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Page 1 of 8
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of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$39.00

RETURN ADDRESS:

RICHARD LANG
SKAMANIA COUNTY DEPT. OF PUBLIC WORKS
P.O.B. 790
STEVENSON, WASHINGTON 98648

Please Print or Type Information.

Document Title(s) or transactions contained therein:

1. DEPT. OF PLANNING & COMMUNITY DEVELOPMENT'S ADMINISTRATION DECISION
- 2.
- 3.
- 4.

GRANTOR(S) (Last name, first, then first name and initials)

1. SKAMANIA COUNTY DEPT. OF PLANNING & COMMUNITY DEVELOPMENT
 - 2.
 - 3.
 - 4.
- ☐ Additional Names on page ____ of document.

GRANTEE(S) (Last name, first, then first name and initials)

1. SKAMANIA COUNTY DEPT. OF PUBLIC WORKS
 2. JOHNSON, KETH
 3. JOHNSON, TRACY
 - 4.
- ☐ Additional Names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

SE 1/4 OF THE NE 1/4 OF SECTION 10, T. 1 N., R. 5 E., WM., SKAMANIA COUNTY,
WASH.

☐ Additional Names on page ____ of document.

REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Additional Names on page ____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

01-05-10-0-0-0700 AND 01-05-10-0-0-0600

☐ Property Tax Parcel ID is not yet assigned.
☐ Additional Names on page ____ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

Return Address: Skamania County Department of Public Works
P.O. Box 790
Stevenson, WA 98648

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

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 509 427-3907

**Administrative Decision
(Expedited Review Process)**

APPLICANT: Skamania County Department of Public Works

PROPERTY OWNER: Skamania County Department of Public Works/ Keith and Tracy Johnson

FILE NO.: NSA-06-40

PROJECT: A Lot Line Adjustment to add 0.388 acres to lot #0700 from lot #0600, in order to provide reasonable access to a public park and ride (This application is only for the lot line adjustment. An application for the expansion to the existing park and ride has not been submitted at this time).

LOCATION: Between the junctions of Salmon Falls Road and Canyon Creek road and State Route 14, Lot #0600 is located at 82 Salmon Falls Road, Washougal; Section 10 of T1N, Range 5E, W.M. and Skamania County Tax Parcel number 01-05-10-0-0700-00 and 01-05-10-0-0-0600-00.

LEGAL: See attached page 7-8.

ZONING: General Management Area-Residential (R-10).

DECISION: Based upon the record and the Staff Report, the application by Skamania County Department of Public Works, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 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 Division 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:

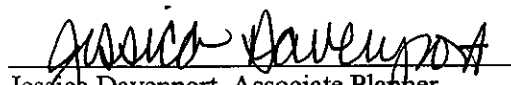
The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions 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.
- 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) If the expansion to the existing Park and Ride is not approved or constructed, then the Lot Line Adjustment approval shall become void in order to ensure that the lot line adjustment will remain consistent with SCC Section 22.08.040(A)(4).
- 4) 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 Administrator and the Gorge Commission within twenty-four (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 twenty-four (24) hours.
 - c) **Survey and Evaluations.** The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP. (See Revised Code of Washington 27.53) It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in Section 22.22.030 of this Chapter.

Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.

- d) **Mitigation Plan.** Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter. Construction activities may recommence when conditions in the mitigation plan have been executed.
- 5) The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.
- a) **Halt of Activities.** All survey, excavation and construction activities shall cease.
 - b) **Notification.** Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.
 - c) **Inspection.** The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/ historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.
 - d) **Jurisdiction.** If the remains are modern, the appropriate law enforcement official shall assume jurisdiction and the cultural resource protection process may conclude.
 - e) **Treatment.** The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/ historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 10th day of October, 2006, at Stevenson, Washington.


Jessica Davenport, Associate Planner
Skamania County Planning and Community Development.

NOTES

Any new residential development, related accessory structures such as garages or workshops, fences, 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.

