



Return Address: Diane Hargadine  
2920 Parkway Drive West  
University Place, WA  
98466

## Skamania County Community Development Department

Building/Fire Marshal ♦ Environmental Health ♦ Planning

Skamania County Courthouse Annex

Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

### ADMINISTRATIVE DECISION

**APPLICANT:** Diane Hargadine, *et al.*  
**FILE NO.:** NSA-19-10  
**DESCRIPTION:** A land division of a 46.6 acre parcel into two parcels.  
**LOCATION:** 41 Wind River Highway, Carson and identified as Skamania County Parcel No. 03-08-29-0-0-0400-00.  
**LEGAL:** See attached page 5.  
**ZONING:** GMA – Small Woodland (F-2) 20, GMA – Residential 10 (R-10)  
**DECISION:** Based upon the record and the Staff Report, the applicant's proposal, described above, is found to be consistent with SCC Title 22 and is hereby **APPROVED** subject to the conditions set forth below.

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 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.

## 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. A final site plan and legal descriptions shall be submitted with adjusted acreage of each parcel no less than 20 acres in size exclusive of rights of way.
3. The applicant shall notify the Skamania County Auditor's office once the land division is completed and must amend the tax classification status of the new parcel.
4. All development will be required to adhere to all applicable provisions of Title 22 in force at the time any land use application is received for any parcels created as a result of this land division.
5. 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.
6. 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 29<sup>th</sup> day of August, 2019, at Stevenson, Washington.

*Mike Beck*

Mike Beck  
Planner

**NOTE:**

Any new development not included in the approved site plan on file with the Skamania County Community Development department will require a new application and review.

**EXPIRATION:**

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 once development has commenced the development action is discontinued for any reason for one continuous year or more.

If the development does not include a structure the permit shall expire two years after the date the land use approval was granted unless the use or development was established according to all specifications and conditions of approval in the approval. For land divisions, "established" means the final deed or plat has been recorded with the county auditor.

If the development includes a **structure** the permit shall expire when construction has not commenced within two (2) years of the date the land use approval was granted; or once the structure has been started and if the structure has not been completed within two (2) years of the date of commencement of construction the permit shall expire. Completion of the structure for this purpose means the completion of the exterior surface(s) of the structure; and compliance with all conditions of approval in the land use approval, including, but not limited to, painting of the exterior of the structure.

**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 Hearing Examiner, P.O. Box 1009, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

**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 Reservation  
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 Commerce – Paul Johnson  
Department of Fish and Wildlife

**Parcel ID # 03-8-29-0-0-0400-00**

**Legal Description**

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCEPTING THEREFROM THE FOLLOWING:

THAT PORTION CONVEYED TO THE STATE OF WASHINGTON, RECORDED MARCH 8, 1924 IN BOOK "T", PAGE 512, SKAMANIA COUNTY DEED RECORDS. ALSO RECORDED DECEMBER 30, 1926 IN BOOK "V", PAGE 147, SKAMANIA COUNTY DEED RECORDS.

THAT PORTION CONVEYED TO THE STATE OF WASHINGTON, RECORDED JUNE 10, 1929 IN BOOK "W", PAGES 190 AND 191.

THAT PORTION CONVEYED TO SKAMANIA COUNTY, RECORDED JANUARY 16, 1969 IN BOOK 60, PAGE 124, SKAMANIA COUNTY DEED RECORDS.

THAT PORTION CONVEYED TO THE STATE OF WASHINGTON, RECORDED SEPTEMBER 3, 1992 IN BOOK 130, PAGE 542, SKAMANIA COUNTY DEED RECORDS.

THAT PORTION CONVEYED TO THE STATE OF WASHINGTON, RECORDED JANUARY 24, 1994 IN BOOK 141, PAGE 34.

THAT PORTION CONVEYED TO SKAMANIA COUNTY RECORDED JANUARY 27, 1994 IN BOOK 141, PAGE 144.

THAT PORTION CONVEYED TO SKAMANIA COUNTY RECORDED FEBRUARY 18, 1994 IN BOOK 141, PAGE 540.

