

WHEN RECORDED RETURN TO:

HARVEY D. ERICKSON  
3651 SKYE RD.  
WASHOUGAL, WA 98671

<b>DOCUMENT TITLE(S)</b> CONDITIONAL Use Application
<b>REFERENCE NUMBER(S)</b> of Documents assigned or released: N/A
<input type="checkbox"/> Additional numbers on page ____ of document.
<b>GRANTOR(S):</b> HARVEY ERICKSON
<input type="checkbox"/> Additional names on page ____ of document.
<b>GRANTEE(S):</b> SKAMANIA COUNTY
<input type="checkbox"/> Additional names on page ____ of document.
<b>LEGAL DESCRIPTION</b> (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter): Section 17, T2N, R5E
<input type="checkbox"/> Complete legal on page 10 of document.
<b>TAX PARCEL NUMBER(S):</b> 02-05-27-0-0-1100-00
<input type="checkbox"/> Additional parcel numbers on page ____ of document.
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.



**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

**BEFORE THE SKAMANIA COUNTY BOARD OF ADJUSTMENT**  
**STEVENSON, WASHINGTON**

Harvey Erickson

) FINAL ORDER  
) APPROVING A  
) CONDITIONAL USE PERMIT  
) APPLICATION NO. CU-06-02

Notice is hereby given under SEPA, RCW 42.21C.080, that Skamania County Board of Adjustment took the action described below on April 19, 2007. An Environmental Checklist dated February 13, 2006 was reviewed and a Final Impact Statement dated March 14, 2007 was issued in compliance with SEPA.

The above stated SEPA determination is reviewable by the Board of County Commissioners for procedural errors under SEPA and to determine whether the EIS was written correctly. Review of the action by the Board of County Commissioners must be commenced within 10 days of the date of this permit.

**ACTION:** Approval of an application to operate a 13-½ acre Rock Pit Located at approximately 13061 Washougal River Road Washougal, Washington 98671 is approved with the following conditions. Tax Lot No. 02-05-27-0-0-1100-00.

1. Limit rock removal to 20,000 tons of rock annually with an annually growth rate of 3.5%
2. Site Perimeter: The permit boundary shall be marked with steel fence posts painted red and flagged every 50 feet to mark the permit boundary.
3. Mining shall follow all DNR mining requirements.
4. Dust suppression techniques are a requirement in order to prevent dust from entering nearby and adjacent residentially used properties at all times until the project is complete. If the dust-suppression technique is the use of water, requirements to ensure that the watering does not cause erosion and offsite discharge of sediment-laden water needs to be followed. Information about dust suppression techniques can be found in Department of Ecology Publication #96-433 "Techniques for Dust Prevention and Suppression." Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action by the State of Washington.
5. No rock crushing other than guillotine splitter. No blasting.

6. Must have a WSDOE Sand and Gravel General Discharge Permit, including a Storm Water Pollution Prevention Plan
7.
  - a) Limit tree removal throughout the site
  - b) Retain all trees in NW corner of property and no mining in NW corner, see new mining site plan
  - c) Provide 50' buffer around pond/wetland
  - d) Restoration will be with coniferous trees and to a talus slope area
8. Truck trips shall be limited to 10 round trip truck trips/day with a 3.5% annual expansion.
9. All equipment in good working order with appropriate muffler systems.
10. Hours of operation shall be limited to mining only during daylight hours between 7:30 AM and 5:00 PM weekdays and 7:30 to noon on Saturdays.
11. The approach to the County road shall be:
  - a) Paved apron onto County road, paved back 50' in length with minimum of 4" of Asphalt. Width = 24' at Washougal River Road and 20' width 50' back from the centerline of the road ditch. A 50' radius, 4-foot mainline offset and 25 foot taper length will be provided to accommodate right turning trucks and combinations. The other side, left turn out, would have a 30-foot radius to accommodate passenger vehicles.
  - b) Install a stop sign for truck traffic entering Washougal River Road.
  - c) No truck traffic shall be allowed on Tote Road, either ingress or egress.
  - d) Realign intersection to provide an approach angle of 90 degrees to Washougal River Road.
  - e) Construct the private drive approach to meet a maximum of 6% grade for 50 feet from the centerline of the Washougal River Roadside ditch.
  - f) Provide appropriate radius returns, offset and tapers so right-turning trucks will remain in their lane and not encroach into oncoming lane
  - g) Install a "Truck Crossing" sign (MUTCD W8-6) for southbound traffic on Washougal River Road per County recommendations.
  - h) Complete the appropriate paper work with the Department of Public Works to obtain an Approach Permit for this new intersection.

