

Return Address: Washington State Parks and Recreation  
Attn: Doug Mackey  
11834 Tilley Road South  
Olympia, WA, 98512-9167

Doc # 2004154463  
Page 1 of 12  
Date: 09/15/2004 12:31P  
Filed by: PLANNING DEPARTMENT  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$30.00

## 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:** Washington State Parks and Recreation (WSPR)

**OWNER:** Washington State Parks and Recreation (02-06-35-0-0-0190-00 & 02-06-35-0-0-0800-00)  
United States Forest Service (02-06-35-0-0-0700-00)

**FILE NO.:** NSA-03-52

**PROJECT:** Beacon Rock Day-Use Facility

**LOCATION:** Beacon Rock State Park located off of Moorage Road off of State Route 14 at milepost 35 in Skamania County; Section 16 of Township 6N, Range 6E, W.M.

**LEGAL:** Beacon Rock recorded at Book 142 Page 882 at the Skamania County Auditor's office (Lot 190), Book 117 Page 416 at the Skamania County Auditor's Office (Lot 700) and Auditor's File Number 153235 (Lot 800).

**ZONING:** See Attached Land Use Designation Map.

**DECISION:** Based upon the record and the Staff Report, the application by Douglas Mackey, Environmental Specialist 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:

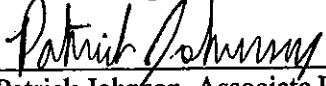
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions 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.
- 3) Setbacks (including roof/ eaves, decks/ porches and overhangs) for all structures shall be as follows: **Front yard:** 50 feet from the centerline of the street or road or 30 feet from the front property line, whichever is greater, **Side yard:** 20 feet, **Rear yard:** 25 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.
- 4) All plantings shall be consistent with the enclosed Northern and Southern Planting as modified by the Forest Service "Decision Memo" conditions and including the additional planting area along the interpretive trail (Southwest of the parking area). The following plans are available at the Planning Department in file NSA 03-52.
- 5) All disturbed areas shall be re-seeded with native vegetation mix prior to final inspection by the Planning Department.
- 6) All replanted areas shall be temporarily irrigated for a minimum of two years in order to enhance plant survival.
- 7) The applicant is responsible for the survival and maintenance of all proposed landscaping. Dead and dying screening trees shall be replace in kind in relatively the same location.
- 8) Only the grading which is necessary for site development (i.e. utilities, building pads, bridge installation, access roads) is permitted.

- 9) Within one year of project completion, 80 percent of the project area with surface disturbances shall be established with effective native ground cover species or other soil-stabilizing methods to prevent soil erosion until the area has 80 percent vegetative cover.
- 10) Reflectivity of structures and site improvements shall be minimized.
- 11) If metal roofing materials are used they should be pre-rusted and corrugated materials to reduce reflectivity.
- 12) Any exterior lighting shall be directed downward and sided, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials, which do not allow light to pass through. See the "Lighting Brochure" article attached to the staff report.
- 13) The color samples submitted on August 13, 2004 of Dark Brown (Exterior Base and Beam), Tan (Exterior Trim), and Dark Green (Door) shall be used. If other colors are used color samples shall be submitted to the Department for approval.
- 14) The park entrance and safety signs within the GMA are required to meet the requirements of SCC §22.10.050(A)(1); the entrance design shall be submitted to the Planning Department for approval prior to installation.
- 15) WSPR shall submit a separate NSA application and receive approval prior to the installation of any interpretive signs at the day-use facility.
- 16) The safety and directional site signs located in the SMA portion of the property are required to meet the requirements of SCC §22.10.050(E)(2-4).
- 17) The list of mitigation measures attached (Labeled Attachment 1) to this report shall be conditions for this approval.
- 18) A "no mowing" strip shall be adopted South of the interpretive trail along the bank of the river to allow all existing vegetation to regenerate.
- 19) The applicant shall leave downed trees on site to the maximum extent practicable for wildlife to utilize for foraging, resting, and denning.
- 20) The applicant shall retain trees and snags to the maximum extent practicable if unable to retain or create snag trees for Purple Martin and other nesting birds, the applicant shall install Purple Martin nesting boxes as specified by WDFW.
- 21) The removal of the box culvert shall require a new National Scenic Area Application at that time.
- 22) WSPR shall work to develop a detailed plan and implementation strategy for the Woodard Creek box culvert no later than May 18, 2007.

