

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

Doc # 2004155229
Page 1 of 4
Date: 11/16/2004 04:37P
Filed by: MT PLEASANT SCHOOL DISTRICT
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$22.00

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

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-8868

Letter Amendment to Director's Decision NSA-01-15

APPLICANT: Mt. Pleasant School District

FILE NO.: Amendment to NSA-01-15

REFERENCE NO.: Director's Decision for NSA-01-15, recorded in Book 210, Page 127, Auditor's file # 141170, recorded on the 22nd day of MAY 2001.

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 T1N, Range 5E, W.M. and identified as Skamania County Tax Lot #1-5-18-900

LEGAL: See page 4

ZONING: Special Management Area zoned Agriculture

June 4, 2001

Dear Ms. Waring,

The Planning Department issued a final Administrative Decision on May 11, 2001 for the above referenced application. On May 22, 2001 we received a letter from you requesting an amendment to shift the location

of the structures with the addition of tree plantings, and to switch the Glider to the Satellite Climber and the Muscle Man. Although this change (shown on the attached site plan) is fairly minor, an amendment must be completed to approve the change in the site plan as condition #1 and #3 of the original Administrative Decision states:

- 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.
- 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.

Locating the equipment site as it is indicated on the revised May 22, 2001 site plan, with (seven) additional plantings to screen potential views from the west and southwest, would be consistent with the original review and Decision for NSA-01-15. You have indicated that approximately 7 plantings will be installed; 3 trees will extend south-southeast from the existing alders to the building and four trees will be planted to the south of the existing playground equipment area. These plantings will provide adequate blending and screening. The plantings should be installed on 12 foot centers, at least 6 feet tall (not including root wad) and planted in an alternating pattern mimicking that in nature. Also, according to §22.10.030(D)(1)(c), any new plantings should be of a species common to the setting. Therefore, the screening plantings should comply with this provision and should also include at least 3 coniferous trees for winter screening, with at least one of those planted in the set that extends from the existing alders. Additionally, the substitution of the Satellite Climber and the Muscle Man for the Glider equipment, will increase the equipment area, but only slightly and is still consistent with the original review and Decision.

- 1) All developments shall be consistent with the enclosed May 22, 2001 site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 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.~~ shall be located as indicated on the May 22, 2001 site plan with screening plantings. Plantings (at least 7) shall be installed on 12 foot centers, at least 6 feet tall (not including root wad) and planted in an alternating pattern mimicking that in nature. The plantings shall be of a species common to the area and at least 1-2 should be coniferous, with at least one of those planted in the set that extends from the existing alders.

Pursuant to SCC §22.06.080(B), a change or alteration to an approved action, if determined to be minor by the Director, may be "deemed consistent with the provisions of this Title and the findings and conclusions on the original application." I have determined that the proposed request constitutes a minor change, therefore, the original decision shall be amended to shift the location of the structures with the addition of tree plantings, and to switch the Glider to the Satellite Climber and the Muscle Man.

All of the original conditions in the Administrative Decision are still valid and shall be complied with. As a reminder, this letter amendment needs to be recorded at the County Auditor's office as was your

Administrative Decision. Thank you for your patience with this process and if you have any questions, please feel free to give me a call at 509-427-9458.

Sincerely,



Heather O'Donnell
Associate Planner

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 6/25/01. 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 Director's Decision or any amendments thereto.

cc: Skamania County Building Department
Skamania County Assessor's Office
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

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 500 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.



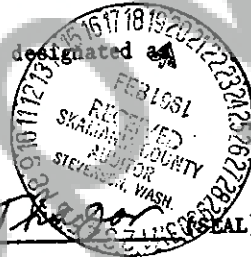
No. 2242
TRANSACTION EXCISE TAX

FEB 20 1961

Amount Paid
Michael O'Donnell
Skamania County Treasurer
SS.

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.

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



Robert J. Salomon
Notary Public in and for the State of Washington, residing at Stevenson therein.