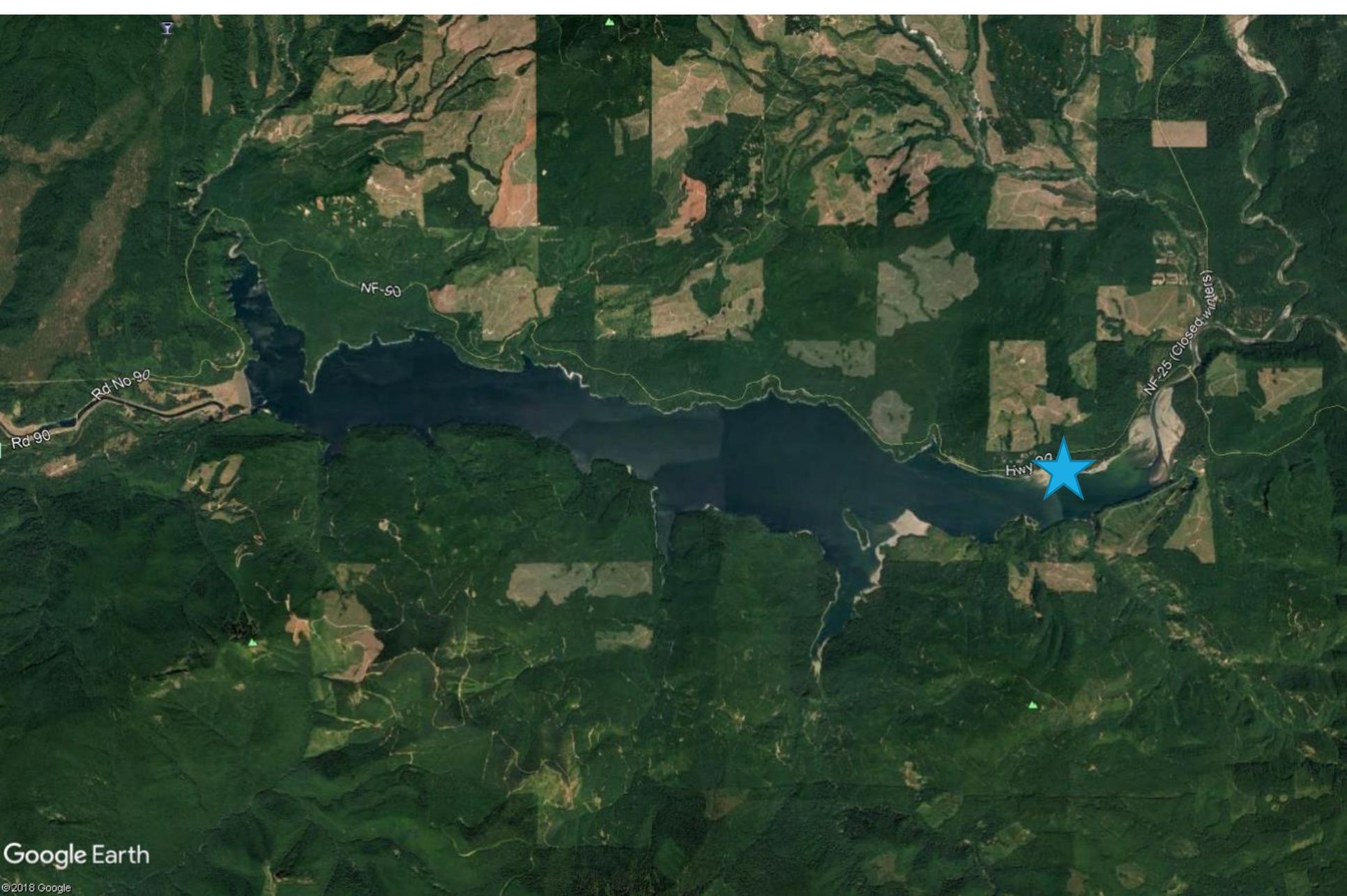


Skamania County Hearing Examiner

APRIL 20, 2020

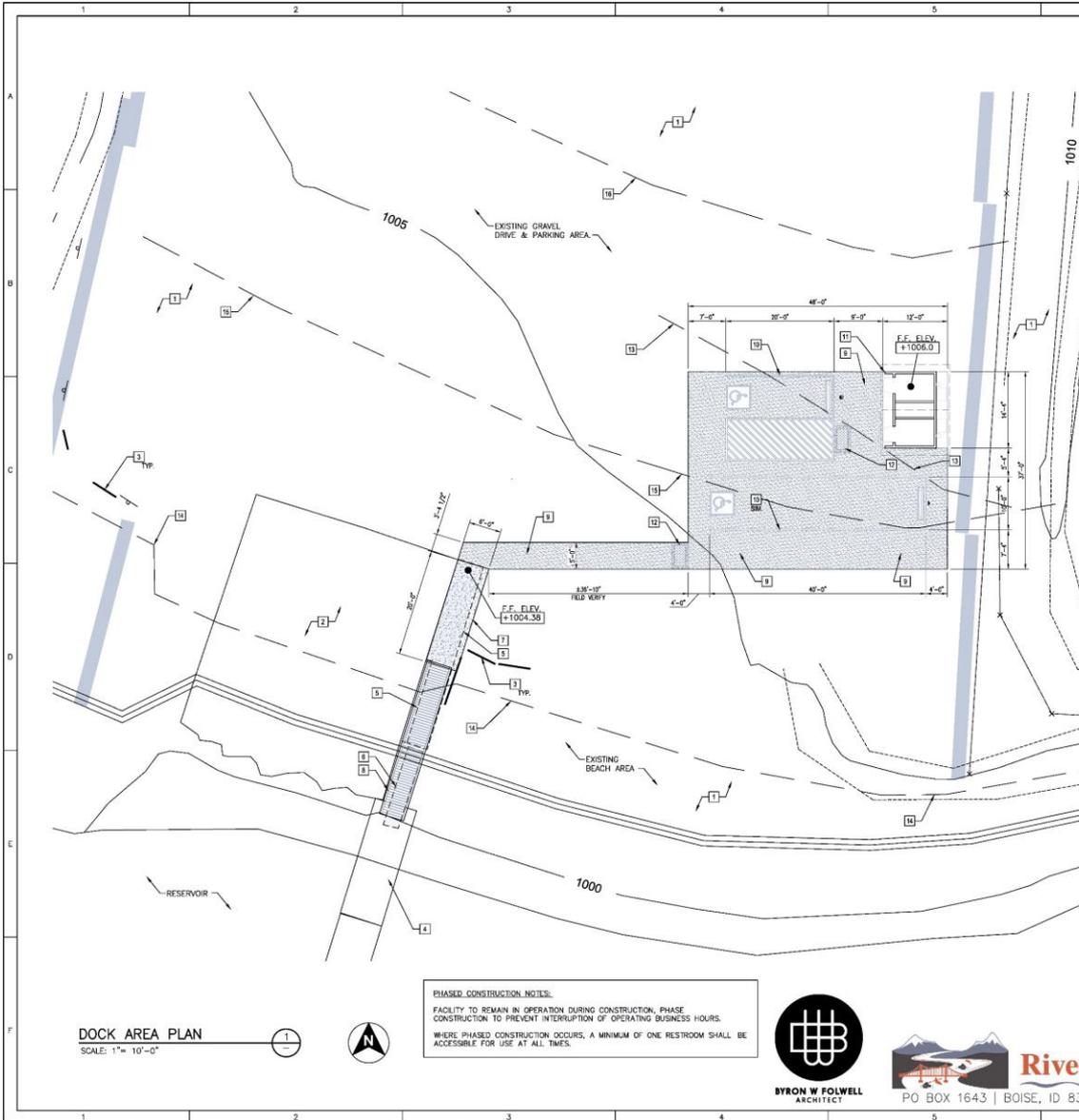
Swift Forest Camp Improvements

- **File no.:** SHR-20-02/CA-20-02
- **Permit(s) requested:** Shoreline Substantial Development Permit, Shoreline Variance, and Critical Areas Variance
- **Project description:** The applicant (PacifiCorp) a Shoreline Substantial Development Permit, Shoreline Variance, and Critical Areas Variance in order to construct several improvements to the Swift Forest Camp related to the Americans with Disabilities Act (ADA). The applicant will install new pathways, a new dock access ramp, a new ADA play structure, and several ADA picnic tables.



Google Earth

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- KEYNOTES**
- NO WORK IN THIS AREA.
 - EXISTING CONCRETE LOADING RAMP TO REMAIN. PROTECT THIS AREA DURING NEARBY DEMOLITION & CONSTRUCTION WORK.
 - EXISTING RECREATION AREA SIGNAGE TO REMAIN.
 - EXISTING FLOATING DOCK TO REMAIN. RE: SHEET C-12 FOR NEW WORK IN THIS AREA.
 - REMOVE PORTION OF EXISTING CONCRETE LANDING TO ACCOMMODATE NEW WORK.
 - REMOVE EXISTING METAL GANGWAY AND ALL ASSOCIATED ITEMS. SALVAGE TO COMPANY.
 - CONCRETE LANDING. RE: SHEET GC-1 & C-12 FOR MORE INFORMATION.