THAT PORTION LYING NORTH OF AND WITHIN THE BONNEVILLE POWER ADMINISTRATION AND UNITED STATES OF AMERICA RIGHT OF WAY TRANSMISSION LINE OVER SAID PROPERTY.

PUBLIC ROADS.

EXCEPT THAT PORTION CONVEYED TO DALE I. HARGADINE AND KATHLEEN HARGADINE BY AUDITOR'S FILE NO. 2016002791

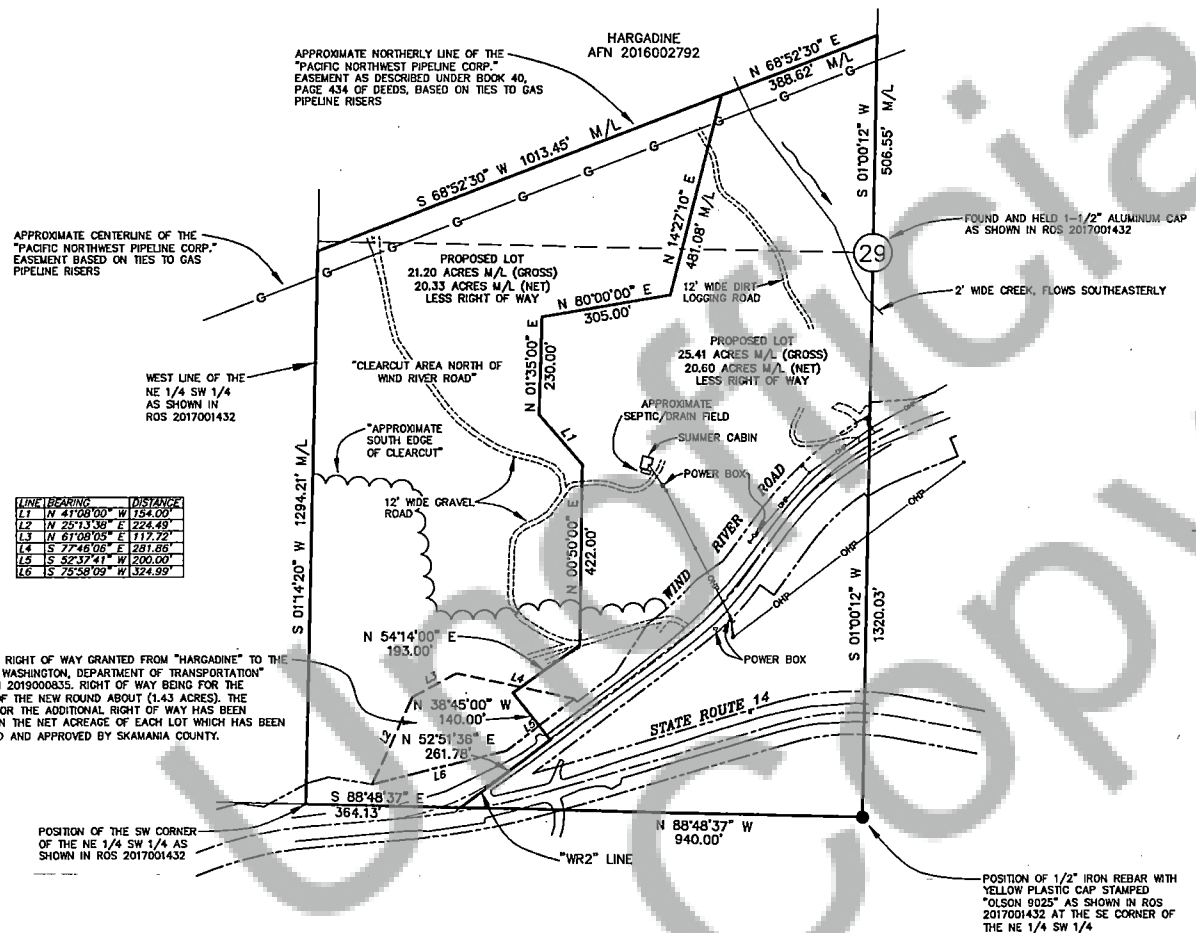
# SHEET INDEX

SHEET 1 ..... BOUNDARY DATA  
SHEET 2 ..... DETAIL OF WESTERLY HALF OF PROPERTY  
SHEET 3 ..... DETAIL OF EASTERLY HALF OF PROPERTY

