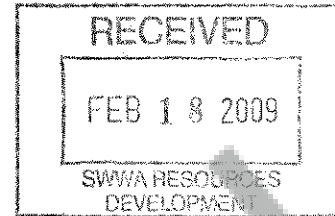


Return Address: Washington State Parks and Recreation Commission
Attn: Doug Mackey
11834 Tilley Road South
Olympia, WA 98512



Skamania County Community Development Department

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

Administrative Decision

APPLICANT: Washington State Parks and Recreation Commission

PROPERTY OWNER: Washington State

FILE NO.: NSA-08-74

PROJECT: To restore the restroom facility to match the original as-built drawings and to replace the roofs of the rock house and adjacent garage. The structures are 50 years old or older and have no previous Scenic Area permits. No structural changes are proposed and there are no previous Scenic Area permits or conditions of approval.

LOCATION: Beacon Rock State Park, Skamania; Section 26 & 25 of T2N, R6E, W.M. and identified as Skamania County Tax Lot #02-06-00-0-0-1201-00.

LEGAL: See attached DFS 5-7.

ZONING: General Management Area- Residential (R-5).

DECISION: Based upon the record and the Staff Report, the application by Washington State Parks and Recreation Commission, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved**.

Skamania County Community Development Department
File: NSA-08-74 (WSPRC) Administrative Decision
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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 Environmental Health Department Division.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

Marge Dryden, Heritage Resources Program Manager for the Columbia River Gorge National Scenic Area submitted a Cultural Resources Survey Determination for the Comfort Station restoration and re-roofing of the Beacon Rock Caretakers House and Garage, dated February 9, 2009, and received by the Community Development Department on February 9, 2009.

The applicant submitted three letters from Stephen A. Mathison, Historical Architect for State of Washington Department of Archaeology and Historic Preservation dated January 13, 2009. These letters concur that the projects proposed for each building will not adversely affect the National Register eligible property. Therefore the proposed project will not have an adverse effect and the proposed in-kind replacement of composition roof on an existing comfort station, dwelling and garage is a Use Allowed Outright, Section 22.10.040(A)(4), 'repair, maintenance and operation of existing structures'.

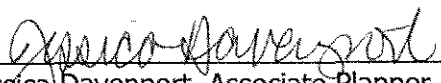
CONDITIONS OF APPROVAL:

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) Based upon the entire record before the Director, the application by Washington State Parks and Recreation Commission to restore the existing comfort station and to re-roof the existing caretaker's house and garage at Beacon Rock State Park is found to be consistent with Title 22 SCC, and will not have an adverse effect on the structure.

Skamania County Community Development Department
File: NSA-08-74 (WSPRC) Administrative Decision
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Dated and Signed this 12th day of February, 2009, at Stevenson, Washington.


Jessica Davenport, Associate Planner
Skamania County Community Development. Department

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 Community Development 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 Division

A copy of this Decision was sent to the following:

Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation

Skamania County Community Development Department
File: NSA-08-74 (WSPRC) Administrative Decision
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Confederated Tribes of the Warm Springs

Nez Perce Tribe

Cowlitz Indian Tribe

Department of Archaeology and Historic Preservation

Columbia River Gorge Commission

U.S. Forest Service - NSA Office

Board of County Commissioners

Washington Department of Community Trade and Economic Development- Valerie Grigg Devis

Department of Fish and Wildlife

Unofficial Copy

Beacon Rock 7457
Skamania County P.D.

DEED OF GIFT

KNOW ALL MEN BY THESE PRESENTS, that REBECCA BIDDLE WOOD and SPENCER BIDDLE, brother and sister, and the daughter and son, respectively, of Henry J. Biddle, and both married but whose spouses do not join in this deed for the reason that they have no community interest in the property hereinafter described, since the said property came to the grantors herein as an inheritance by the will of their said father, Henry J. Biddle, HAVE GIVEN AND QUITCLAIMED, and by these presents do hereby give and quitclaim unto the STATE OF WASHINGTON, Beacon Rock and a portion of Hamilton Mountain, in Skamania County, Washington, for use as a perpetual natural park, the properties herein given and quitclaimed being more particularly described as follows:

(1) Lots eight (8) and nine (9) in Section 25, Township 2 North, Range 6 East of the Willamette Meridian;