- 23) Once construction has begun, the applicant shall submit annual reports of the construction activities to the Planning Department until completion of the project so the County can verify that the development action has not been discontinued.
- 24) If there is a break in construction activities longer than one-year a new application will be needed for any future development.
- 25) Prior to development of the eastern parking extension (Phase 2), WSPR shall submit "Public Use Management" plan analyzing the need for additional parking and associated development.
- 26) All work done adjacent to SR-14 may be subject to Washington Department of Transportation guidelines that are not included in this review.
- 27) The applicant shall file a request with the Forest Service concerning the use of the National Forest parcel before work on the overpass can proceed.
- 28) The applicant shall comply with all conditions for the applicable visual standard, prior to final inspection by the Planning Department. The applicant shall coordinate all inspections with the Planning 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 and approval will not be issued until compliance with all conditions of approval, including visual subordination criteria, has been verified.
- 29) The Planning Department will conduct at least two site visits 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 Planning Department at 509-427-9458.
- 30) The following procedures shall be effected when cultural resources are discovered during construction activities:
  - a) Halt Construction. The applicant shall stop all work within the vicinity of the discovery.
  - b) Notification. The project 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 cultural resource.

Dated and Signed this 19 day of August, 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 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

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

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$500.00 nonrefundable filing fee.

### 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  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office

Board of County Commissioners  
Dee Caputo, CTED  
Washington Department of Fish and Wildlife