HARGADINE  
PARCEL NO. 03082900040000  
TOTAL AREA = 46.60 ACRES M/L  
(GROSS)  
40.93 ACRES M/L (NET) LESS  
RIGHT OF WAY

DEED REFERENCE  
QUIT CLAIM DEED  
HARGADINE  
TO  
HARGADINE  
BOOK 103, PAGE 330  
(11-17-1988)

**SITE PLAN**  
IN THE SE 1/4 NW 1/4 AND  
THE NE 1/4 SW 1/4 OF  
SECTION 29, T3N, R8E, W.M.  
SKAMANIA COUNTY, WA.



LINE	BEARING	DISTANCE
L1	N 41°08'00" W	154.00'
L2	N 25°13'36" E	224.49'
L3	N 61°08'00" E	117.72'
L4	S 7°46'00" E	261.66'
L5	S 52°37'41" W	200.00'
L6	S 75°58'09" W	324.99'

**NOTE 1**  
ADDITIONAL RIGHT OF WAY GRANTED FROM "HARGADINE" TO THE "STATE OF WASHINGTON, DEPARTMENT OF TRANSPORTATION" UNDER AFN 2019000835. RIGHT OF WAY BEING FOR THE PURPOSE OF THE NEW ROUND ABOUT (1.43 ACRES). THE ACREAGE FOR THE ADDITIONAL RIGHT OF WAY HAS BEEN INCLUDED IN THE NET ACREAGE OF EACH LOT WHICH HAS BEEN RECOGNIZED AND APPROVED BY SKAMANIA COUNTY.

POSITION OF THE SW CORNER OF THE NE 1/4 SW 1/4 AS SHOWN IN ROS 2017001432

**NOTE**  
DWELLINGS ARE SERVED WITH COUNTY PUD WATER

- LEGEND:**
- INDICATES MONUMENT FOUND (UNLESS NOTED OTHERWISE)
  - ROS RECORD OF SURVEY
  - AFN AUDITOR'S FILE NUMBER
  - M/L MORE OR LESS
  - OVERHEAD POWER
  - GUY ANCHOR



RIGHT OF WAY LINEWORK FOR STATE ROUTE 14 AND WIND RIVER ROAD CALCULATED FROM ROS 2017001432

SCALE: 1"=200'  
JOB NO. 18-024  
DATE: 6-1-2021  
CALC BY: GAB  
DRAWN BY: GAB  
CHECKED BY: EVB  
SHEET 1 OF 3

**BROWN**  
SURVEYING PLLC  
PO BOX 414  
AMBOY, WA 98601  
360-600-0846  
ebrownsurveying@gmail.com

# SITE PLAN

IN THE SE 1/4 NW 1/4 AND  
THE NE 1/4 SW 1/4 OF  
SECTION 29, T3N, R8E, W.M.  
SKAMANIA COUNTY, WA.



