

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

Doc # 2007167605
Page 1 of 10
Date: 09/06/2007 09:15A
Filed by: SKAMANIA COUNTY DEPT OF PW
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$49.00

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

APPLICANT: Skamania County Department of Public Works

PROPERTY OWNER: Skamania County Department of Public Works

FILE NO.: NSA-06-52

PROJECT: To realign approximately 500' of Canyon Creek Road, and the expansion and relocation of an existing park and ride area into a 28 stall Park & Ride facility including the construction of a picnic shelter (16'W x 24'L x 11'H), vault toilet (95 square feet) and a bus shelter (6'W x 8'L x 8'H).

LOCATION: Located between the junctions of Salmon Falls Road and Canyon Creek Road and State Route 14, Washougal; Section 10 of Township 1 North, Range 5 East, W.M. and identified as Skamania County Tax Lot #01-05-10-0-0-0700-00.

LEGAL: See attached page 10.

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 §22.06.120(C)(2).**

- 1) As per SCC §22.06.120(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) A variance has been granted from the 100-foot setback from the edge of State Route 14 pavement. The approved setback is 45-feet from the edge of pavement.
- 4) All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side yard:** 5 feet. **Rear yard:** 15 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.
- 5) The support structures for signs shall be wood, or if metal, shall be painted a dark earth-tone color with a non-reflective finish.
- 6) The backs of all signs shall be painted a dark earth-tone color with a non-reflective finish.
- 7) The spotlighting of signs shall be allowed where need for high visibility, however, backlighting of signs is not permitted.
- 8) Signs with intermittent or flashing lights shall only be allowed if necessary for public safety, traffic control, or road construction, and must be consistent with the Manual for Uniform Traffic Control Devices.

- 9) Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.
- 10) Planted vegetation shall be maintained to ensure survival.
- 11) The applicant shall plant the vegetation consistent with the site plan and narrative and will be required to retain the new trees in order to provide screening from KVAs and maintain visual subordination.
- 12) The screening trees in the southwest corner (near the intersection of Salmon Falls Road and State Route 14) shall be at least 6 feet in height (not including root ball) at the time of planting, the deciduous trees shall be 3-5' in height (not including root ball) at the time of planting. The trees shall be planted on 10-foot centers in a staggered pattern as listed in the recommended plants for screening guide. At least ten fir and deciduous trees shall be planted to the above specification in the southwest corner so as to screen the development from State Route 14. (See also condition number 30).
- 13) The proposed structures shall be dark earth tone in color. The picnic and bus shelters shall be Evergreen and/or Tudor Brown, and the vault toilet shall be Java Brown. If the applicant chooses to go with an alternative color, a color sample shall be submitted to the Planning Department for approval prior to the issuance of a building permit.
- 14) The structure shall be composed of nonreflective materials or materials with low reflectivity.
- 15) All exterior lighting shall be hooded and shielded at a 90-degree angle. Hoods/ shields shall be made of nonreflective, opaque material, which does not allow light to pass through.
- 16) The roofline of the proposed vault toilet building shall remain below 16' as measured from the slab foundation to the roof peak and the bus shelter and picnic shall not exceed this height either.
- 17) Except as necessary for construction of access roads, building pads, parking areas, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained.
- 18) At least half (1/2) of any trees planted for screening purposes shall be species native to the setting. Such species include Douglas fir, grand fir, western red cedar, western hemlock, big leaf maple, vine maple, red alder, ponderosa pine, Oregon white oak and various native willows (for riparian areas).
- 19) At least half (1/2) of any trees planted for screening purposes shall be coniferous to provide winter screening.
- 20) The applicant shall retain the natural vegetation to the greatest extent practicable. The rehabilitation of the riparian area shall be consistent with the "Salmon Falls Park and Ride Riparian Rehabilitation and Habitat Mitigation Plan" dated February 7, 2007 and the agreement reached with

Bill Weiler, WDFW Habitat Biologist, as reflected in the email submitted by Mr. Weiler on February 22, 2007.

- 21) Rehabilitation and enhancement efforts shall be completed no later than ninety (90) days after the aquatic area or buffer zone has been altered or destroyed, or as soon thereafter as is practicable.
- 22) The unnamed Class V creek has a 50-foot buffer from the Ordinary High Water Mark. This buffer shall be adhered to except as need for the culvert replacement and the construction of the road realignment and decommissioning of the existing road crossing the creek.
- 23) A survival rate of 80% of the conifers shall be achieved for the conifers 3 years after planting. A survival rate of 75% of the remaining vegetation shall be achieved 3 years after planting. The applicant shall submit annual reports to the Planning Department, for three years after planting, to monitor the survival rate of the planted vegetation and listing any corrective actions taken to ensure the survival rate is met.
- 24) The following mitigation measures shall be met:
During Construction:
 - A stormwater basin will be constructed to allow capture and metered release of stormwater produced by the new impervious surfaces of the Park and Ride facility. The stormwater basin walls will have a shallow slope that does not create an animal-drowning hazard.
 - Pervious concrete technology will be used in a portion of the Park and Ride facility to reduce the area of impervious surface.**After Construction:**
 - Topsoil will be added to mineral soils to accelerate plant growth.
 - Native trees and shrubs will be planted as landscaping and wildlife habitat throughout the project area in fill slopes, in the stormwater basin area, and along edges and within islands of the parking area including a minimum of 65 conifer trees, 30 deciduous trees, and 50 low growing shrubs and groundcovers.
 - All fill and slopes will be hydro-seeded, upon completion of construction, with a certified low growing, native seed mix.
 - Snags will be created within the project area meeting the following specifications: A minimum of 8 snags will be created within the project area; a minimum of two species will be used for the wood source; snags will have a minimum height above ground surface of 15 feet. Taller snags are preferable if their location poses no threat to public safety; snags will have a minimum in-place diameter at breast height (DBH) of 16 inches; wood with natural deformities will be used where it provides enhanced wildlife benefit and subsequently has reduced timber value.
 - Non-native invasive plants, including ivy and blackberry, will be removed from the project area and will be controlled for a minimum of three years.
 - Skamania County Department of Public Works will utilize all harvested trees (especially the root mass) from the site over 12" dbh in various riparian habitat projects in Skamania County. The trunks and root masses will be temporarily placed in a Skamania County Public Works tree restoration collection site. The Skamania County Department of Public Works in association with the Underwood Conservation District will determine where these trees and other trees collected on the site are used.


