

140814

BOOK 208 PAGE 645

Charles Moore
for Darrell and Lana Wilhoit
692 Buhman Road
Washougal, WA 98671

FILED FOR RECORD
SKAMMIA CO. WASH
BY *Planning Dept*
APR 16 9 30 AM '01
G. Olson
AUDITOR
GARY M. OLSON

<i>Document Title(s) or transactions contained herein:</i>	
Notice of Final Decision for Critical Areas Variance	
<i>GRANTOR(S) (Last name, first name, middle initial)</i>	
Charles Moore, representing: Darrel L. and Lana R. Wilhoit	
<input type="checkbox"/> Additional names on page _____ of document.	
<i>GRANTEE(S) (Last name, first name, middle initial)</i>	
Wilhoit Short Plat	
<input type="checkbox"/> Additional names on page _____ of document. <i>11</i>	
<i>LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, P. 1 or Section, Township, Range, Quarter/Quarter)</i>	
Northwest 1/4 of the Southwest 1/4 of Section 30, Township 2 North, Range 5 East Willamette Meridian	
<input type="checkbox"/> Complete legal on page <i>6</i> of document.	
<i>REFERENCE NUMBER(S) of Documents assigned or released:</i>	
Wilhoit Short Plat, recorded in Volume <i>3</i> , Page <i>383</i>	
<input type="checkbox"/> Additional numbers on page _____ of document.	
<i>ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER</i>	
02-05-30-00-1506	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned	
<input type="checkbox"/> Additional parcel numbers on page _____ of document.	
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.	

Sup. rec'd	<input checked="" type="checkbox"/>
Indexed	<input checked="" type="checkbox"/>
Filed	<input checked="" type="checkbox"/>
Printed	<input checked="" type="checkbox"/>



Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 799
Stevenson, Washington 98648
509 427-9458 FAX: 509 427-8288

NOTICE OF FINAL DECISION

Notice is hereby given that the Skamania County Board of Adjustment took the action described below on November 16, 2000:

- ACTION:** Final approval of File No. CA-00-07 approving the placement of a culvert in an intermittent stream in order to build a private road as part of the development of the proposed Wilhoit Short Plat.
- APPLICANT:** Chuck Moore
- LOCATION:** Near the Skamania and Clark County line, on the east side of Alder Road approximately 0.3 miles north of Buhman Road, Skamania County Tax Lot # 2-5-30-00-1506. Legal description recorded on book 201, page 770 and is attached on page 6.
- ZONING:** Residential-5 (R-5)
- DESCRIPTION:** The Board of Adjustment approved the above stated action with the following conditions:
1. The applicant shall follow the previously submitted water resource plan that was required as part of the Fern Meadow Short Plat. That plan shall be followed as written and modified by Gardner Johnston of the Underwood Conservation District in his letter dated July 30, 1998 and as necessary to accommodate the terrain and conditions of the land in the Wilhoit Short Plat.
 2. Or the applicant can submit a water resource mitigation plan of his own for approval

Dated and Signed this 16 day of December, 2000, at Stevenson, Washington.

Harpreet Sandhu, acting Director for
Harpreet Sandhu, Director
Skamania County Planning and Community Development.

Final Decision CA-00-07
Page 2

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.

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. As per SCC §21A.03.040(B).

As per SCC §21A.03.040(B), the decision of the County Board of Adjustment approving a proposed development action shall become void in two years if the development action is not undertaken within two years of the date of the decision, or the development action, once undertaken, is discontinued for any reason for one year or more, or the decision is finally determined by a court or other appellate body of competent jurisdiction to result in an unconstitutional taking of private property.

APPEALS

Appeals of this decision must be filed with a court of competent jurisdiction within 10 days of the date of this notice. Please contact the appropriate court of competent jurisdiction for their rules of appellate procedure.

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:

Adjacent landowner's within 300 feet of the proposed action location.



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RECEIVED
SKAMANIA COUNTY

JUL - 31 1998

Underwood Conservation District
170 NW Lincoln, Park Center Building
P.O. Box 96 - White Salmon, WA 98672 - Phone (509) 493-1936

DEPT. OF PLANNING
AND COMMUNITY DEVELOPMENT

July 30, 1998

Mark Mazeski
Skamania County Planning
PO Box 790
Stevenson, WA 98648

Mr. Mazeski,

On July 13, 1998 I toured Russ Gaynor's Fern Meadow Short Plat to provide recommendations on how existing construction could be mitigated to reduce detrimental impacts.

