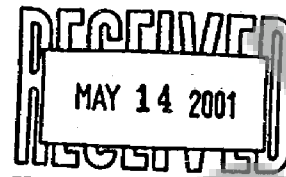


141170

Return Address: Mt. Pleasant School District  
Attn: Lisa Young & Carol Waring  
152 Marble Road  
Washougal, WA 98671

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Lisa Young*  
MAY 22 1 24 PM '01  
*Amosee*  
AUDITOR  
GARY M. OLSON

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**Skamania County  
Department of Planning and  
Community Development**

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX 509 427-8288

**Administrative Decision**

**APPLICANT:** Mt. Pleasant School District

**FILE NO.:** NSA-01-15

**PROJECT:** Replace five existing playground equipment structures (swing set, slide, glider, merry-go-round, tire swing) with new in a different location

**LOCATION:** 152 Marble Road in Washougal; Section 18 of TIN, Range 5E, W.M. and identified as Skamania County Tax Lot #1-5-18-900

**LEGAL:** See attached Page 5

**ZONING:** Special Management Area zoned Agriculture

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by Mt. Pleasant School District, 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 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) Setbacks (including roof/ eaves, decks/ porches) for all structures shall be as follows: **Front yard:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater, **Side yard:** 20 feet, **Rear yard:** 20 feet. Determination of the property line location is the responsibility of the applicant and must be confirmed by a surveyor if the property boundary is in question.
- 3) Playground equipment shall not be located any further to the west than 8 feet from the western most edge of the smaller Mt. Pleasant School (modular) building.
- 4) The slide apparatus, the apparatus with the most potential for reflectivity, shall be located on the east half of the new equipment site.
- 5) All structural pieces (not including attachment devices or chains), seats and platforms shall be of a dark natural earth-tone exterior color. The following "Game Time" catalogue colors are approved: **plastic colors-** brown, green, metal colors-green, dark green, terra cotta, brown, **deck colors-dark green, color combinations-** "rustic" with brown not beige roofs. Other color options may be approved by the Planning Department. If color samples not listed as approved here will be used, they shall be submitted to the Planning Department for approval, prior to issuance of a building permit.
- 6) The existing playground equipment site and other graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department; see native plants list attached to the Staff Report.
- 7) To ensure continued screening and blending in with the setting, the trees to the east (near the backstop) and to the west of the proposed equipment site, shall be retained and maintained by the applicant and future owners. Dead and dying trees shall be replaced with the same species in approximately the same location.



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File: NSA-01-15 Administrative Decision  
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- 8) Any exterior lighting shall follow the guidelines in the "Zoning News" article attached to the Staff Report. Exterior lighting shall be hooded and/or shielded with non-reflective, opaque materials which do not allow light to pass.
- 9) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 10) The applicant shall comply with all conditions for visual subordination, prior to final inspection by the Building Department. The applicant shall coordinate all inspections with the Building Department. Planning Department staff should be able to conduct a final inspection site visit within four business days from the time of calling for the inspection. Final inspection will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 11) The Planning Department will conduct at least one site visit during construction. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Building Department at 509-427-9484.
- 12) The following procedures shall be effected when cultural resources are discovered during construction activities:
  - a) The applicant shall stop all work in the vicinity of the discovery.
  - b) The applicant shall immediately notify the Forest Service, the applicant's cultural resource professional, the county coroner, and appropriate law enforcement agencies.
  - c) The Forest Service shall notify the tribal governments if the discovery is determined to be an Indian burial or a cultural resource.

Dated and Signed this 11<sup>th</sup> day of May, 2001, at Stevenson, Washington.

  
Heather O'Donnell, Associate Planner  
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), this Administrative Decision **SHALL BE RECORDED** in the County deed records prior to commencement of the approved project.

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As per SCC §22.06.050(C)(5), this Administrative Decision 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

This Administrative Decision 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 5/31/01. 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 Administrative Decision or any amendments thereto.

