

Return Address: Friends of the Columbia Gorge Land Trust  
Attn: Kate McBride  
205 Oak Ave. Ste 17  
Hood River, OR 97031

## 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 Administrative Decision NSA-07-56-L1

**APPLICANT/PROPERTY OWNER:** Friends of the Columbia Gorge Land Trust

**FILE NO.:** Amendment to NSA-07-45

**LEGAL:** Lot 4 R-J Land Development, Book 3 Page 5.

**REFERENCE NO.:** Administrative Decision recorded on June 9, 2008, Auditor's File Number 2008170124~~6~~, at the Skamania County Auditor's Office.

**PROJECT:** The demolition of the existing buildings, grading/filling including the filling in of an existing cement catchment basement with dirt and rock. Landscaping including the planting of new native trees.

**LOCATION:** Located at 281 Rim Drive, Washougal; Section 9 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-09-0-0-0811-00.

**ZONING:** General Management Area – Small Scale Agriculture (Ag-2) and Open Space (OS)

August 11, 2008

Dear Ms. McBride,

The Planning Department issued an Administrative Decision on October 9, 2007, for the above referenced application. On August 6, 2008 we received a request from you for an amendment to modify the Administrative Decision to allow for the removal of the cement catchment basin that was originally proposed and approve to be filled in. You have requested to remove this cement catchment basin as it has been discovered it would not be safe as left in place and filled dirt and rock. You have submitted a new grading plan that was prepared by Tenneson Engineering Corp. and a memorandum from GEO Design, Inc. The memorandum discusses the potential for debris release hazard along State Route (SR) 14 during the

Amendment NSA-07-56 (Friends of the Columbia Gorge)  
Page 2

removal of the cement catchment basin and recommends the applicant work with WSDOT in preparing a traffic control plan during removal.

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." The proposed request constitutes a minor change; therefore, the original decision shall be amended as stated below.


Therefore, condition # 8 shall be added:

- 3) The applicant shall develop a traffic control plan and work with WSDOT in order to obtain the necessary permits from WSDOT in order to mitigate the debris release hazard of removing the cement catchment basin.

The grading plan (see attached page 5) to this Letter Amendment shall replace the original grading plan to your original Administrative Decision of October 9, 2007. The amendment is hereby approved.

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 well as your first Letter Amendment prior.** If you have any questions, please give me a call at 509-427-3900.

Sincerely,

  
Jessica Davenport  
Associate Planner

### 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 may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Hearing Examiner, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Department Office.

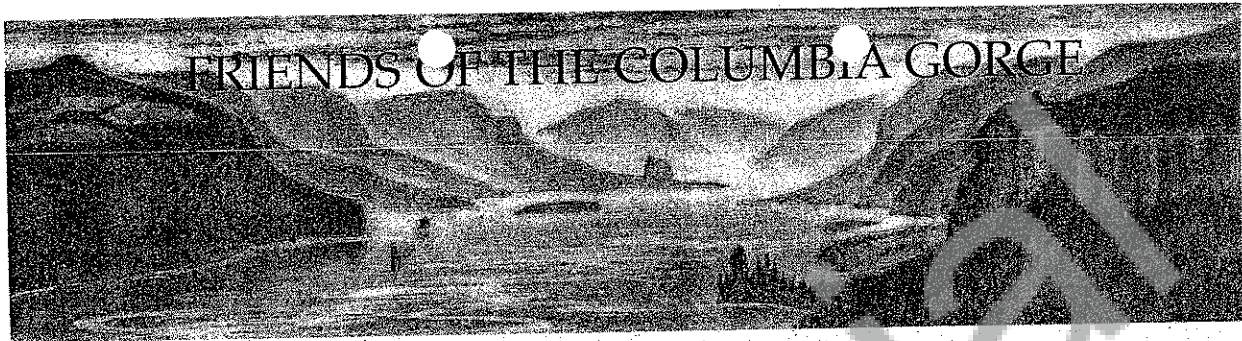
### WARNING

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.

