSION,
the following described real estate, situate in the county of Skamania, state of Washington:

ALL that portion of Lot 3 of Section 36, Township 2 North, Range 6 E.W.M., lying northerly and easterly of the center of Little Creek as at present located; also all shore lands in front of and abutting upon the said tract of land; EXCEPTING the right of way of the Spokane, Portland and Seattle Railway Company, and EXCEPTING the right of way of the Northwestern Electric Company for a power line.

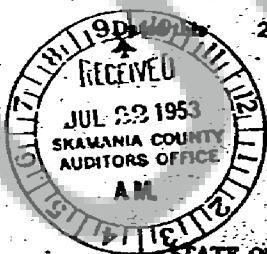
ALSO all that portion of Lot 5 of Section 25, Township 2 North, Range 6 E.W.M., said County and State, lying easterly of the right of way of the Spokane, Portland and Seattle Railway Company; also all shore lands in front of and abutting upon the said tract of land; EXCEPTING the right of way of the Spokane, Portland and Seattle Railway Company, and EXCEPTING the right of way of the Northwestern Electric Company for a power line.

ALSO a right of way for a public road 30 feet wide over and across the southeast quarter of the southeast quarter of Section 26, Township 2 North, Range 6 E.W.M., from the premises hereinabove granted to State Highway No. 8.

ALSO a right of way for a water pipe line on, over and across the southeast quarter of the southeast quarter of Section 26, Township 2 North, Range 6 E.W.M., together with the right of egress and ingress for the purpose of maintaining the said pipe line.

SUBJECT TO easements for telephone lines and rights of way of record
~~subject~~

NO. 897
SKAMANIA COUNTY
TRANSACTION EXCISE TAX
PAID JUL 22 1953
AMOUNT ~~Example~~
COUNTY TREASURER
BY Mabel J. Gater
Mae H. Gater, Dep.



21st day of July, 1953.

L. W. Motley

STATE OF WASHINGTON
County of Skamania

I, the undersigned, a notary public in and for the state of Washington, hereby certify that on this
21st day of July, 1953,
L. W. Motley, a single man, personally appeared before me

BOOK 195 PAGE 121

BOOK 107 PAGE 264

ORDER NO. 14354

AMENDED EXHIBIT "A"

11 1/2 x 11 1/4 1/2 x 1/2 S 1/2
S 1/2 R 20 W

Parcel No. 1

A Government Lot 3 of Section 36, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington.

EXCEPT that portion thereof lying on the easterly side of the artificial mouth of Woodard Creek or the mouth of Little Creek. (this original by P-10)

B Government Lots 1 and 2; that portion of Government Lot 3, and of the North Half of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter, lying southerly of the right of way of the Spokane, Portland and Seattle Railway Company; and that portion of Government Lot 4 lying southerly of the right of way of the Spokane, Portland and Seattle Railway Company.

EXCEPT that portion thereof conveyed to John Dryman by deed dated April 8, 1878, and recorded at page 12 of Book C of Deeds, Records of Skamania County, Washington.

AND EXCEPT that portion thereof conveyed to William Butler by deed dated March 27, 1911, and recorded at page 133 of Book N of Deeds, Records of Skamania County, Washington.

All in Section 35, Township 2 North, Range 6 East of the Willamette Meridian.

All shorelands of the second class fronting and abutting upon the uplands above described in Sections 35 and 36, Township 2 North, Range 6 East of the Willamette Meridian.

EXCEPT:

Lot 1 of the M. Doetsch Short Plat recorded in Book 3 of Short Plats, page 109, under Auditor's File No. 102466, being a portion of Section 35, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington.

Parcel No. 2

BEGINNING at a point marking the intersection of the Quarter Section line running North and South in Section 35, Township 2 North, Range 6 East of the Willamette Meridian, with the northerly line of the right of way of the Spokane, Portland and Seattle Railway Company; thence North along the Quarter Section line of the said Section 35 to intersection with the southerly right of way line of Primary State Highway No. 8; thence in a northeasterly direction along the southerly right of way line of said highway a distance of 300 feet; thence in a southeasterly direction to intersection with the northerly line of the right of way of the Spokane, Portland and Seattle Railway Company at a point 350 feet northeasterly from the Point of Beginning; thence in a southwesterly direction along the northerly line of said railroad right of way 350 feet to the Point of Beginning.

ORDER NO. 614354

BOOK 107 PAGE 265
BOOK 195 PAGE 122

AMENDED EXHIBIT "A" CONTINUED:

Parcel No. 3

The Northeast Quarter of the Northwest Quarter of the Northwest Quarter, the North Half of the Southeast Quarter of the Northwest Quarter of the Northwest Quarter; and that portion of the Northeast Quarter of the Northwest Quarter lying northerly of Primary State Highway No. 8; all in Section 35, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington.

That portion of the Northwest Quarter of the Northeast Quarter of Section 35, Township 2 North, Range 6 East of the Willamette Meridian, described as follows:

BEGINNING at a point 954.6 feet West and 100 feet South of the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 35; thence South $25^{\circ}10'$ East 363.4 feet, more or less, to the northerly right of way line of Primary State Highway No. 8; thence following the northerly right of way line of said highway westerly to intersection with the Quarter Section line of said Section 35; thence North along said Quarter Section line to a point 100 feet South of the Quarter corner on the North line of said Section 35; thence East to the Point of Beginning.