(2) A parcel of land containing 1.8 acres more or less situated in the Elizabeth Snooks Donation Land Claim, and particularly described as beginning at a point 8 chains North of the Southwest corner of the Elizabeth Snooks Donation Land Claim and running thence East 2 chains; thence North 8 chains; thence West 2 chains and thence South to the place of beginning, situated in said Section 25;

(3) A tract of land containing 2 acres more or less described as follows, to wit: commencing at the Southeast corner of Lot eight (8) in Section 25, Township 2 North, Range 6 East of the Willamette Meridian and running thence West along the South line of said Lot 8 123 feet; thence South to the north bank of the Columbia River; thence easterly following the meander of the Columbia River to the East line of Lot 5 in said Section, Township and Range; thence North following the East line of Lot 5 aforesaid to the place of beginning;

(4) The SW¹/₄ of the SW¹/₄ of Section 12, the E¹/₂ of the NE¹/₄ of the NW¹/₄ of the NW¹/₄ of Section 24, Township 2 North, Range 6 E. W. M., containing 160 acres more or less;

(5) Lot 10, and the E¹/₂ of Lot 11, Section 25, Township 2 North, Range 6 East, W. M., containing 40 acres more or less.

TO HAVE AND TO HOLD the aforementioned premises to the State of Washington forever. PROVIDED, HOWEVER, that this deed

FILED
MAY 6 1935

ERNEST N. HUTCHINSON
SECRETARY OF STATE

is subject to the terms and restrictions of that certain deed from Charles Ladd and Columbia Contract Company to Henry Biddle, dated the 23th day of August, 1915, and recorded in Book 77 of Deed Records of Skamania County, Washington, at page 368; and PROVIDED FURTHER, that this deed is upon the following express conditions:

(1) The properties herein given and quitclaimed shall be used by the State of Washington as a natural park of scenic beauty, and shall be used for no other purpose;

(2) No part of the properties herein described shall ever or at any time be used as a rock quarry or for commercial, industrial or manufacturing purposes;

(3) The State of Washington shall keep up and maintain the proper and suitable trails and roads to enable the public to enjoy the said properties as a natural park, and shall not itself erect or maintain or permit others to erect or maintain unsightly buildings on the property.

Upon breach of any of the aforesaid conditions, (1), (2), (3) title to the properties herein described shall revert to the grantors herein, their heirs, successors and assigns, and the said grantors, their heirs, successors and assigns shall have the right to re-enter upon said properties and repossess themselves of their former estate without being deemed guilty of trespass, and if the aid of the courts is necessary to enforce the rights of the grantors, their heirs, successors or assigns, the acceptance of this deed by the State of Washington shall be construed as a consent to be sued.

IN WITNESS WHEREOF the said grantors have hereunto set

their hands this 15th day of April 1935.

Rebecca Biddle Wood
Henry Biddle


STATE OF OREGON } ss.
County of Multnomah }

I, H. M. Hargrove, Notary Public in and for the State of Oregon, do hereby certify that on this 15th day of April, 1935, personally appeared before me REBECCA BIDDLE WOOD and SPENCER BIDDLE, to me known to be the individuals described in and who executed the within 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 15th day of April, 1935.

H. M. Hargrove
Notary Public for Oregon
My commission expires on
Jan 18, 1939

SITE PLAN:

North:  Scale: _____ inches = _____ feet

PARKING AREA TOPOGRAPHY
 BEING A PORTION OF SECTION 30 & SECTION 31, TOWNSHIP 3 NORTH,
 RANGE 4 EAST OF THE WILLAMETTE MERIDIAN,
 CLATSOP COUNTY, OREGON
 NOVEMBER, 2000

1" = 10'

House Garage

Bodies of water or watercourses on property: yes ☒ no ☐
 I will be removing on-site plants, trees, or other vegetation: yes ☐ no ☒
 -If yes to either please indicate location of vegetation removal or watercourses.
 I will be moving more than 100 cubic yards of soil: yes ☐ no ☒
 Additional pages must have 1" margins Site plan must be completed in ink.

NOTICE: This is a proposed site plan, it may be revised as required to be in compliance with the Columbia River Gorge National Scenic Area.