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

FA\Odonnell\DO\SMA\MI\Pleasant\Sch 01-15.doc



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## WARRANTY DEED

THE GRANTORS, RAY R. THAGON and HELENA THAGON, husband and wife, for and in consideration of the sum of Three Thousand Two Hundred and No/100 (\$3,200.00) Dollars in hand paid, convey and warrant to SCHOOL DISTRICT NO. 29-93, one of the school districts of Skamania County, Washington, the following described real estate, situated in the County of Skamania, State of Washington:

A tract of land located in the East Half of the Southeast Quarter of the Southeast Quarter (E $\frac{1}{2}$  SE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 18, Township 1 North, Range 5 E.W.M., more particularly described as follows:



Beginning at the southeast corner of the said Section 18; thence north along the east line of the said Section 18 a distance of 200 feet; thence west 160 feet; thence north 200 feet; thence west 300 feet; thence south 400 feet to intersection with the south line of said Section 18; thence east 660 feet to the point of beginning;



TOGETHER WITH an easement for a four inch water pipeline over and across real property owned by the grantors in the E $\frac{1}{2}$  SE $\frac{1}{4}$  SE $\frac{1}{4}$  of the said Section 18 leading to the school house spring located in that portion thereof lying easterly of the Turk Road and approximately 40 feet west of the east line of the said Section 18; and the right to repair and maintain the same, and the further right to construct and reconstruct reservoir and pump at spring headworks; RESERVING a 1 $\frac{1}{2}$  inch tap on said line for the grantors, their heirs, and assigns, and a 3/4 inch tap for the Mt. Pleasant Grange;



SUBJECT TO rights of way for county roads known and designated as the Marble Road and the Turk Road.

Dated this 6th day of February, 1961.



TRANSACTION EXCISE TAX

1961 FEB 6

STATE OF WASHINGTON,

County of Skamania.

RAY R. THAGON (SEAL)

Helena Thagon (SEAL)

On this day personally appeared before me RAY R. THAGON and HELENA THAGON, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 6th day of February, 1961.

Notary Public

Robert L. Haines

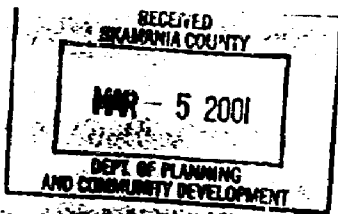
**THE UNIVERSITY OF CHICAGO**

The Int. Pleasant School and Community Playground Project is a 50' x 100'

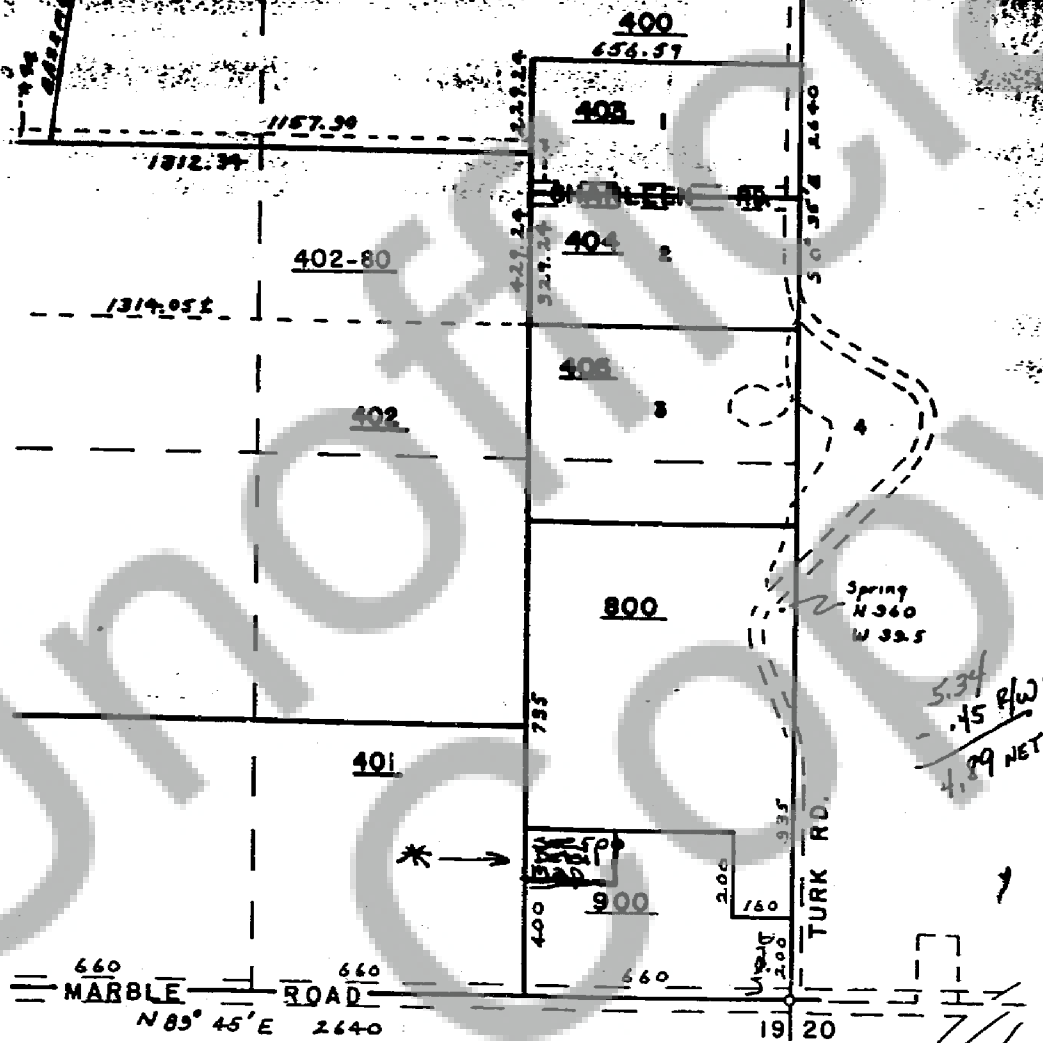
from site.