- The Skamania County Department of Public Works will endeavor to procure a conservation (no timber harvest) easement on either the property directly north of the proposed Park and Ride facility or the property owned by the Columbia Land Trust located due west of the proposed Park and Ride Facility.
- 25) The applicant/owner shall sign and record with the Skamania County Auditor's office a declaration stating that the applicant/owner is aware that surrounding landowners, agents and operators are entitled to carry on accepted forest or farm practices on resource lands.
 - 26) Signage shall be limited to that necessary to provide relevant recreation or facility information, interpretive information, vehicular and pedestrian direction and for safety purposes.
 - 27) Exterior lighting shall be shielded, designed and sited in a manner that prevents such lighting from projecting offsite or being highly visible from key viewing areas, and meets condition number 15.
 - 28) A 10% variance to the amount of parking spaces shall be allowed. Twenty-eight parking spots are approved with this application.
 - 29) The landscape buffers around the perimeter of the parking areas shall be twenty (20) feet.
 - 30) Thirty-six (36) of the new trees to be planted shall be 6 feet in height from the top of root ball to meet the parking area landscape perimeter requirements. At least nine trees, or 25%, of these shall be coniferous.
 - 31) Grading or soil compaction within the "drip line" of existing mature trees shall be avoided to the maximum extent practicable, to reduce risk of root damage and associated tree mortality.
 - 32) Project applications shall use measures and equipment necessary for the proper maintenance and survival of all vegetation used to meet landscape standards and shall be responsible for such maintenance and survival.
 - 33) A variance to the 50 foot setback of parking areas from the property boundaries shall be reduced to a 30 foot setback.
 - 34) The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Planning Department. The applicant is to coordinate all inspections with the Building Division. A final inspection approval will not be issued until compliance with all conditions of approval; including visual subordination criteria have been verified.
 - 35) The Planning Department will conduct at least two site visits during construction, one to verify the location of the structures as stated by the Administrative Decision and a second to be conducted after all foundation excavation has been completed including framing footers, but prior to pouring the foundation. A site visit for Final Inspection shall also be conducted. 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 Division at 509-427-3920.

- 36) 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.
- 37) 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.

- 38) If cooking facilities are proposed in the future, they must comply with the National Scenic Area regulations and a new application must be submitted for review.

Dated and Signed this 27th day of March, 2007, 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 §22.06.150(A), 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

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
Cowlitz Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
State of Washington Department of Community Trade and Economic Development – Dee Caputo
Department of Fish and Wildlife

5/2 OF THE NW 1/4

1

SITE ADJUSTERS:

- * 28 PARKING STALLS
- ** 2 ADA STALLS
- * VAULT TUBET
- * BUS SHELTER
- * PICNIC SHELTER
- * SECURITY LIGHTING
- * EMERGENCY PHONE
- * LANDSCAPING
- ** 27 DECOROUS TREES
- ** 80 CONIFERS
- ** 26 NATIVE BUSHES

— ¼ SECTION LINE

Patrick J. &
Mary Ann Boyle

PHARMACOKINETICS OF A NEW

LEGEND

+	= PROPOSED LUMINAIRE
○	= DECIDUOUS TREE
★	= CONIFER
○	= SHRUB

PROXY-NS-0314-000

1000

Reduced

[illegible]

20	4	7
SALMON FALLS PARK & RIDE		
CANYON CREEK ROAD		
M.P. 0.00 - 0.10		
PROPOSED SITE PLAN		

SKAMANIA COUNTY
DEPARTMENT OF PUBLIC WORKS
COURTHOUSE ANNEX
STEVENSON, WA 98648
(509) 427-3443



C.R.P.
2006-02

STATION #	DATE	DATE RECEIVED	FILE	BY
STATION 17	XXX 01/01/2002			
STATION 17	XXX 01/01/2002			
STATION 17	XXX 01/01/2002			
STATION 17	XXX 01/01/2002			
STATION 17	XXX 01/01/2002			

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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 (NE $\frac{1}{4}$, NW $\frac{1}{4}$) 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 $\frac{1}{2}$ 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 $\frac{1}{16}$ 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, 47.66 feet to Station 0+47.66, 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.