 - METAL GANGWAY. RE: SHEET C-12 FOR MORE INFORMATION.
 - ASPHALT PATHWAY ACCESSIBLE WAY. RE: SHEET GC-1.
 - ASPHALT VAN-ACCESSIBLE PARKING SPACE - STRIPING, SIGN, SYMBOL, & WHEEL-STOP W/ ADJACENT TRAILER PARKING AS SHOWN. RE: SHEET GC-1.
 - PREFABRICATED DOUBLE-VAULT RESTROOM. CXT PRECAST PRODUCTS "DOUBLE CASCADEAN" W/ CHASE, OR APPROVED EQUAL.
 - DETECTABLE WARNING TRUNCATED DOMES MAT. RE: SHEET GC-1.
 - DASHED LINE INDICATES 50FT. SETBACK FROM SEASONAL HIGH WATER LINE.
 - DASHED LINE INDICATES ORDINARY HIGH WATER ELEVATION = 1003.55'. RE: GENERAL NOTES.
 - 50-FT. OFFSET TO OHWM.
 - 100-FT. OFFSET TO OHWM.

- GENERAL NOTES**
- COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION. COMPLY WITH HAULING, DISPOSAL AND RECYCLING REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
 - PRIOR TO BIDDING, THE CONTRACTOR SHALL VISIT THE FACILITY AND THOROUGHLY FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS.
 - NOTIFY COMPANY OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
 - IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY COMPANY.
 - PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER WORK REQUIRED TO PRODUCE THE IMPROVEMENTS.
 - DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
