

137861

BOOK 197 PAGE 503

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

FILED
SKAMANIA COUNTY WASH
State of Wa, Pks & Rec

MAR 23 11 05 AM '00

O'Leary
GARY L. ALSON

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

Supervisor
Reviewed
Checked
Date

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. *Section 35 T2N R6E See Pages 9-12 for complete legal description*

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

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File: NSA-96-46 (Beacon Rock Comfort Station) Director's Decision
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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:

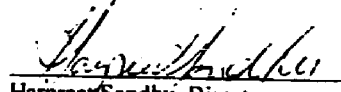
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors 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.

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- 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 Meatte, 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 22nd day of July, 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

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the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 6-10-19.
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

A:\Development\NSA-96-46.doc

NOTE:
100 YEAR FLOOD ELEVATION
AT 100 FT. ALONG IS 35' 6"



SITE PLAN

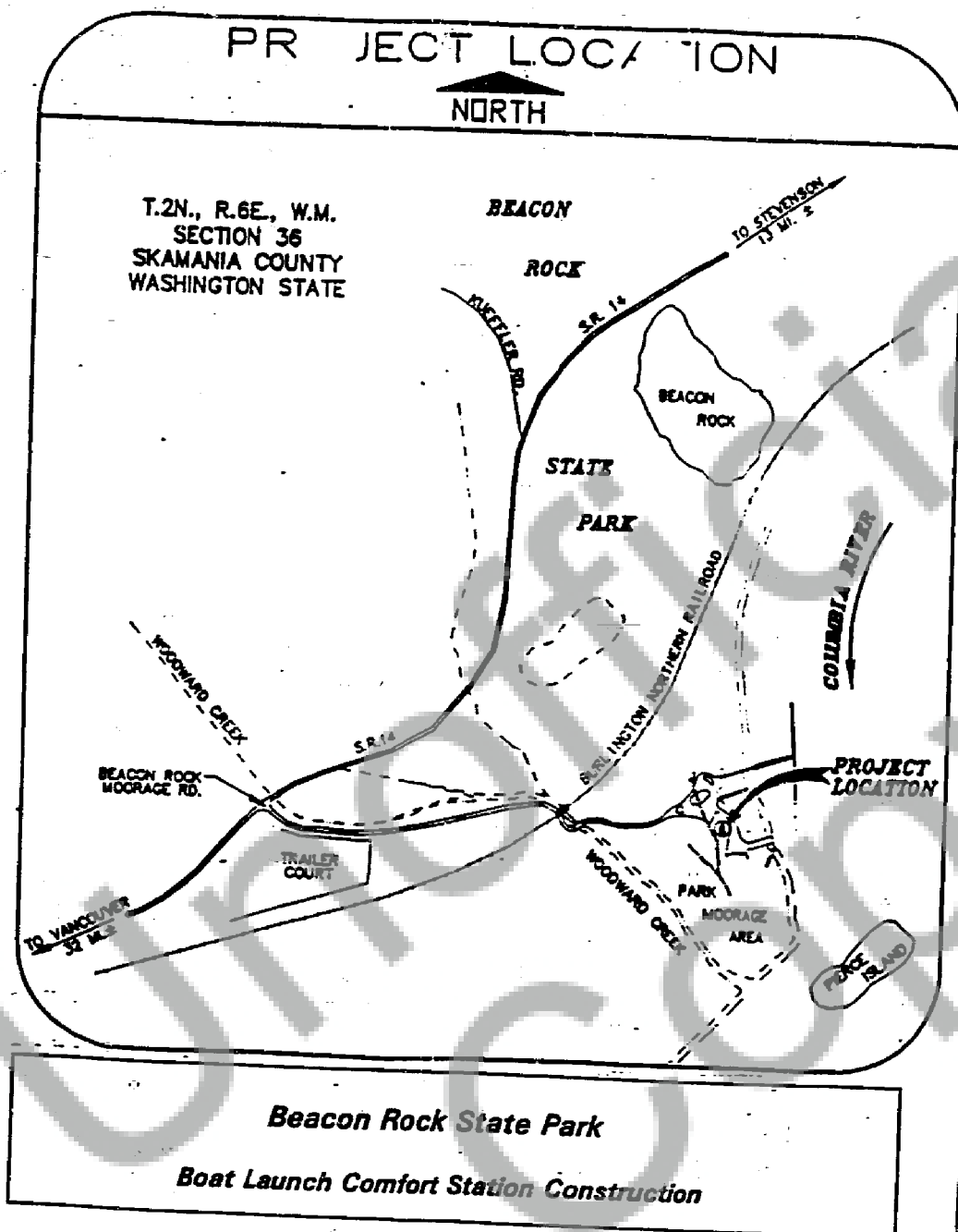
NOTE:

BEACON ROCK STATE PARK HIGHLIGHT BUILDINGS
CONSIST OF 3000 ACRES THE NEAREST PROPERTIES
BOUNDARY LINES ARE WELL OUTSIDE THE
PROPERTY LINES AND ARE NOT TO BE
CONSIDERED AS PART OF THE PROJECT. THE
BY LAMARCO TWP. THE PROJECT IS
LOCATED IN N. 6 COUNTY ROAD 1000 (W. 1000)

