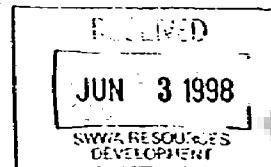


143038

BOOK 211 PAGE 416

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



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

FILED FOR RECORD  
SKAMANIA COUNTY WASH  
BY Parks & Rec  
NOV 28 2 43 PM '01  
GARY R. OLSON

Director's Decision

**APPLICANT:** Washington State Parks and Recreation Commission

**FILE NO.:** NSA-98-26

**PROJECT:** Replacement of the boat launch

**LOCATION:** End of Moorage Road, Beacon Rock State Park; Section 35 of T2N, R6E and identified as Skamania County Tax Lot # 2-6-35-201 and also as # 2-6-1201.

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

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

Supervised ☒  
Assigned ☒  
Reviewed ☒  
Filed ☒  
Indexed ☒

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.

Skamania County Planning and Community Development  
File: NSA-98-26 (Beacon Rock - Boat Launch) Director's Decision  
Page 2

#### 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 plans, unless modified by the following conditions of approval. If modified, the site plans 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 enlarging the boat launch.
- 3) Color samples for the concrete to be used for the boat launch shall be submitted and approved by the Planning Department prior to commencement of the project.
- 4) 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.
- 5) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months.
- 6) All conditions of approval stated within the HPA issued by the Washington Department of Fish and Wildlife shall be complied with and all mitigation measures addressed within the SEPA Determination of Non-Significance issued by Washington State Parks shall be complied with. (See Hydraulics Project Approval and SEPA Determination of Non-Significance attached to the Staff Report and made a part hereof as though set out herein ).
- 7) Construction personnel shall be notified that the possibility exists for encountering cultural material during construction and should such material be encountered, construction shall be stopped immediately. Dan Meatte, State parks Archaeologist, should then be contacted at 360-902-8637.
- 8) 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.



Skamania County Planning and Community Development  
File: NSA-98-26 (Beacon Rock - Boat Launch) Director's Decision  
Page 3

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

Dated and Signed this 1<sup>st</sup> day of June, 1998, 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(CX2), 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(CX5), 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 6-22-98. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

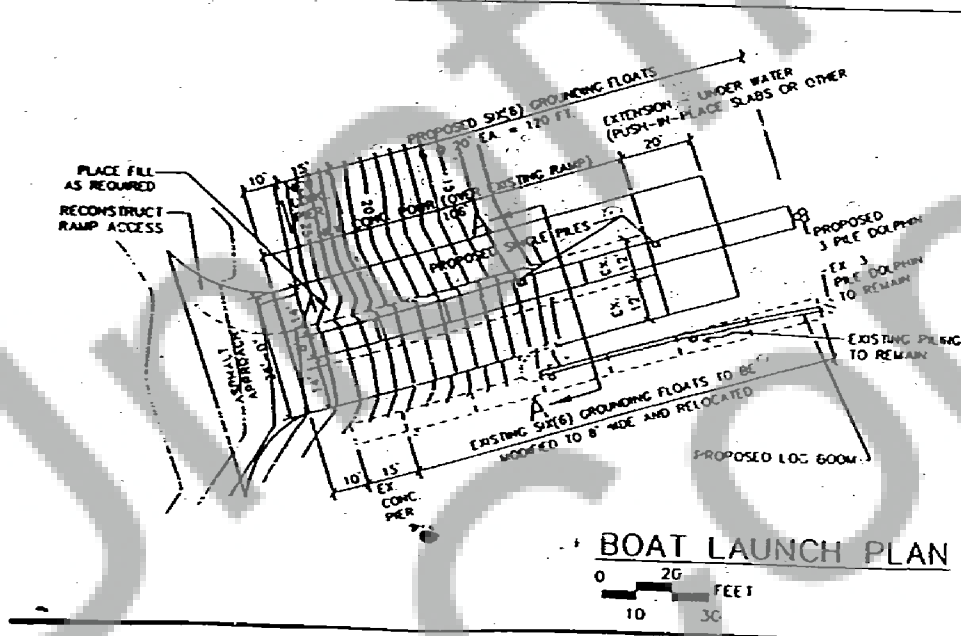
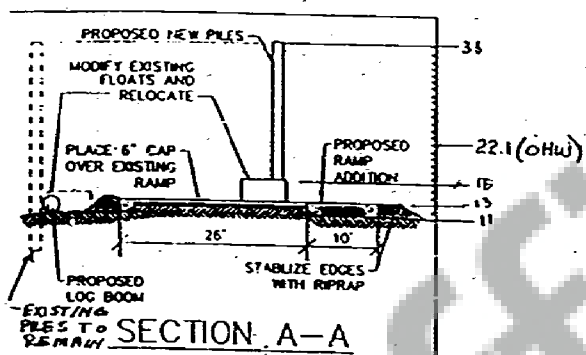
Skamania County Building Department  
Skamania County Assessor's Office