 - EXISTING SERVICES/SYSTEMS: MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION.
 - SERVICE/SYSTEM REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
 - DIMENSIONS SHOWN FOR EXISTING ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START OF WORK.
 - CONTRACTOR TO PROTECT EXISTING TO REMAIN, PATCH AND REPAIR WHERE DAMAGE OCCURS DURING SELECTIVE DEMOLITION AND CONSTRUCTION.
 - FACILITY TO BE SECURE AND WEATHER TIGHT AS REQUIRED TO PREVENT DAMAGE.
 - INDOOR SURFACES IN THE CONSTRUCTION AREA SHALL BE MAINTAINED IN A BROOM CLEAN CONDITION AT THE END OF EACH WORK DAY.
 - SELECTIVE CONCRETE SLAB REMOVAL AT AREAS TO REMAIN IS NOT INDICATED ON THE PLANS. COORDINATE W/ PLUMBING AND ELECTRICAL DRAWINGS FOR REQUIRED AREAS OF SLAB REMOVAL.
 - UNLESS OTHERWISE INDICATED, DEMOLISHED MATERIALS BECOME CONTRACTOR'S PROPERTY.
 - STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED.
 - PROVIDE SHORING/LATERAL SUPPORT FOR ALL STRUCTURAL ITEMS TO REMAIN AS REQUIRED PRIOR TO DEMOLITION OR NEW CONSTRUCTION WORK.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING ALL SURFACES FROM REMOVAL OF EXISTING CONSTRUCTION AND/OR EQUIPMENT WHETHER INDICATED OR NOT.
 - ORDINARY HIGH WATER ELEVATION (FULL POOL) = 1000' (NGVD29 DATUM) WHICH CORRESPONDS TO 1003.55' ON THE NAVD88 SURVEY DATUM.