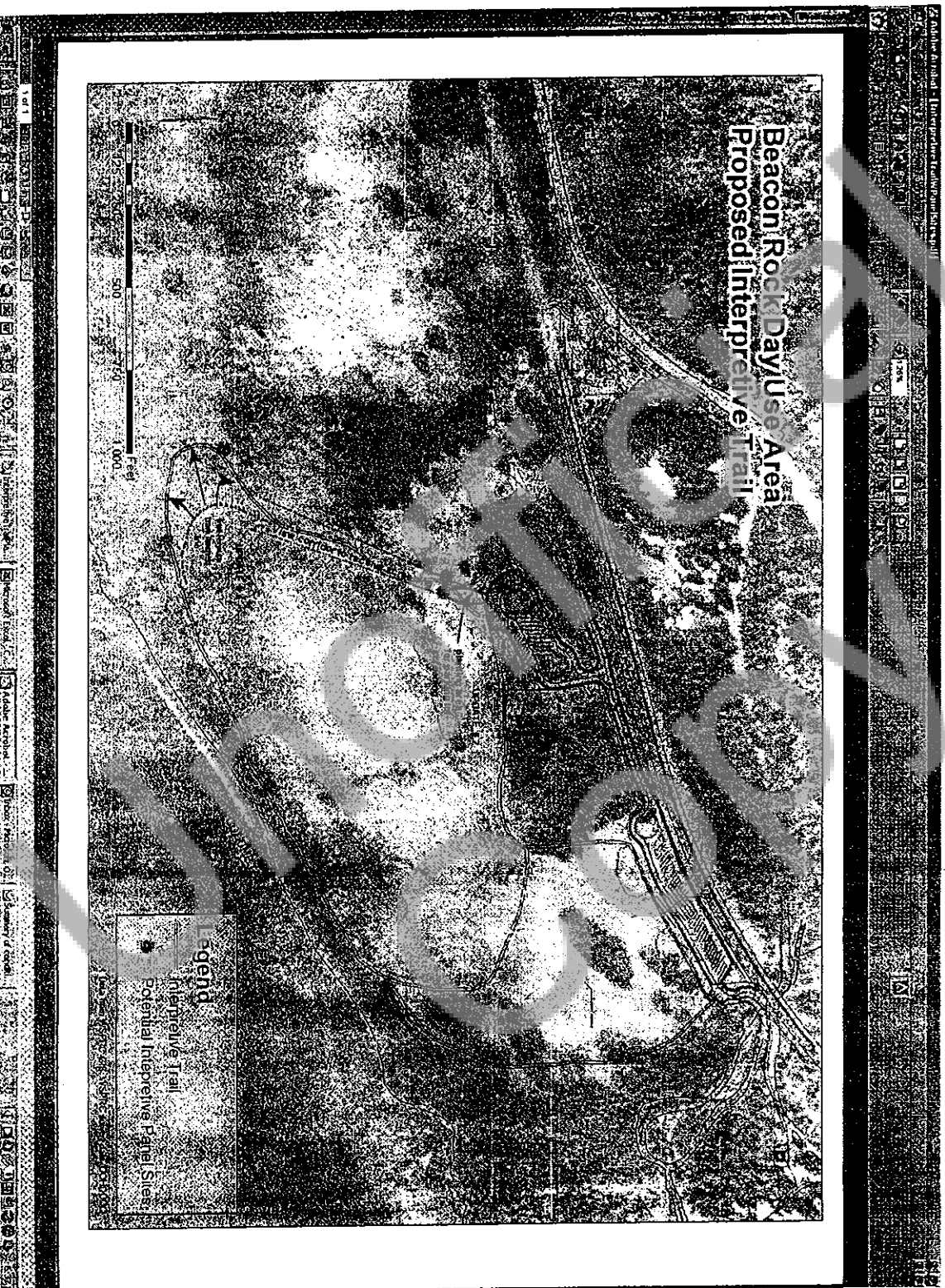
**Attachments:**

"Beacon Rock Site Plan" (not reflecting change in trail)  
"Proposed Interpretive Trail" (Reflecting change in trail location and Southwest Planting area)  
"Northern Planting Plan"  
"Southern Planting Plan"  
"Land Use Designation" Map  
Mitigation Measures Labeled "Attachment 1" referenced in Condition # 17

Unofficial  
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VERMONT COUNTY  
NOV - 5 2004  
DEPT. OF PLANNING  
AND COMMUNITY DEVELOPMENT