BEARINGS BASED ON  
ROS 2017-001432

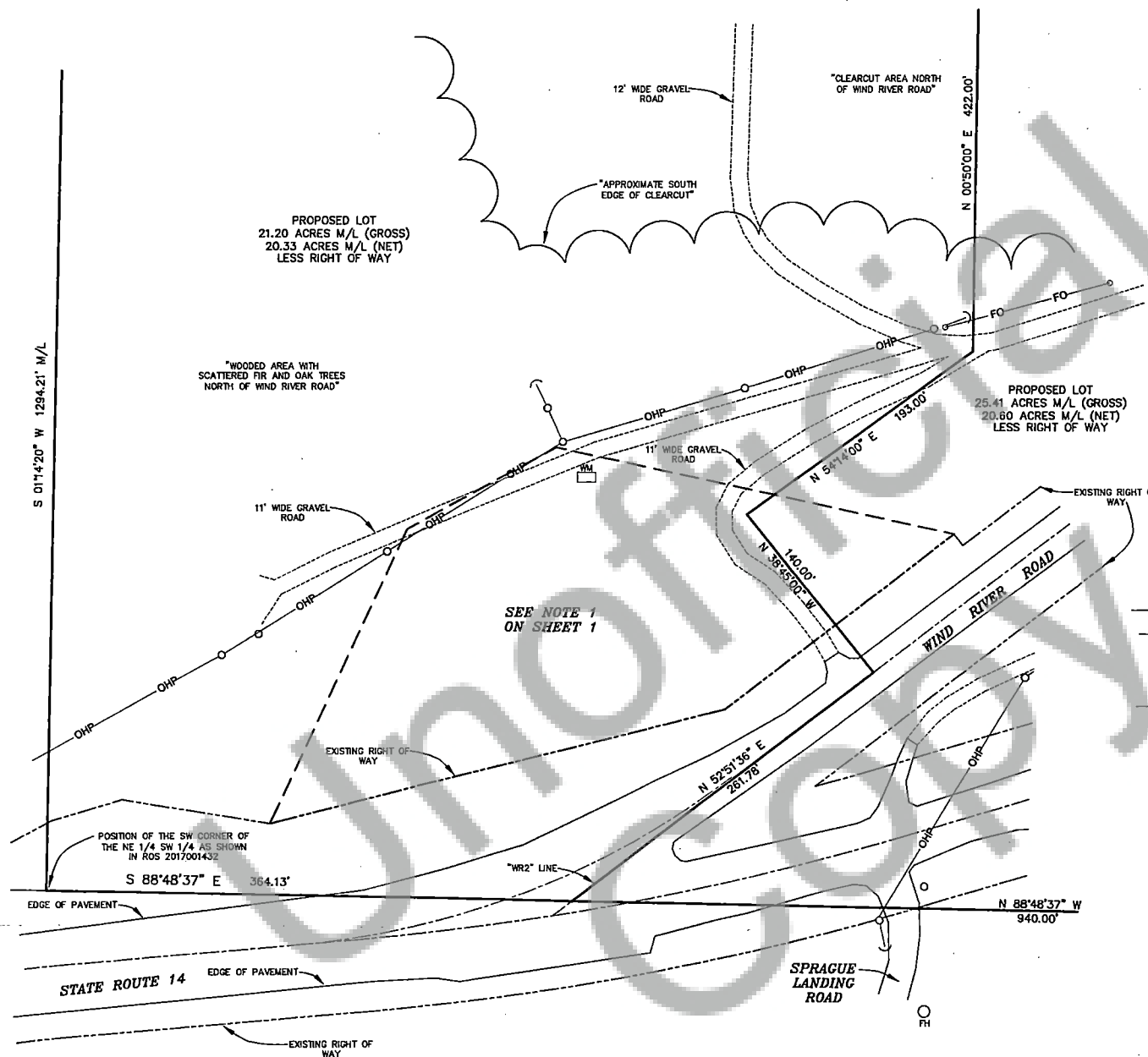
50 25 0 50 75 100  
SCALE 1" = 50 FEET

## LEGEND:

- FH FIRE HYDRANT
- WM WATER METER
- POWER POLE
- OHP OVERHEAD POWER
- W UNDERGROUND WATER LINE
- GUY ANCHOR
- TP TELEPHONE PEDASTAL
- FO UNDERGROUND FIBER OPTIC LINE
- M/L MORE OR LESS



6-1-2021



SCALE: 1"=50'  
JOB NO. 18-024  
DATE: 6-1-2021  
CALC BY: GAB  
DRAWN BY: GAB  
CHECKED BY: EVB  
SHEET 2 OF 3

**BROWN**  
SURVEYING PLLC

PO BOX 414  
AMBOY, WA 98601  
360-600-0846  
ebrownsurveying@gmail.com

# SITE PLAN

IN THE SE 1/4 NW 1/4 AND  
THE NE 1/4 SW 1/4 OF  
SECTION 29, T3N, R8E, W.M.  
SKAMANIA COUNTY, WA.