PHASED CONSTRUCTION NOTES:
 FACILITY TO REMAIN IN OPERATION DURING CONSTRUCTION, PHASE CONSTRUCTION TO PREVENT INTERRUPTION OF OPERATING BUSINESS HOURS.
 WHERE PHASED CONSTRUCTION OCCURS, A MINIMUM OF ONE RESTROOM SHALL BE ACCESSIBLE FOR USE AT ALL TIMES.

DOCK AREA PLAN
 SCALE: 1" = 10'-0"



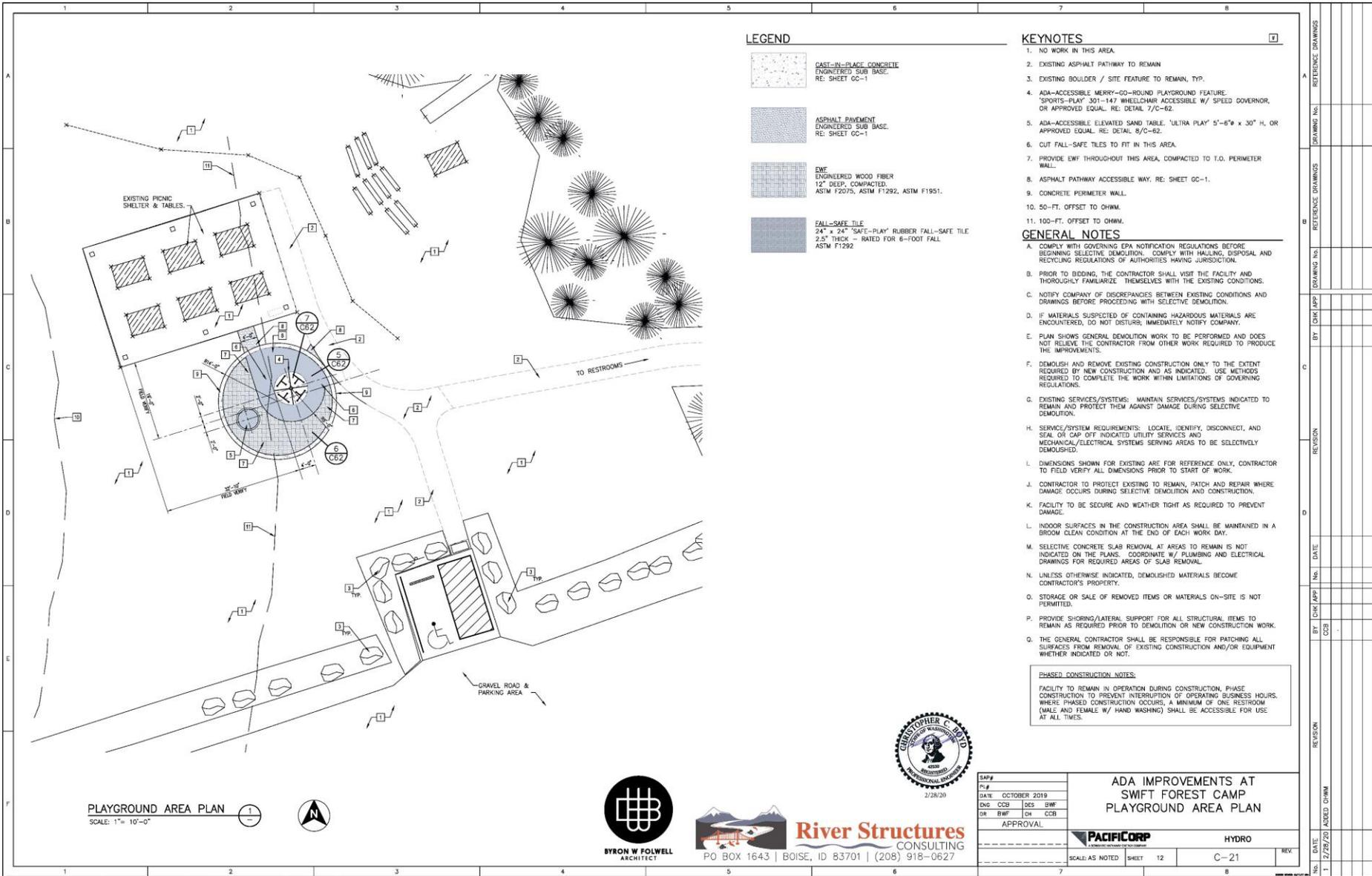
SAPP
PL#
DATE: OCTOBER 2019
ENG: CCB [Signature]
DR: BWF CH CCB
APPROVAL