The Water Resource Mitigation Plan (WRMP *attached*) prepared by Mr. Gaynor adequately addresses runoff concerns related to construction activities at the site. I have noted here a few additional measures to reduce the impacts of soil disturbance. Please refer to the attached plan view drawing for activity locations:

- 1) Sloping to a stable angle (2:1) the road bank adjacent to and east of culvert #3 (see plan view drawing)
- 2) Placing medium sized rock (up to 3') at the culvert inlets to prevent erosion and subsequent plugging of the culverts (as indicated in plan view drawing)
- 3) Seeding / planting exposed areas along the road banks and culvert ends to control runoff erosion (as indicated in plan view drawing). The seed mixture and plant species indicated in Gaynor's WRMP is sufficient
- 4) Outsloping the roadways to ensure proper drainage
- 5) Surfacing the roadways with gravel to ensure proper drainage

Portions of these activities had been implemented at the time I toured the site and according to communications with Mr. Gaynor, others have been implemented since that time. Please let me know if you need additional information regarding this project.

Sincerely,

Gardner Johnston
Underwood Conservation District

encl: as stated
C: Russ Gaynor

**WATER RESOURCE MITIGATION PLAN
for
FERN MEADOW SHORT PLAT
STEVENSON, WASHINGTON**

Project Location:

Fern Meadow Short Plat consists of a 20.86 acre parcel located in the SW 1/4 & the SW 1/4 of the SE 1/4 of Section 25, T 3 N, R 7 E, WM. The site is bounded by Loop Rd. to the West, BPA deeded lands to the South, Fern Meadow Rd. to the East, and Quail Run Rd. to the North. Attachment A is the plat map of the subject parcel.

Site Development:

The subject parcel is being divided into four lots, Lot 1 is 4 acres, Lot 2 is 2 acres, Lot 3 is 6 acres, Lot 4 is 8.86 acres.

Project Scope:

This mitigation plan is to reduce any erosion and revegetate the construction area from the installation of three culverts.

There is an existing seasonal spring which starts approx. 750 feet North of Quail Run Rd. and runs into an existing man-made pond on Lot 1, then exits said pond along the East side of Lot 2 and then exits Fern Meadow Short Plat into the BPA deeded land. This spring dries up in July and flows again upon fall rains. This spring runs through culverts 1 and 3. Culvert 2 is for rain run-off from the North portion of Fern Meadow Rd. These culverts allow for the continued normal flow of the watershed area.

Three culverts have been installed in said project. Culvert 1 in the driveway of lot 2, which is 24 feet in length, 24 inches in diameter. Culverts 2 and 3 installed in Quail Run Road at the North edge of Fern Meadow Short Plat. Culvert 2 is 32 feet in length and 18 inches in diameter, culvert 3 is 24 feet in length and 24 inches in diameter.

Erosion Control:

Soils at subject site consists of Stevenson loam #127 as referenced in the U.S.D.A. Soil Conservation Service, "Soil Survey of Skamania County Area, Washington" (1990). The #127 Stevenson loam soil typically has slopes ranging from 2 to 15 percent slopes and has a moderate permeability. Available water capacity is high, runoff is slow, and the hazard of water erosion is slight.

