

Return Address:

Washington State Parks and Recreation
Attn: Lisa Kelley
PO Box 42650
Olympia, WA, 98504-2650

Doc # 2004153224

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Date: 06/02/2004 03:53P

Filed by: STATE OF WA PARKS & REC COMM
Filed & Recorded in Official Records
of SKAMANIA COUNTY

J. MICHAEL GARVISON

AUDITOR

Fee: \$23.00

**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:
PROPERTY
OWNER:**

Lisa Kelley
Washington State Parks and Recreation

FILE NO.:

NSA-04-14

PROJECT:

Replace an existing toilet with ADA accessible double vault toilet and associated utilities.

LOCATION:

Spring Creek Hatchery. The Property is located along Spring Creek Hatchery State Park Entrance Roadway off of State Route 14 in Underwood, WA, in Section 21 of Township 3N, Range 10E, W.M., and identified as Skamania County Tax Lot #03-10-21-4-0-1000-00.

ZONING:

General Management Area – Public Recreation where development will be taking place.

DECISION:

Based upon the entire record, including particularly the Staff Report, the application by Lisa Kelley for WSPR, 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 Skamania County Health Department.

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:

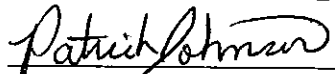
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. **This document, outlining the conditions of approval, must be recorded, by the applicant, in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) As per SCC §22.06.050(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project. A copy of the first page of the recorded Administrative Decision must be submitted to the Planning Department prior to issuance of a building permit.
- 2) 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. (See attached)
- 3) Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained. All existing screening trees on the subject parcel shall be retained and maintained in a healthy condition. Dead and dying trees shall be replaced in kind.
- 4) All graded and disturbed areas are to be reseeded with a native vegetation mix prior to final inspection by the Planning Department
- 5) Only that grading which is necessary for site development (building pad and associated utilities) is permitted.
- 6) The exteriors of the proposed development shall be composed of non-reflective material or materials with low reflectivity.
- 7) The restroom facility shall be the submitted Java Brown color. If the applicant chooses to change colors then prior to the issuance of a Building Permit, the applicant shall submit dark and either natural or earth-tone color samples to the Planning Department for approval.
- 8) The applicant shall meet all conditions to achieve visual subordination prior to final inspection by the Planning Department. The applicant should coordinate all inspections with the Building Department. Final inspection will not be complete until compliance with all conditions, including the visual subordination criteria, has been verified.
- 9) The Planning Department will conduct at least two site visits during construction. One will be to verify the location of the structures as stated by the Administrative Decision. Another will be conducted after all foundation excavation has been completed but prior to the applicant framing up

the footers. 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.

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

Dated and Signed this 5th day of May, 2004, at Stevenson, Washington.



Patrick Johnson, 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)(5), this 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.

EXPIRES May 5, 2006

APPEALS

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

This 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. Notice of Appeal forms are available at the Department Office.

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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
Skamania County Health Department

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

Office of Archaeology and Historic Preservation

Columbia River Gorge Commission

U.S. Forest Service - NSA Office

Board of County Commissioners

State of Washington Office of Community Development

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