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

NOTES:

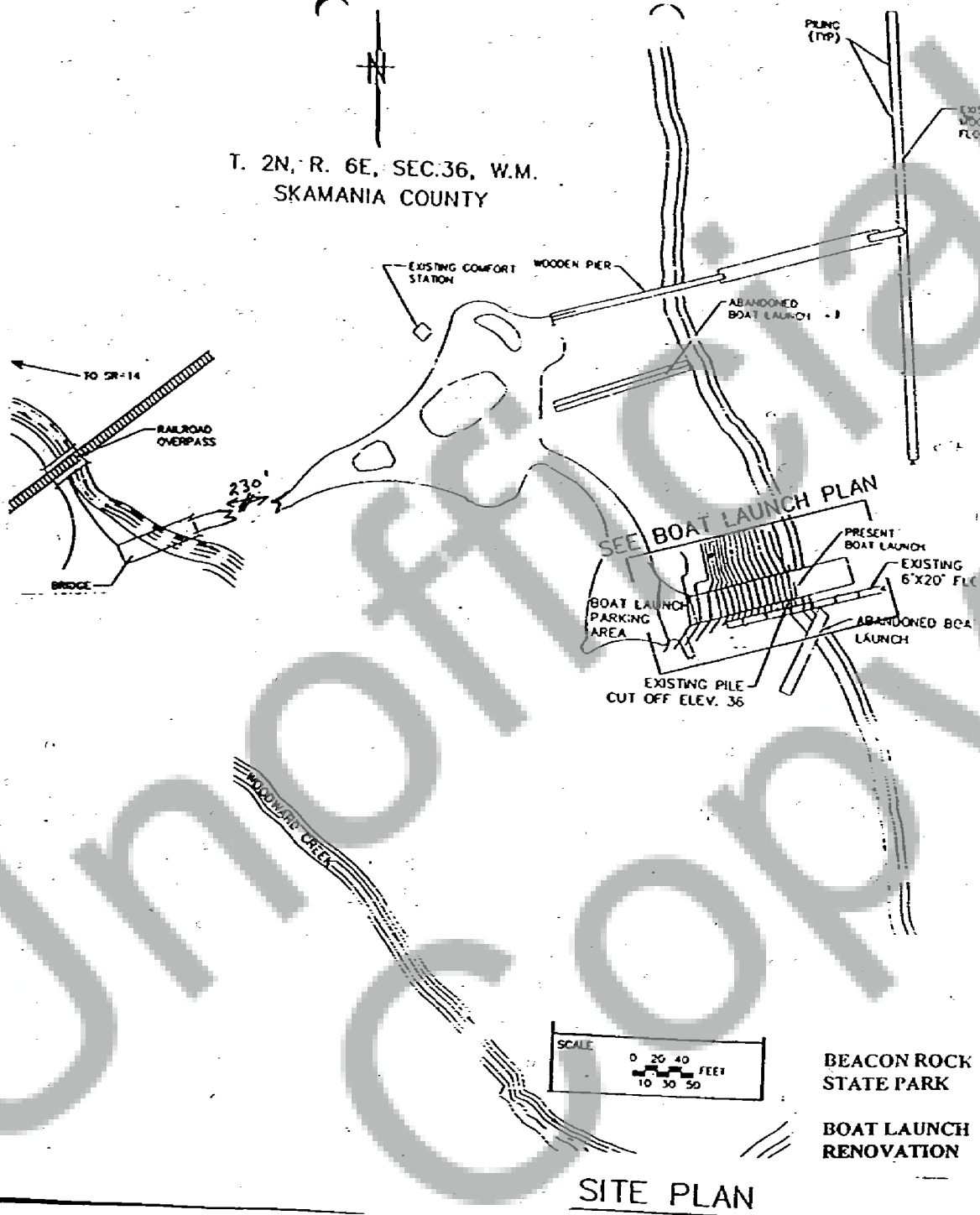
100 YEAR FLOOD  
IS AT EL. 35 FT.  
AT BOAT LAUNCH AREA  
EXISTING PILES ARE CUT OFF  
AT ELEV. 36. NEW PILES WILL HAVE A  
CUT OFF ELEV. OF 38.

