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BOOK 197 PAGE 907

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FILED
SKAMANIA COUNTY
BY WSDOT
MAY 5 3 42 PM '00
P. Lowry
CLERK OF COURT
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

Director's Decision

APPLICANT: William Brown for WSDOT

FILE NO.: NSA-99-37

PROJECT: Construction of a weather station

LOCATION: Milepost 24 on SR-14 one mile west of the Cape Horn lookout, in Washougal; Section 17 of T1N, R5E, W.M., and identified as Skamania County Tax Lot # 1-5-17-2100.

ZONING: Special Management Area, Agriculture (AG)

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

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).

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- 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) The maximum height of the weather pole shall not exceed 20 feet. The pole shall not protrude more than 5 feet above the required planted vegetation.
- 3) The weather pole shall be constructed of wood. The weather pole and all attached devices, shall be composed of non-reflective dark and either natural or earth-tone materials or materials with low reflectivity. Prior to the issuance of any building permits, the applicant shall submit color samples to the Department to verify consistency with the above criteria.
- 4) The weather pole diameter shall be limited to that which is necessary to hold the attachments.
- 5) 25 deciduous trees or shrubs shall be planted around the pole to screen the development from any KVA's. These trees shall reach a maximum of 15 feet and shall be maintained/pruned at the 15 foot height. Examples of native deciduous shrubs include chokeberry, vine maple and elderberry. Additional examples of native deciduous shrubs are available from the Forest Service.
- 6) Only the top 5 feet of the pole shall be used for the wind gauge and digital camera. All other attachments shall be placed lower on the pole behind screening vegetation.
- 7) All existing vegetation on or near the weather pole shall be retained and maintained in a healthy condition. All pruning shall maintain the vegetation's natural appearance. All dead or dying trees shall be replaced in kind and place.
- 8) All of the above conditions relating to visual subordination shall be satisfied upon project completion as there are not any special conditions that would require additional time to achieve compliance.
- 9) No exterior lighting shall be allowed with this development.
- 10) 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.

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- c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 28th day of December, 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 1-17-00. Notice of Appeal forms are available at the Department Office.

WARNING

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Director's Decision or any amendments thereto.

A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office

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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

IN THE MATTER OF State Road No. 8

KNOW ALL MEN BY THESE PRESENTS, That Mary O. Cochran, a widow, Roy H. Dobbs
and Veta M. Dobbs, his wife, of the County of Clark
in the State of Washington, in consideration of the benefits and other valuable consider-
ations, and the sum of One Thousand Fifty and No/100 Dollars, in hand paid,
receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and
by these presents do grant, bargain, sell and convey unto the State of Washington the
following described parcel of land situated in Skamania County, Washington,
to-wit:

A strip of land 100 feet wide being 50 feet on each side of the centerline of said road as surveyed over and across the S $\frac{1}{2}$ of SE $\frac{1}{4}$, Lot 1, NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 17, Lots 1 and 2, and SE $\frac{1}{2}$ of NE $\frac{1}{4}$, Section 16, Twp. 1 N. R. 5 E.W.M., except as follows:

From the westerly boundary line of said SW₄ of SE₄, Section 17, to Station 317 plus 00 said strip of land shall be 100 feet wide on the northerly side and 150 feet wide on the southerly side of said centerline.

From Station 317 plus 00 to Station 520 plus 00 said strip of land shall be 100 feet wide on each side of said centerline.

From Station 520 plus 00 to Station 522 plus 00 said strip of land shall be 100 feet wide on the northerly side and 50 feet wide on the southerly side of said centerline.

From Station 331 plus 00 to Station 335 plus 00 said strip of land shall be 50 feet wide on the northerly side and 200 feet wide on the southerly side of said centerline.

From Station 339 plus 00 to Station 544 plus 20 said strip of land shall be 50 feet wide on the northerly side and 100 feet wide on the southerly side of said centerline.

From Station 566 plus 00 to Station 359 plus 00 said strip of land shall be 50 feet wide on the northerly side and 70 feet wide on the southerly side of said centerline.

From Station 359 plus 00 to Station 360 plus 50 said strip of land shall be 50 feet wide on the northerly side and 180 feet wide on the southerly side of said centerline.

From Station 360 plus 50 to Station 361 plus 50 said strip of land shall be 70 feet wide on the northerly side and 100 feet wide on the southerly side of said centerline.

From Station 361 plus 50 to Station 366 plus 50 said strip of land shall be 70 feet wide on the northwesterly side and 50 feet wide on the southeasterly side of said centerline.

From Station 366 plus 50 to Station 370 plus 00 said strip of land shall be 100 feet wide on the westerly side and 50 feet wide on the easterly side of said centerline.

From Station 370 plus 00 to Station 374 plus 00 said strip of land shall be 100 feet wide on the westerly side and 150 feet wide on the easterly side of said centerline.

From Station 374 plus 00 to Station 374 plus 50 said strip of land shall be 70 feet wide on the northwesterly side and 130 feet wide on the southeasterly side of said centerline.

From Station 574 plus 50 to Station 582 plus 00 said strip of land shall be 70 feet wide on the northerly side and 100 feet wide on the southerly side of said centerline.

From Station 382 plus 00 to the easterly boundary line of said southeast quarter of northwest quarter, section 16, said strip of land shall be 100 feet wide on each side of said centerline.

[illegible]

TO HAVE AND TO HOLD the same, unto the State of Washington forever.

Dated this 22nd day of July 1927.

Mary O. Cochran
Roy H. Dobbs
Veta M. Dobbs

STATE OF WASHINGTON,)
 County of Clark) ss.

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this 22nd day of July A.D. 1927, personally appeared before me Mary O. Cochran, a widow, and Roy H. Dobbs and Veta M. Dobbs his wife to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

A. H. Pomeroy Notary Public
 in and for the State of Washington
 Residing at Camas