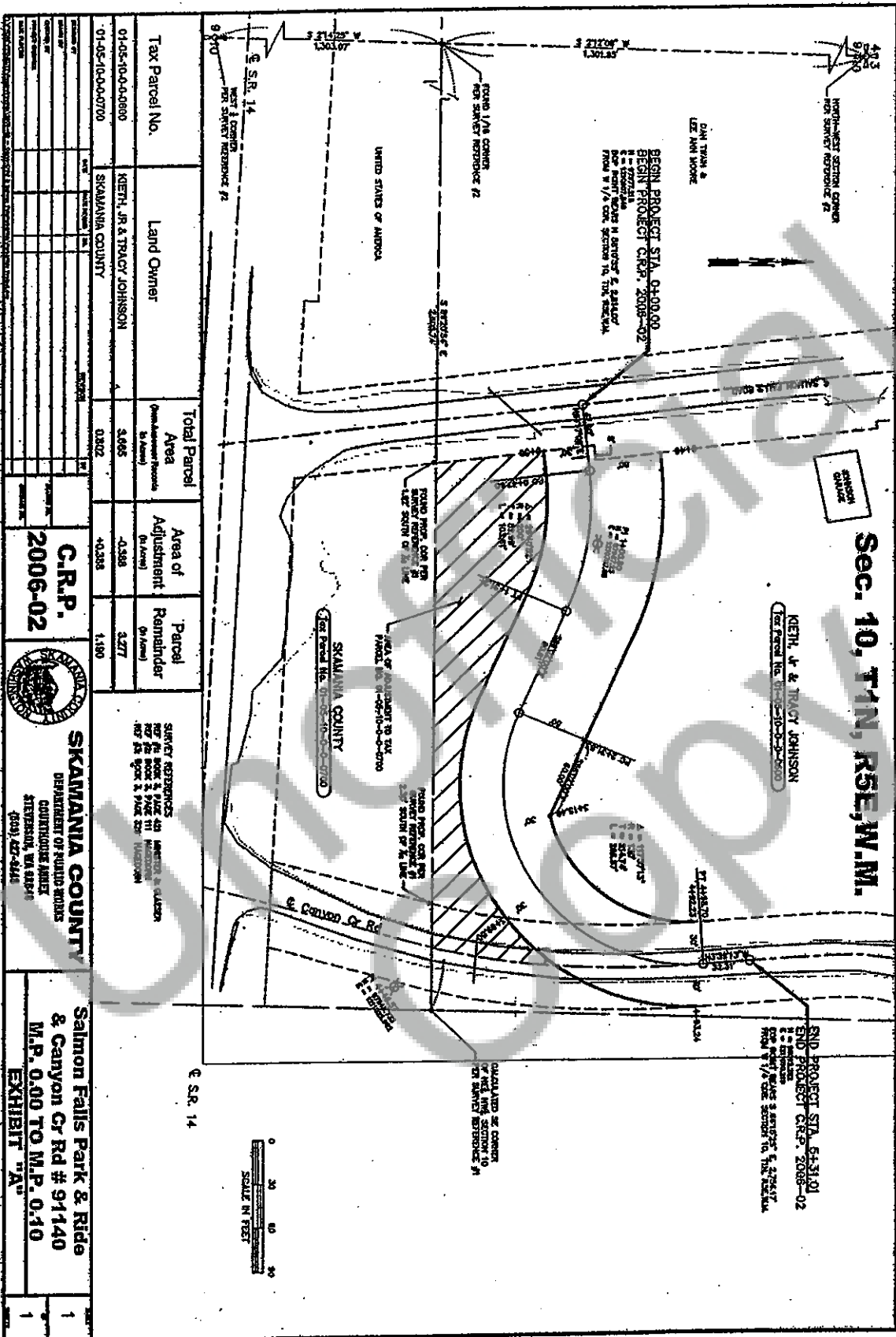
This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of 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 this Decision, including the Staff Report, was sent to the following:

Persons requesting notice of decisions
Landowners within 500 feet of the proposal
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Cowlitz Indian Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
State of Washington Department of Community Trade and Economic Development – Dee Caputo



SKAMANIA

Schedule "A"

Tax Parcel 01-05-10-0-0-0700

All of that parcel described in deed as recorded in Skamania County Auditor's File Volume 132 at Page 331. INCLUDING all lands south of the south right-of-way line of the following described right-of-way for Canyon Creek Road:

A right-of-way for the construction and use for the county road known and designated as Canyon Creek Road, County Road No. 91140, located in the northeast quarter of the northwest quarter (NE¼, NW ¼) of Section 10, Township 1 North, Range 5 East, W.M., in Skamania County, Washington.