SHEET 1 OF 3

W. ST. P. A. R. E.





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BEACON ROCK
PARCEL 10

SECTION, TOWNSHIP, RANGE- 36, 2N, 6E
26, 2N, 6E
25, 2N, 6E

ACRES- 11.86

COST- 4,200.00

TRANSACTION DATE- 7/21/53

GRANTOR- L. W. Motley

104206

BOOK 107 PAGE 263



FILED FOR RECORD AT REQUEST OF

FILED FOR RECORD
THIS SPACE RESERVED FOR RECORDER'S USE:
BY CLARK COUNTY TITLE
NOV 3 1 44 PM '87
d. No. 10p.
AUDITOR
EARY H. 03403

BOOK 197 PAGE 510

WHEN RECORDED RETURN TO

Name Washington State Parks and Recreation Commission
Address 7150 Clearwater Lane, KY-11
City, State, Zip Olympia, WA 98504

Statutory Warranty Deed

THE TRUST FOR PUBLIC LAND, a Non-Profit California Public Benefit Corporation
THE GRANTOR

for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration
in hand paid, convey and warrants to WASHINGTON STATE PARKS AND RECREATION COMMISSION
the following described real estate, situated in the County of Skamania, State of Washington:

The Grantor, recognizing that public necessity requires that the herein described tracts of land to be made available forthwith to Grantee, notwithstanding Grantor's wish to retain the same, and desiring to avoid delays and inconvenience incident to the acquisition of such rights by eminent domain, does hereby convey and warrant unto the Washington State Parks and Recreation Commission, "Grantee", the following described parcel of land in Skamania County, Washington, to-wit:

See Exhibit "A" for Legal Description attached hereto and by this reference made a part hereof.

SUBJECT TO: See Exhibit "B" for easements, etc.

11645

REAL ESTATE EXCISE TAX
NOV 3 1987

PAID Exempt
100.00
SKAMANIA COUNTY TREASURER

Date: 10/24/87
THE TRUST FOR PUBLIC LAND
Executive Vice President
Secretary

STATE OF WASHINGTON
CORPORATE ACKNOWLEDGMENT

State of California } ss
County of San Francisco

On this the 24 day of September, 1987, before me,

Ellen Y. Meek
the undersigned Notary Public, personally appeared

Ralph W. Benson & Nelson J. Lee

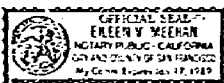
☒ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) who executed the within instrument as Executive Vice President & Secretary on behalf of the corporation therein named, and acknowledged to me that the corporation executed it.

WITNESS my hand and official seal.

Ellen Y. Meek
Notary's Signature



Registered S
Indexed, vir
Indirect S
Filed S

NATIONAL NOTARY ASSOCIATION • 23012 Venture Blvd • P.O. Box 4625 • Woodbridge Hills, CA 91365-4625

RECORDER'S NOTE: DOCUMENT NOT STAMPED BY ASSESSOR'S OFFICE IN ERROR
LEGAL DESCRIPTION CORRECT

P-19

ORDER NO. 14354

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AMENDED EXHIBIT "A"

Parcel No. 1

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.

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 Rutler 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. 14354

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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°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.

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EXHIBIT "B"

- SUBJECT TO: Easements for electric transmission recorded September 4, 1930, under Auditor's File No. 16791; recorded February 20, 1931, under Auditor's File No. 17055; recorded September 24, 1930, under Auditor's File No. 16804; recorded February 28, 1913, under Book 0, Page 239; recorded September 24, 1930, under Auditor's File No. 16782; recorded June 4, 1912, Auditor's File No. not available; recorded April 13, 1942, under Auditor's File No. 31509; and recorded April 13, 1942, under Auditor's File No. 31512.
- SUBJECT TO: Easement for ingress and egress recorded under Auditor's File No. 130460, Book 105, Page 948.
- SUBJECT TO: Easement for right of way recorded February 11, 1942, under Auditor's File No. 31331.
- SUBJECT TO: Easement for dam as recorded April 11, 1963, under Book 51, Page 210.
- SUBJECT TO: Any questions that may arise due to shifting and changing in course of Woodward Creek and Little Creek referred to in the description.
- SUBJECT TO: Lease agreement recorded July 5, 1949, under Auditor's File No. 39463.

BOOK 197 PAGE 514

FROM 37 JUL 60

45769

POCKET BOOK

WARRANTY DEED

(STATUTORY FORM)
FOR PROPERTY WITHIN THE STATE OF WASHINGTON

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

Ten Dollars and other valuable considerations ~~XXXXXXXXXXXXXXX~~
in hand paid, convey and warrant to

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

A 11 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.



1957
SKAMANIA COUNTY
TRANSACTION EXCISE TAX
PAID JUL 22 1953
AMOUNT \$
COUNTY TREASURER
BY Malcolm

STATE OF WASHINGTON
County of SKAMANIA

I, Malcolm, a notary public in and for the State of Washington, hereby certify that on this
21st day of July 1953, L. M. FOTLEY personally appeared before me