Applicant signature(s): h a n o l . h a . o Date: 3/2/2021

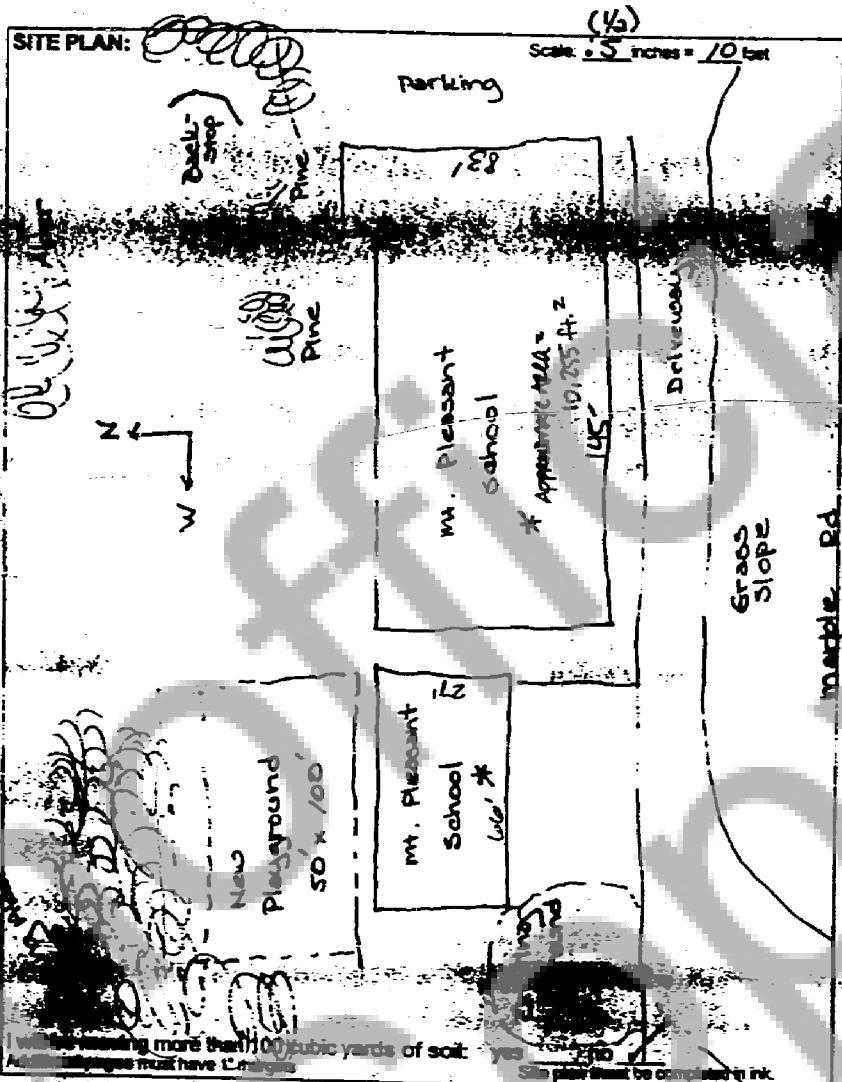




## 60 FT. SUBMERGENT



\* Seeessor's map



Will be moving more than 100 cubic yards of soil - yes  
 All changes must have L markings  
 Site plan must be completed in ink

NOTICE: This is an initial site plan. It may be revised throughout the application process.

\* no vegetation to be removed per 3/22/01 telephone conversation - HOD

~~no vegetation to be removed per 3/22/01 telephone conversation - HOD~~