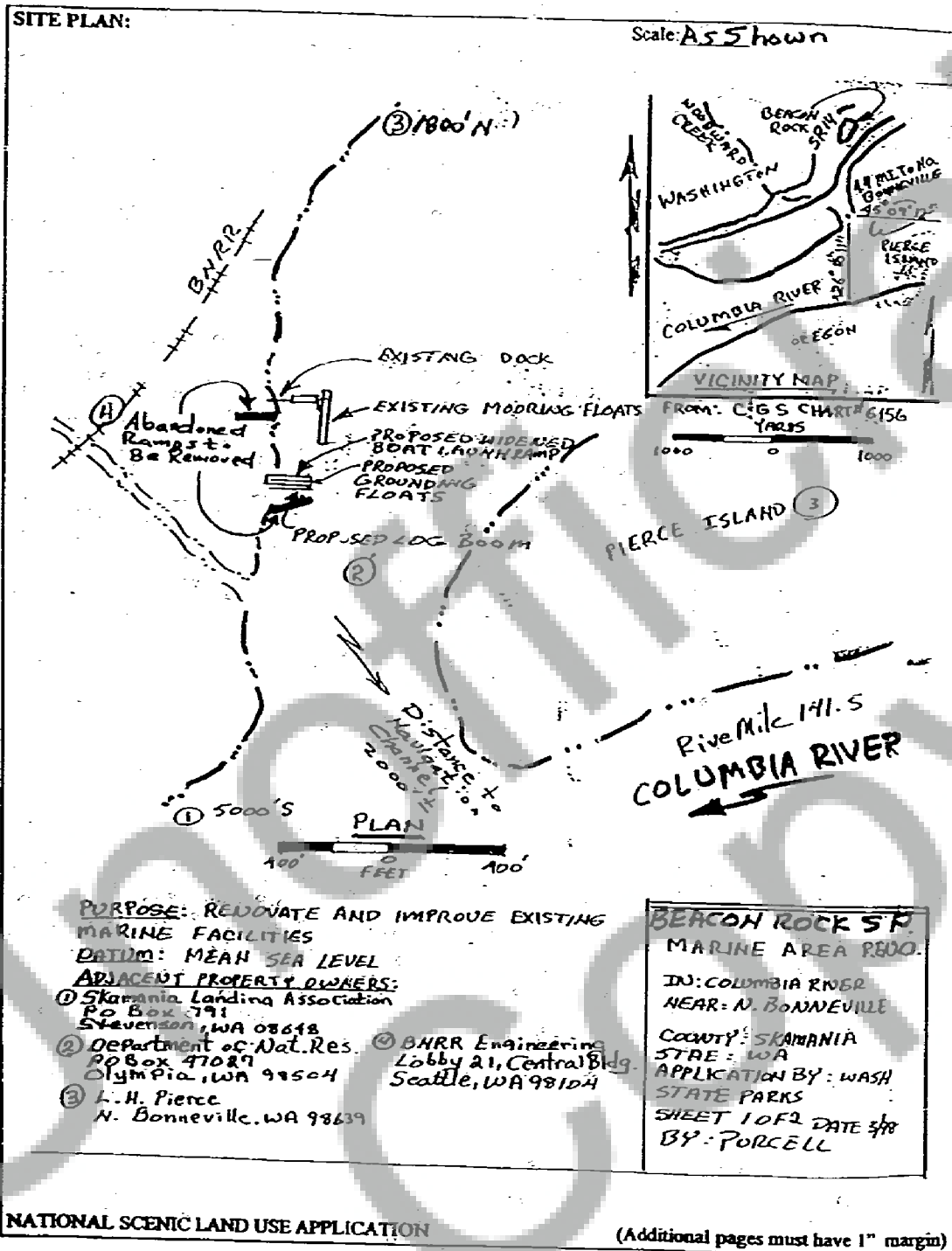


BEACON ROCK  
STATE PARK  
BOAT LAUNCH  
RENOVATION



T. 2N, R. 6E, SEC. 36, W.M.  
SKAMANIA COUNTY







BOOK 217 PAGE 422

ORDER NO. 14354

BOOK 107 PAGE 264

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.

BOOK 217 PAGE 423

ORDER NO. 14354

BOOK 107 PAGE 265

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.



BOOK 217 PAGE 424

114857

BOOK 151 PAGE 815

AFTER RECORDING RETURN TO:  
Department of Natural Resources  
Land Records Section

PO BOX 47021  
Olympia, WA 98504-7021

QUITCLAIM DEED

RECORD RECORD  
BY DNR

NOV 3 1992

GAR: OLSON

FILED  
NOV 3 1992  
CLERK  
MAILED

THE GRANTOR, STATE OF WASHINGTON, acting by and through the Department of Natural Resources for and in consideration of the sum of \$72,000.00, hereby grants, conveys and quitclaims to WASHINGTON STATE PARKS AND RECREATION COMMISSION, GRANTEE, the following described real property situated in Skamania County, Washington, to wit:

Parcel  
No. Acres Section Subdivision

SKAMANIA COUNTY

In Township 2 North, Range 6 East, N.M.

24 249.00 Beacon Rock  
26 N $\frac{1}{2}$  NW $\frac{1}{4}$ , NE $\frac{1}{4}$

15357

REAL ESTATE EXCISE TAX

NOV 3 1992

Example

SUBJECT TO THE FOLLOWING:

The grantor hereby expressly saves, excepts and reserves out of the grant hereby made, unto itself, its successors, and assigns forever, all oils, gases, coal, ores, minerals and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals and fossils; and it also hereby expressly saves and reserves out of the grant hereby made, unto itself, its successors and assigns forever, the right to enter by itself, its agents, attorneys and servants upon said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing and working mines thereon, and taking out and removing therefrom all such oils, gases, coal, ores, minerals and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its successors and assigns, forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain and use all such buildings, machinery, roads and railroads, sink such shafts, remove such soil, and to remain on said lands or any part thereof for the business of mining and to occupy as much of said lands as may be necessary or convenient for the successful prosecution of such mining business, hereby expressly reserving to itself, its successors and assigns, as aforesaid, generally, all rights and powers in, to, and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and the rights hereby expressly reserved.

No rights shall be exercised under the foregoing reservation, by the state, its successors or assigns, until provision has been made by the state, its successors or assigns, to pay to the owner of the land upon which the rights herein reserved to the state, its successors or assigns, are sought to be exercised, full payment for all damages sustained by said owner, by reason of entering upon said lands: PROVIDED, That if said owner from any cause whatever refuses or neglects to settle said damages, then the state, its successors or assigns, or any applicant for a lease or contract from the state for the purpose of prospecting for or mining valuable minerals, or option contract, or lease, for mining coal, or lease for extracting petroleum or natural gas, shall have the right to institute such legal proceedings in the superior court of the county wherein the land is situated, as may be necessary to determine the damages which said owner of said land may suffer.