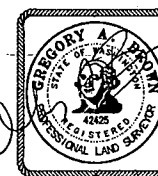


BEARINGS BASED ON  
ROS 2017-001432

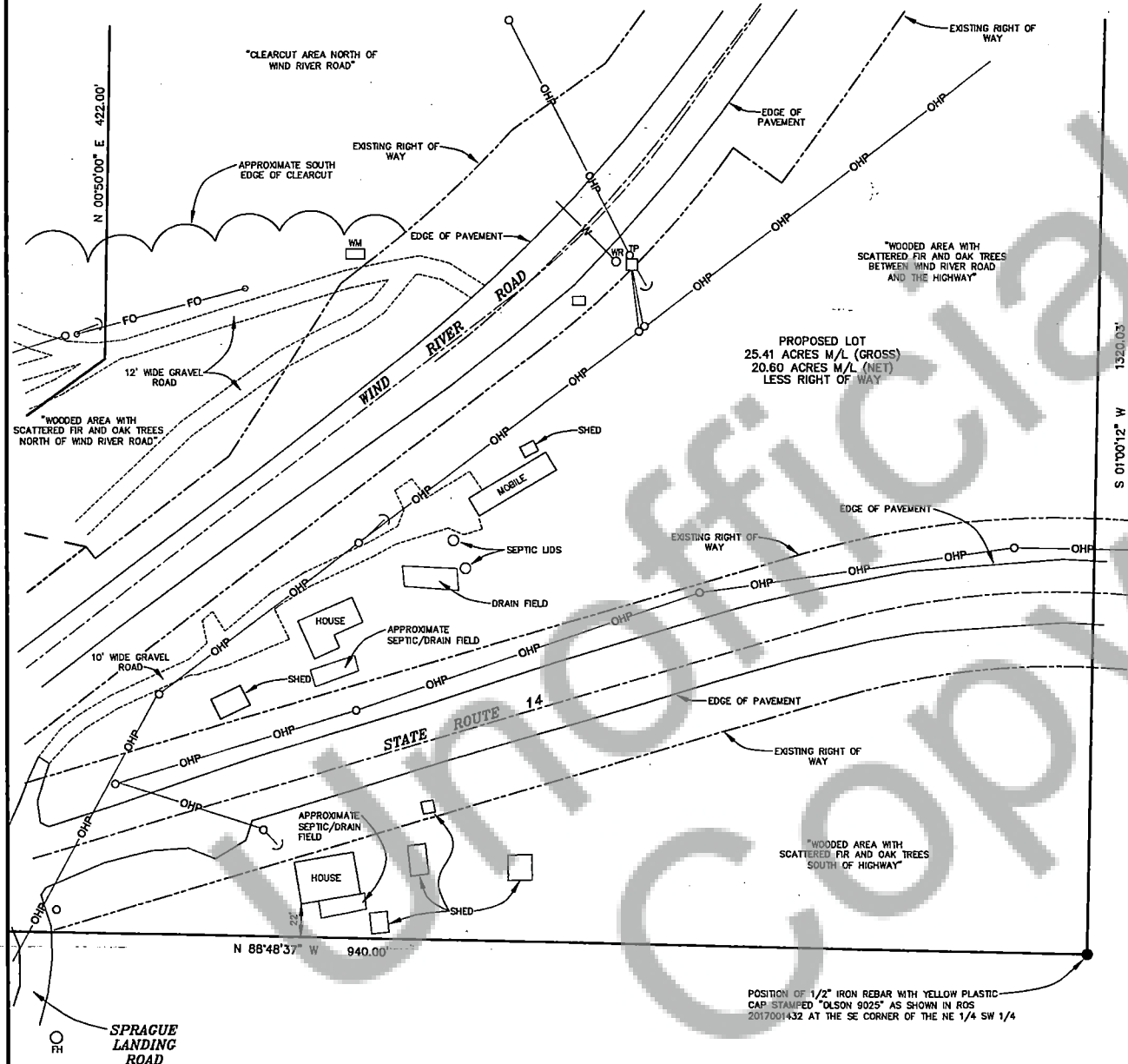
50 25 0 50 75 100  
SCALE 1 INCH = 50 FEET

## LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- FH FIRE HYDRANT
- WM WATER METER
- POWER POLE
- OHP OVERHEAD POWER
- W UNDERGROUND WATER LINE
- GUY ANCHOR
- TP TELEPHONE PEDASTAL
- FO UNDERGROUND FIBER OPTIC LINE
- WR WATER RISER
- M/L MORE OR LESS



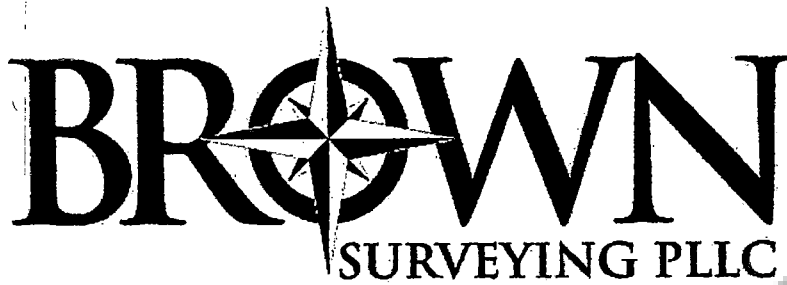
6-1-2021



NOTE  
DWELLINGS ARE SERVED WITH COUNTY PUD WATER

SCALE: 1"=50'  
JOB NO. 18-024  
DATE: 6-1-2021  
CALC BY: GAB  
DRAWN BY: GAB  
CHECKED BY: EYB  
SHEET 3 OF 3

**BROWN**  
SURVEYING LLC  
PO BOX 414  
AMBOY, WA 98601  
360-600-0846  
ebrownsurveying@gmail.com



June 1, 2021

**LEGAL DESCRIPTION  
FOR  
DIANE HARGADINE**

Planning Department - Exemption over  
20 acres approved by:

NSA 19-10

MTB  
6/30/21

**PROPOSED LOT SEGREGATION (21.20 ACRES MORE OR LESS):**

A portion of the Southwest quarter and Northwest quarter of Section 29,  
Township 3 North, Range 8 East, Willamette Meridian, Skamania County,  
Washington, described as follows:

Beginning at a Skamania County Engineers Monument with a 1-1/2 inch  
aluminum cap marking the Center of Section 29, as shown in a Record of Survey  
recorded under Auditor's File Number 2017001432, Skamania County Auditor's  
Records;

Thence South 01° 00' 12" West, 1320.03 feet to a 1/2 inch iron rebar (ROS  
2017001432) marking the Southeast corner of the Northeast quarter of the  
Southwest quarter of Section 29;

Thence North 88° 48' 37" West, along the South line of the Northeast quarter of  
the Southwest quarter of Section 29, for a distance of 940.00 feet to a point on the  
"WR2" line (ROS 2017001432) and the True Point of Beginning;

Thence North 52° 51' 36" East, along said "WR2" line (ROS 2017001432), for a  
distance of 261.78 feet;

Thence leaving said "WR2" line (ROS 2017001432), North 38° 45' 00" West,  
140.00 feet;

Thence North 54° 14' 00" East, 193.00 feet;

Legal Description for Diane Hargadine

**PROPOSED LOT SEGREGATION (21.20 ACRES MORE OR LESS)**

June 1, 2021

Page 2

Thence North 00°50'00" East, 422.00 feet;

Thence North 41°08'00" West, 154.00 feet;

Thence North 01°35'00" East, 230.00 feet;

Thence North 80°00'00" East, 305.00 feet;

Thence North 14° 27' 10" East, 481.08 feet more or less to a point on the Northerly line of the "Pacific Northwest Pipeline Corporation" Easement as described under Book 40, Page 434, Skamania County Auditor's Records;

Thence South 68° 52' 30" West, along the Northerly line of said "Pacific Northwest Pipeline Corporation" Easement, 1013.45 feet more or less to a point on the West line of the Northeast quarter of the Southwest quarter of Section 29;

Thence South 01° 14' 20" West, 1294.21 feet more or less to the Southwest corner of the Northeast quarter of the Southwest quarter of Section 29;

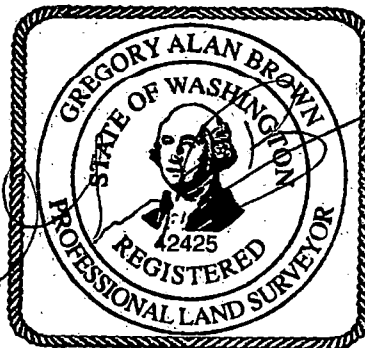
Thence South 88°48'37" East, 364.13 feet to the True Point of Beginning.