Amendment NSA-07-56 (Friends of the Columbia Gorge)  
Page 3

Cc: Skamania County Building Division  
Skamania County Health Dept.  
Persons w/in 500 feet  
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  
Friends of the Columbia Gorge  
Columbia Gorge United  
Department of Archaeology and Historic Preservation  
CTED - Valerie Grigg Devis

Attached: Letter request for Amendment  
Amended Grading Plan  
Memorandum from GEO Design, Inc.  
Vicinity Map



August 5, 2008

Skamania County Planning Department  
PO Box 790  
Stevenson, Washington 98648

RECEIVED  
SKAMANIA COUNTY

AUG - 6 2008

DEPT OF PLANNING AND  
COMMUNITY DEVELOPMENT

Re: File Number NSA-07-56

Property Location: 281 Rim Drive, Washougal, WA; Section 9 of T1N, Range 5N, W. M. and identified as Skamania County Tax Lot# 01-05-09-0-0-0811-00.

Greetings Planners,

This letter is a request to amend our application NSA-07-56. Please see the attached revised grading plan from Tenneson Engineering.

Upon pre-purchase inspection of the property by the United States Forest Service, it was discovered that the cement catchment basin would not be safe as left in place and filled with dirt and rock. Geodesign Inc. and Tenneson Engineering were hired to do additional calculations for grading of the area surrounding the basin and removal of the downhill side of the basin.

Please amend our application as indicated on the attached grading plan.

Sincerely,

Kate McBride

Land Trust Manager  
Friends of the Columbia Gorge Land Trust

Enclosures:  
Grading Plan  
Check-\$50 to Skamania County Treasurer

receipt # 005397







## Memorandum

Page 1 of 2

To:	Kate McBride	From:	Daniel J. Trisler, P.E. Steve Palmer, C.E.G.
Company:	Friends of the Columbia River Gorge Land Trust	Date:	August 5, 2008
Address:	205 Oak Street, Suite 17 Hood River, OR 97031		
cc:	Ben Beseda, Tenneson Engineering Corporation (via email only)		
GDI Project:	FriendsCG-1-01		
RE:	Rim Drive Property Grading Plan Review and Mitigation of Debris Release Hazard		

## GRADING PLAN REVIEW

GeoDesign, Inc. has prepared this memorandum to document our review of the preliminary *Grading Plan* for the Rim Drive property (dated July 28, 2008) by Tenneson Engineering Corporation. The plan details the work tasks required for demolition of existing structures on the site, including the residence, garage, and concrete "spring water basin" (herein referred to as the "pond") and restoration of the slopes and land surface to a more natural gradient. Based on our review, the plan appears to have been prepared in general conformance with the intents of the recommendations presented in our prior geotechnical evaluation report<sup>1</sup> and with our subsequent more detailed recommendations transmitted via telephone and email to Mr. Ben Beseda at Tenneson Engineering.

## DEBRIS RELEASE HAZARD

Our prior report discusses the potential for inadvertent and uncontrolled release of debris during deconstruction of structures immediately adjacent to the steep slope on the eastern side of the property. In particular, this potential involves the release of debris during the demolition of the concrete pond and grading activities in this area. There is a potential for such material to travel down the steep eastern slope and present a hazard to rockfall catchment structures and traffic along State Route (SR) 14. Our observation of topography within the site vicinity indicates that released debris would follow the general path of the drainage below the concrete pond. This drainage crosses the highway at approximately milepost 22 and can be identified by the rock catchment netting placed across it. Because of variables that include vegetative cover and the long downslope distance between the Rim Drive property and the highway, it is impossible to quantify the potential for released debris reaching the roadway.

<sup>1</sup> GeoDesign, 2008. *Report of Preliminary Geotechnical Evaluation, Rim Drive Property, Washougal, Washington*, dated April 14, 2008. GeoDesign project: FriendsCG-1-01.



## Memorandum

Page 2 of 2

In order to reduce the potential hazard, particularly the hazard to traffic along SR 14, extreme care will be required during demolition and grading activities in controlling the movement and removal of the deconstruction debris and graded soil and rock. We recommend that a traffic control plan be developed by the contractor that would allow for immediate temporary closure of SR 14 within a corridor where released debris could potentially reach the highway.

Several options for traffic control have been preliminarily discussed with Washington State Department of Transportation (WSDOT) personnel. The traffic control plan will require communication between an observer stationed at the construction site and flaggers placed on either side of the closure corridor. Temporary prohibition of vehicles stopping or parking within the closure corridor would be also necessary. Traffic in both directions could be stopped for limited periods, during which construction activities with the potential to release debris could be undertaken, and then reopened when this work was completed. Alternatively, the observer stationed at the site could notify the flaggers of any release of debris so that they could immediately close the highway. The construction contractor will be responsible for developing the details of a traffic control plan and obtaining the necessary permits from WSDOT.