Right-of-way Centerline Description

Commencing at the northwest corner of Section 10, Township 1 North, Range 5 East, W.M., thence S 2°12'08" W, a distance of 1,301.85 feet to a ½ inch iron rod as found on the "Maxwell Cadastral Survey" by C. E. Whitten (PLS #12412) of Hagedorn, Inc., and recorded at Skamania County Auditor Bk. 3, Page 111 of Surveys, said point being the north 1/16 corner between Section 9 and said Section 10; thence S 2°14'25" W, a distance of 1,303.07 feet to the west quarter corner of said Section 10; thence N 58°10'55" E, 2,614.00 feet to the initial point of the centerline herein described, said point being Station 0+00.00, and being the "Beginning of Project" for Skamania County C.R.P. #2006-02, and also being Sta. 2+53.63 on the centerline of Salmon Falls Road (Cape Horn Cut-Off), as located by C.R.P. 67-28 at Skamania County Engineer's file no. 2-12.0-AC0.00; thence N 84°17'08" E, 47.06 feet to Station 0+47.60, which is the P.C. of a 200 foot radius curve to the right; thence following said curve through a central angle of 29°40'52", a length of 103.61 feet to P.T. Station 1+51.21; thence S 66°02'00" E, 80.61 feet to Station 2+31.83, which is the P.C. of a 130 foot radius curve to the left; thence following said curve through a central angle of 117°37'13", a length of 266.87 feet to P.T. Station 4+98.70; thence N 3°39'13" W, 32.31 feet to Station 5+31.01, which is the "End of Project" of said C.R.P. #2006-02, and which is the terminus of the alignment herein described; thence N 66°15'25" W, 2,756.17 feet to the northwest corner of said Section 10, which is the Point of Beginning.

Right-of-way Description

Parcel "A"

A strip of land lying to the right and southerly of the above described centerline and left and northerly of a line drawn as follows:

Beginning at a point thirty (30) feet, to the right of centerline Station 0+30.00, said point being on the easterly right-of-way line of said Salmon Falls Road, said point being the True Point of Beginning; thence parallel to the above described centerline to Station 3+69.50, said point being on the westerly right-of-way line of Canyon Creek Road (Old S.R. 140), as located on Duane Johnson Survey by Robert Glaeser (PLS #15024) and recorded at Skamania County Auditor Bk. 3, Page 421 of Surveys; thence continuing parallel to said centerline to Station 4+93.24, said point being on the easterly right-of-way line of said Canyon Creek Road; thence continuing parallel to centerline to Station 5+31.01, which is the terminus of the parcel herein described.

Parcel "B"

A strip of land lying to the left and northerly of the above described centerline and right and southerly of a line drawn as follows:

Beginning at a point five (5) feet left of centerline Station 0+30.00, said point being the True Point of Beginning; thence parallel to the above described centerline to Station 0+40.00; thence to a point fifty (50) feet left of centerline Station 0+40.00; thence parallel to said centerline to Station 2+31.83; thence on a tapered line S 66°02'00" E, a distance of 60.00 feet to a point thirty (30) feet left of centerline Station 3+15.49; thence parallel to said centerline Station 4+92.23, said point being on the westerly right-of-way line of said Canyon Creek Road; thence continuing parallel to centerline to Station 5+31.01, which is the terminus of the parcel herein described.

The adjustment to be conveyed amounting to 0.388 acres, more or less and is shown in cross-hatching on the attached diagrams and labeled "Exhibit A".

The purpose of this deed is to affect a boundary line adjustment between adjoining parcel of land owned by the Grantor and Grantee; it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

JOHNSON

Schedule "A"

Tax Parcel 01-05-10-0-0-0600

All of that parcel described in deed as recorded in Skamania County Auditor's File Volume 132 at Page 331. EXCLUDING all lands south of the south right-of-way line of the following described right-of-way for Canyon Creek Road:

A right-of-way for the construction and use for the county road known and designated as Canyon Creek Road, County Road No. 91140, located in the northeast quarter of the northwest quarter (NE $\frac{1}{4}$, NW $\frac{1}{4}$) of Section 10, Township 1 North, Range 5 East, W.M., in Skamania County, Washington.

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