12. The site shall be reclaimed as follows:

- a) All debris will be removed from the mine site. All sheds, scale houses and other structures will be removed from the site when they are no longer in use. Any remaining stockpiles of waste rock will be formed into mounds on the mine floor. The mine floor and processing area will be ripped and graded in sinuous lines with some depressions to provide for areas of deeper topsoil. Final reclamation will include the distribution of topsoil on the final mine floor. Re-vegetation will start during the first proper growing season following restoration of the slopes. The required pioneer species of trees and shrubs are red alder; Douglas fir, vine maple, beaked hazelnut, elderberry, common snowberry, and thimbleberry will be planted at 900 stems/acre.
- b) The operations shall occur in phases with no more than two years of vegetation stripped in advance of mining. Each area shall be contemporaneously reclaimed as mixed deciduous and coniferous forestland.
- c) Installation of temporary erosion-control seed mix in areas with erosion. A recommended seed mix shall contain 40% annual blue grass, 50% perennial rye, 5% colonial grass and 5% white Dutch clover. This mix shall be applied at a rate of 120 pounds per acre.
- d) Onsite topsoil shall be distributed over the area disturbed by mining and reclaimed to become a mixed coniferous and deciduous forest.
- e) Large woody debris will be installed at an approximate rate of 6 logs or snags per acre to provide wildlife habitat.
- f) Excavations in locations where bedding of the native material is sloping are recommended to be terraced with equal rise and run (1 to 1 slope) so as to intercept individual particles that may slough off the exposed face. Alternatively, the face may be finished continuously and sloped to 1.5 to 1 for slope stability.
- g) Excavations where bedding is limited to horizontal and/or vertical may be finished vertical with a berm constructed at the base of the exposed face to contain particles that may slough off due to weathering or other disturbance. The berm is recommended to be constructed a minimum of 15 feet from the base and four feet in height.

- h) All large rocks more than one foot caliper and rounded in shape have potential of rolling down a slope and gaining a large amount of momentum that could cause damage or injury shall be relocated to a stable location well back from the beginning of slope or moved to roll down the slope to stability under controlled conditions.
- 13. A condition of approval shall require that a note be placed upon any future land divisions of Mr. Erickson's 105 acre property stating that this property is in a resource production area, including surface mining. Such parcels are therefore subject to noise, dust, smoke, and odors resulting from harvesting, planting, fertilization, and pest control associated with usual and normal resource management practices, including surface mining, and as such normal, forestry mineral extraction and farm practices, when performed in accordance with state and federal law, shall not be subject to legal action as public nuisances.
- 14. The Final Order of the Board of Adjustment shall be recorded, by the applicant, with the deed records of the County Auditor's Office prior to commencement of the mining operation and the issuance of the SM-6 form by County.

The action by the Board of Adjustment shall be final and conclusive, unless within the timeframe provided in RCW 36.70C, the applicant or an adverse party makes application to a court of competent jurisdiction for judicial review of this land use decision.

DATED THIS 1st day of May, 2007, at Stevenson, Washington.

SKAMANIA COUNTY BOARD OF ADJUSTMENT

Mark J. Mazeski  
Mark J. Mazeski, Secretary to the Board

Exhibit A  
Description for Parcel 1

A parcel of land situated within the  $W\frac{1}{2}NE\frac{1}{4}$  and  $W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$  of Section 27, T2N, R5E, W.M., in the County of Skamania, State of Washington and described more particularly as follows:

Beginning at the North  $\frac{1}{4}$  corner of said Section 27 (from which a brass cap for a witness corner bears N 89°05'15" W, 147.35 feet), thence along the quarter section line S 01°23'12" W, 1173.99 feet to the Southwest corner of this parcel; thence S 88°18'31" E, 1288.41 feet to the centerline of a private road; thence Northeasterly along said centerline, the chord of which bears N 46°21'20" E, 314.16 feet to an intersection with the centerline of TOTE ROAD; thence N 12°00'13" E, 657.51 feet to the South line of a strip of land 300 feet in width deeded to the Bonneville Power Administration; thence along said South line, S 89°08'09" E, 341.47 feet to the East line of said  $W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$ ; thence along said East line, N 01°11'26" E, 325.54 feet to the North line of said Section 27; thence N 89°05'15" W, 1971.95 feet to the point of beginning; EXCEPTING THEREFROM said BPA parcel; SUBJECT TO the rights of the Public in the use of TOTE ROAD; ALSO TOGETHER WITH AND SUBJECT TO an easement of 60 feet in width for ingress and egress over and across said  $W\frac{1}{2}NE\frac{1}{4}$ ,  $W\frac{1}{2}E\frac{1}{2}NE\frac{1}{4}$  AND  $N\frac{1}{2}SE\frac{1}{4}$  to an intersection with WASHOUGAL RIVER ROAD.

Containing 30.18 acres plus a detached strip of 1.19 acres, by calculation.

WJW ✓  
27 December 2006  
Terry N. Trantow, PLS

2494A.lot1.des