An alternative approach to mitigating the debris release hazard would be to construct a temporary catchment netting or fence immediately below the construction site. We are concerned that construction of this temporary catchment structure may itself result in uncontrolled release of soil or rock that could impact the highway. Also, construction of this structure on the steep eastern slope would be extremely difficult. For these reasons we have recommended traffic control as the preferred approach to mitigating the debris release hazard.

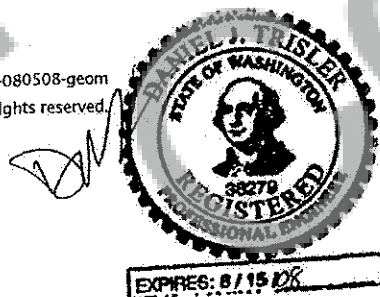
We are available to answer any questions that you or others may have about our findings and recommendations.

SPP:DJT:GPS:sms

Four copies submitted

Document ID: FriendsCG-1-01-080508-geom

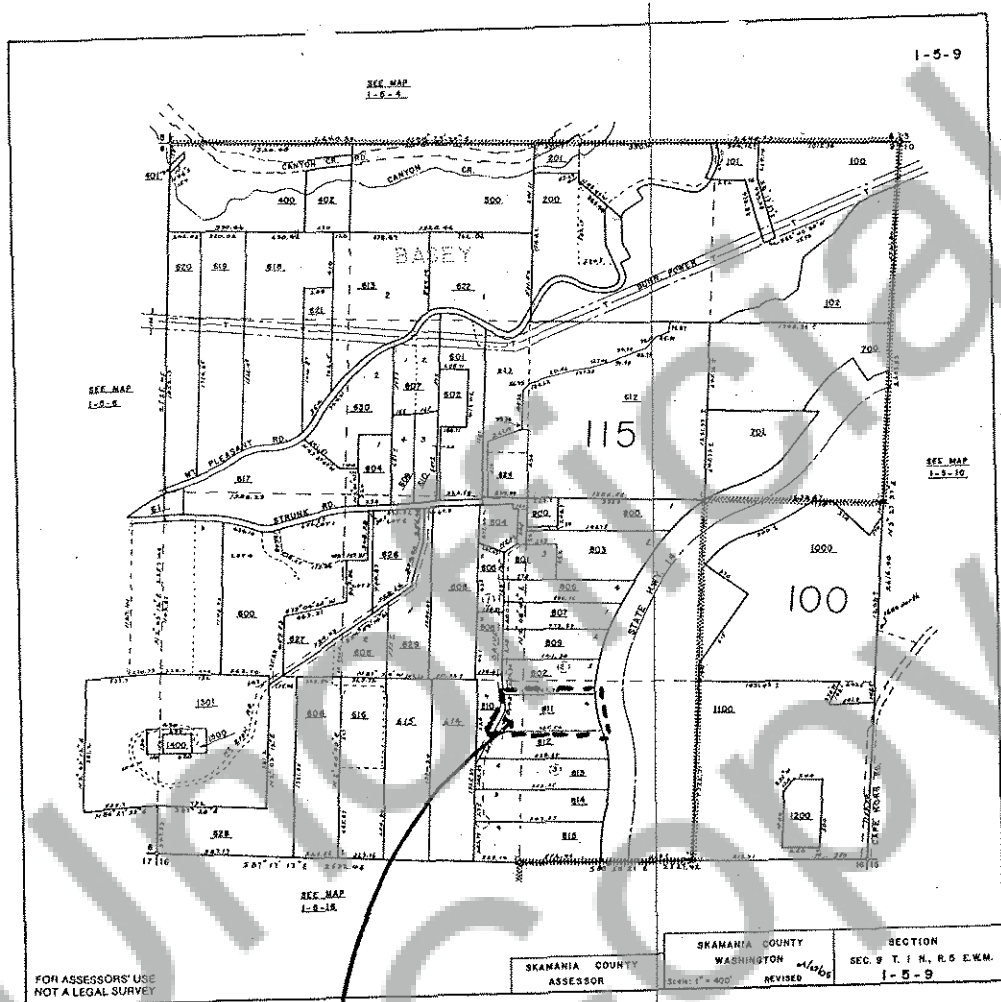
© 2008 GeoDesign, Inc. All rights reserved.



Stephen P. Palmer



STEPHEN P. PALMER



Friends of the Columbia  
Gorge Property

Vicinity Map