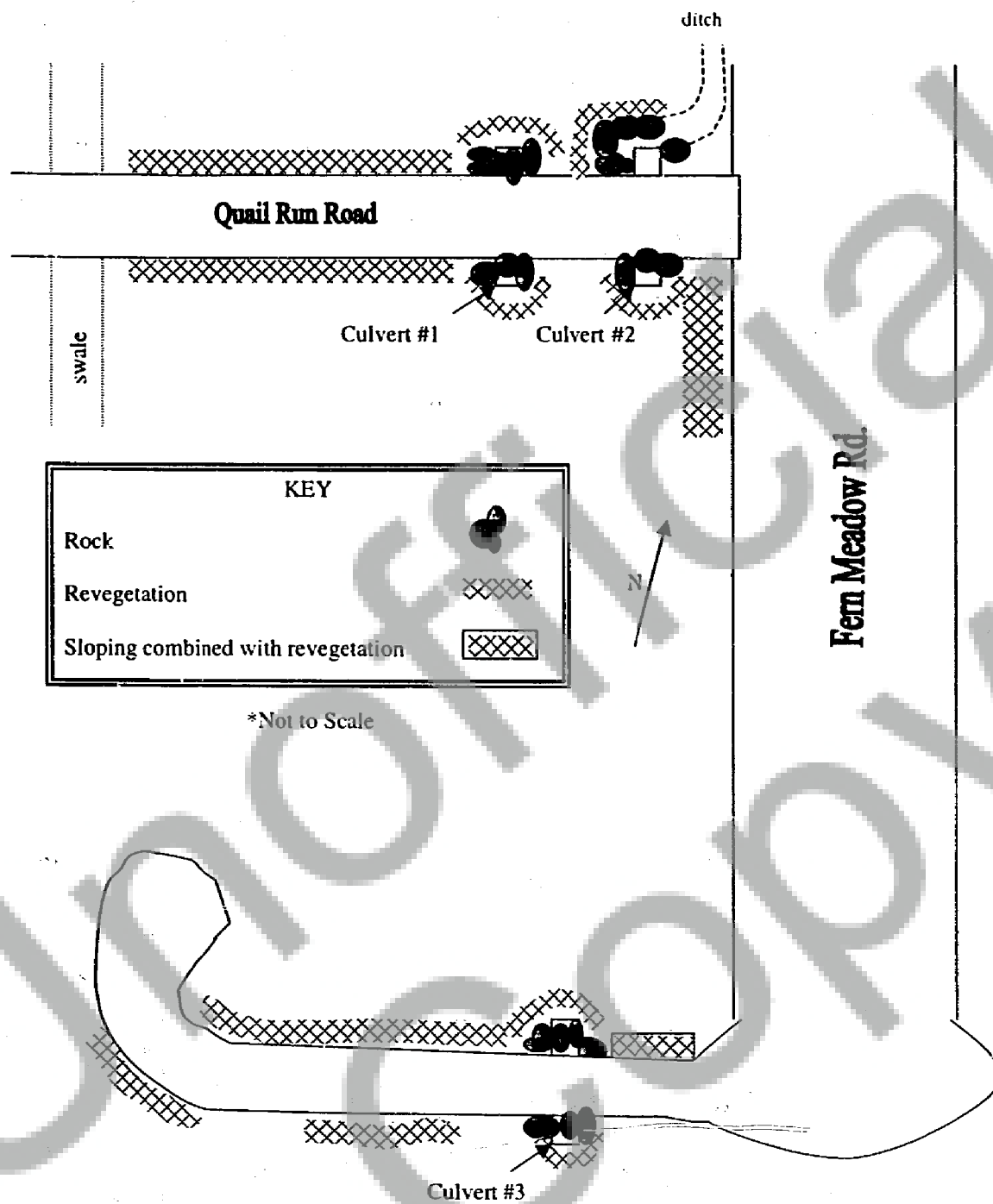
By placing large and medium sized rock at the ends of each culvert would keep away any erosion due to rain runoff. The rock should be placed on the sides of the end of each culvert so as to protect the culverts from rain runoff.

The soil banks on either side of the culverts shall be gradually sloped so as revegetation of said banks will prevent any soils from eroding.

Due to the high rain fall in the area a grass seed mixture of low growing grasses should be used. A mixture of 20% clover, 35% perennial ryegrass, 35% annual ryegrass, and 10% creeping red fescue would be the preferred mixture for reseeding the areas around the culverts.

Native vegetation such as baken fern (*Pteridium aquilinum*), sword fern (*Polystichum munitum*) should be placed in the basins at the entrances and exits of the culverts.

Plan View



12-12-200 2:52PM

FROM SKAMANIA COUNTY FAX 509 427 4165

P. 2

BOOK 201 PAGE 710

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QUIT CLAIM DEED OF GIFT FOR
Wilhoit/Carpenter

Page 3 of 3

EXHIBIT "A"

A tract of land situated in the Southwest Quarter of Section 30, Township 2 North Range 5 East of the Willamette Meridian, Skamania County, State of Washington, more particularly described as follows:

Commencing at the Southwest corner of said Section 30; thence Northerly along the West line of said section a distance of 1700 feet to the TRUE POINT BEGINNING; thence continuing along said West line a distance of 602.25 feet more or less to a point lying South 328.89 feet from the Northwest corner of said Southwest Quarter measured along said west line; thence North 89°09'19" East a distance of 1310.52 feet more or less to the East line of the West Half of said Southwest Quarter; thence South along the East line of the West Half of said Southwest Quarter 619.45 feet more or less to a point lying North 89°54'06" East from the TRUE POINT OF BEGINNING; thence South 89°54'06" West 1314.18 feet more or less to the TRUE POINT OF BEGINNING. LESS County road right of way.

Gary H. Martin, Skamania County Assessor

Date 8-12-00 Parcel # 020530 001506 00
JPD