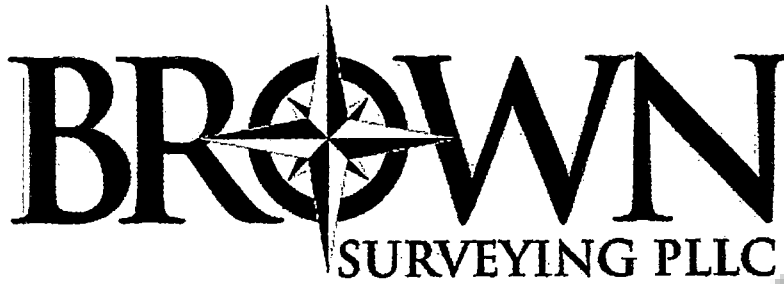
EXCEPT County Roads

EXCEPT State Highways

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

Proposed Lot contains 21.20 Acres More or Less (Gross) and 20.33 Acres More or Less (Net) Less Right of Way





June 1, 2021

Planning Department - Exemption over  
20 acres approved by:

NSA 19-10

MTB  
6/30/21

**LEGAL DESCRIPTION  
FOR  
DIANE HARGADINE**

**PROPOSED LOT SEGREGATION (25.41 ACRES MORE OR LESS):**

A portion of the Southwest quarter and Northwest quarter of Section 29,  
Township 3 North, Range 8 East, Willamette Meridian, Skamania County,  
Washington, described as follows:

Beginning at a Skamania County Engineers Monument with a 1-1/2 inch  
aluminum cap marking the Center of Section 29, as shown in a Record of Survey  
recorded under Auditor's File Number 2017001432, Skamania County Auditor's  
Records;

Thence South  $01^{\circ} 00' 12''$  West, 1320.03 feet to a 1/2 inch iron rebar (ROS  
2017001432) marking the Southeast corner of the Northeast quarter of the  
Southwest quarter of Section 29;

Thence North  $88^{\circ} 48' 37''$  West, along the South line of the Northeast quarter of  
the Southwest quarter of Section 29, for a distance of 940.00 feet to a point on the  
"WR2" line (ROS 2017001432);

Thence North  $52^{\circ} 51' 36''$  East, along said "WR2" line (ROS 2017001432), for a  
distance of 261.78 feet;

Thence leaving said "WR2" line (ROS 2017001432), North  $38^{\circ} 45' 00''$  West,  
140.00 feet;

Thence North  $54^{\circ} 14' 00''$  East, 193.00 feet;

Legal Description for Diane Hargadine

**PROPOSED LOT SEGREGATION (25.41 ACRES MORE OR LESS)**

June 1, 2021

Page 2

Thence North 00°50'00" East, 422.00 feet;

Thence North 41°08'00" West, 154.00 feet;

Thence North 01°35'00" East, 230.00 feet;

Thence North 80°00'00" East, 305.00 feet;

Thence North 14° 27' 10" East, 481.08 feet more or less to a point on the Northerly line of the "Pacific Northwest Pipeline Corporation" Easement as described under Book 40, Page 434, Skamania County Auditor's Records;

Thence North 68° 52' 30" East, along the Northerly line of said "Pacific Northwest Pipeline Corporation" Easement, 388.62 feet more or less to a point on the East line of the Southeast quarter of the Northwest quarter of Section 29;

Thence South 01° 00' 12" West, 506.55 feet more or less to the Point of Beginning.

EXCEPT County Roads

EXCEPT State Highways

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

Proposed Lot contains 25.41 Acres More or Less (Gross) and 20.60 Acres More or Less (Net) Less Right of Way