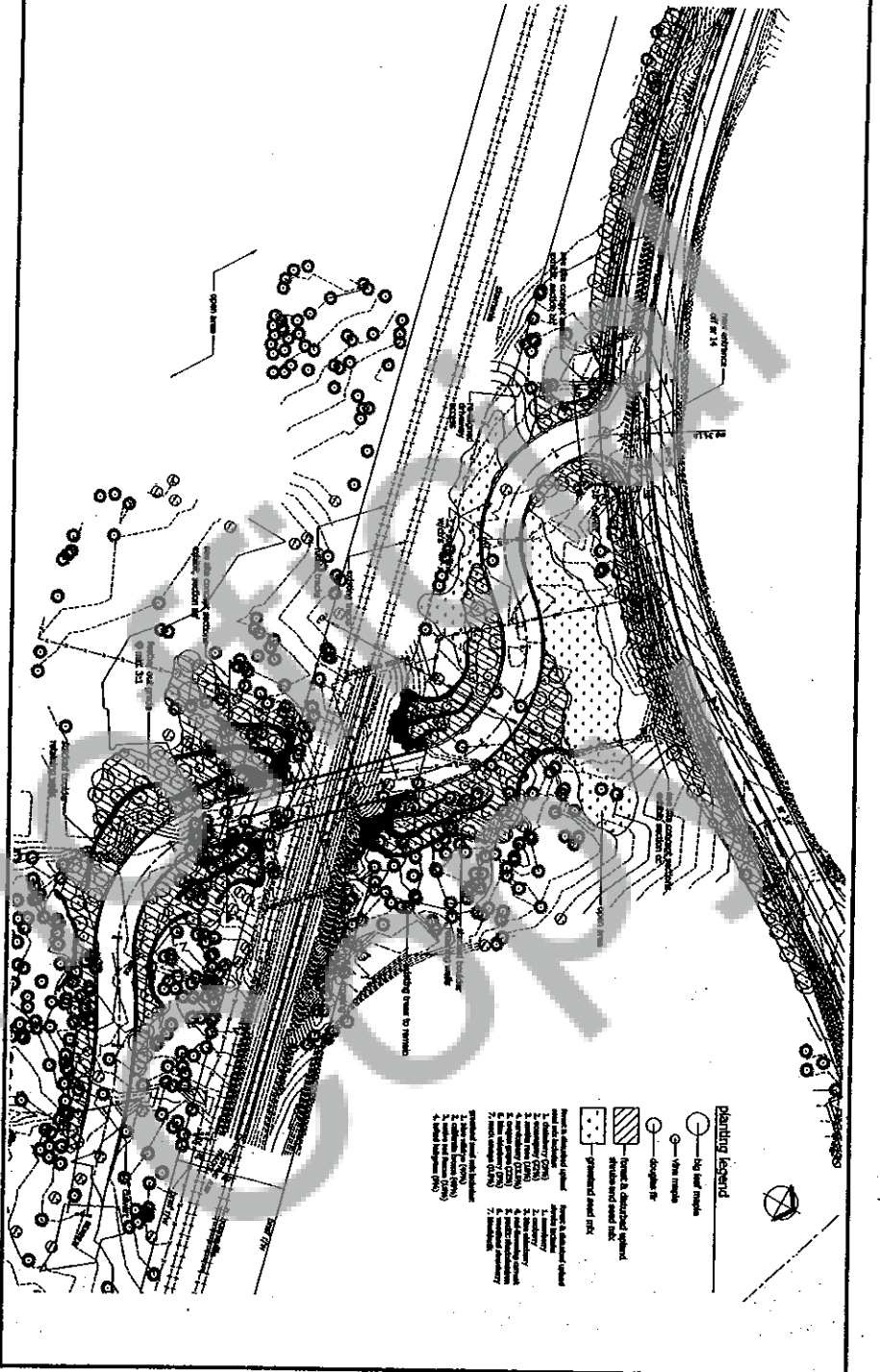




Department of Conservation

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Site Plan  
BEACON ROCK STATE PARK  
DOETSCH PARK DAY USE AREA DEVELOPMENT  
NSA EXHIBIT 3



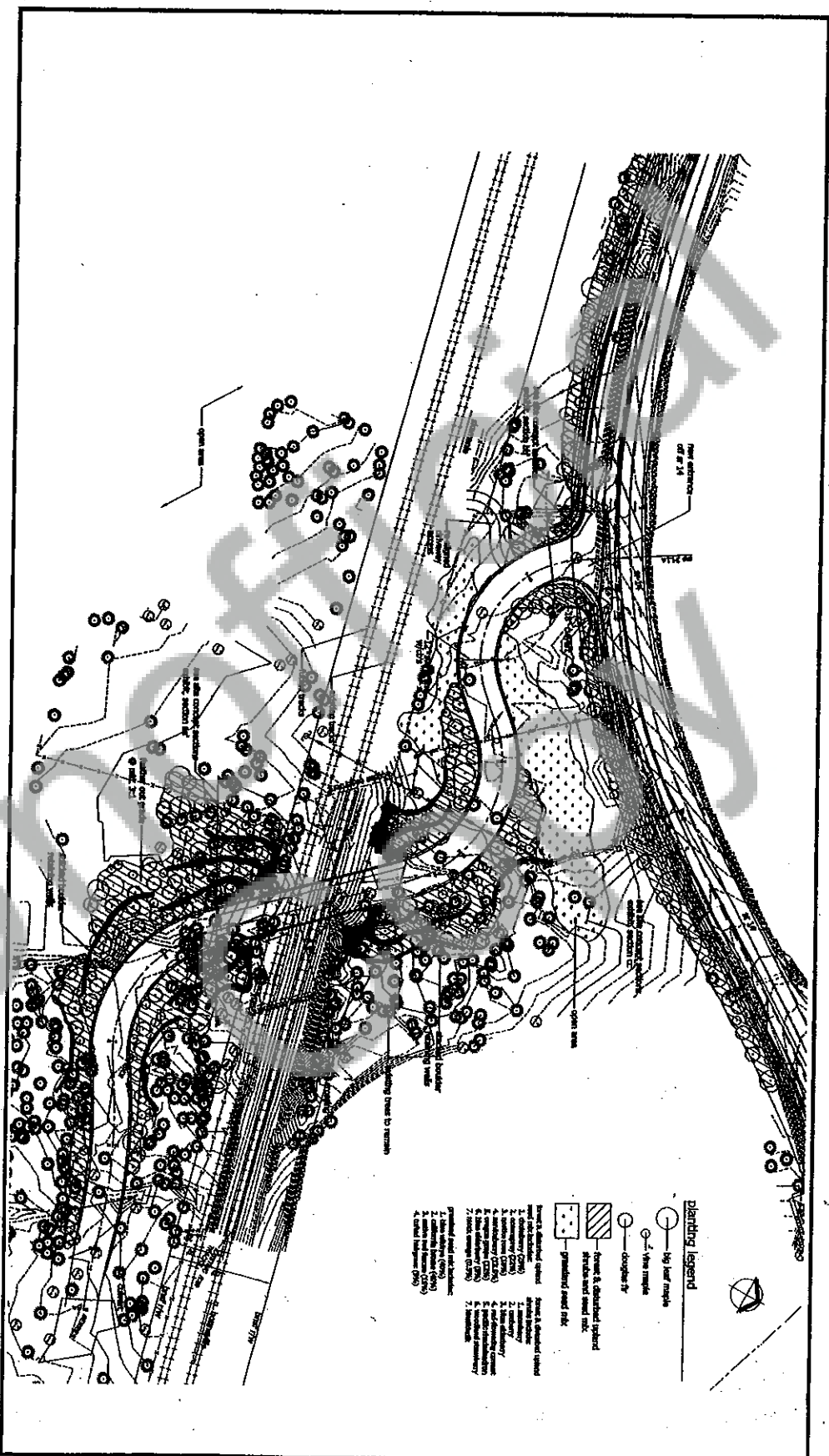
NORTHERN PLANTING PLAN  
BEACON ROCK STATE PARK  
DOERRICH PAVICH DAY USE AREA DEVELOPMENT  
NSA Exhibit 9

**LD**  
Design Group, Inc.

**simpl.**  
a time/space saving

2022 Ave. of the Americas  
New York, NY 10021  
Tel: 212-691-1000  
Fax: 212-691-1001

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NORTHERN PLANTING PLAN  
BEACON ROCK STATE PARK  
DOETSCH RANCH DAY USE AREA DEVELOPMENT  
NSA Exhibit 9

## ATTACHMENT 1

Mitigation measures and required actions during construction per Washington State Parks and Recreation Commission (WSPRC) contract award. The following measures will be specifically and individually contained in the contract award:

1. Best Management Practices – Will be used on site throughout construction period (Western Washington Stormwater Manual, August 2002, WDOE Publication No. 99-12, Volume II – Chapters 1–4);
2. Work Windows - Construction timing in or near the wildlife buffers will be designed around the life cycle of Woodward Creek Steelhead. Steelhead smolts leave the river system in April, May, and June and adults return to spawn January, February, March and April. Construction is planned for summer and fall and will avoid these critical periods;
3. Managing introduction of non-native plant material - Contractors shall do all that is reasonable and practical to prevent entry of non-native plant material clean equipment before it enters the construction site. Effective removal of all debris that may contain plant material, especially any plant seed, prior to arrival to the site. An emphasis shall be placed upon equipment transporting fill (rock and/or topsoil); and
4. Silt fencing - Construction specifications mentioned earlier require use of properly managed silt fencing in any areas where construction activity could be responsible for discharges to, or cause erosion to, Woodward Creek or the Columbia River. Material collected by the silt fencing shall be removed to prevent discharge to the waters of Woodward Creek or the Columbia River. Disposition of this material is subject to supervision by the WSPRC project manager and will be determined based upon its contents.