ADA IMPROVEMENTS AT SWIFT FOREST CAMP DOCK AREA PLAN

APPROVAL		HYDRO	
PACIFICORP		HYDRO	
SCALE: AS NOTED	SHEET 8	C-11	
DATE: 1/2/26/20	ADD'D OHWM	DATE: 1/2/26/20	ADD'D OHWM
DATE: 1/2/26/20	ADD'D OHWM	DATE: 1/2/26/20	ADD'D OHWM

NO.	DATE	BY	CHK APP	NO.	DATE	BY	CHK APP
1	2/26/20	ADD'D OHWM		1	2/26/20	ADD'D OHWM	
2	2/26/20	ADD'D OHWM		2	2/26/20	ADD'D OHWM	

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PLAYGROUND AREA PLAN
SCALE: 1" = 10'-0"



SAP#		DATE: OCTOBER 2019		ENG: CCB DCS BWF		DR: BWF CH CCB		APPROVAL		PACIFICORP HYDRO	
DATE: 1/2/2020		SHEET: 12		SCALE: AS NOTED		C-21		REV#		REV#	

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NO.	DATE	BY	CHK APP	REVISION
1	2/28/20	ADDED OHWM		

Substantial Development Permit

- Estimated cost is \$250,000. The project is not exempt from a Substantial Development permit.
- The proposal is located in the Conservancy environment.
 - Campgrounds, public access areas, trails, and parking are permitted uses in the Conservancy environment.
 - 35 ft. maximum building height
 - A 50 ft. setback from the OHWM is required.
- With recommended conditions of approval, proposal is consistent with Shoreline Master Program.

Shoreline Variance

- **The Conservancy environment requires a 50 ft. setback for all buildings and structures.**
- A portion of a new ADA parking area, hard surface path, and improvements to the existing dock and gangway are within the 50 ft. setback area.
- The proposal has been reviewed for compliance with shoreline variance criteria in SCC 20.20.040 and the variance criteria in the Shoreline Master Program.

Critical Areas Variance

- **The Swift Reservoir has a 150 ft. buffer requirement.**
- Variances required for new ADA parking area, vault toilet, hard surface path, improvements to the existing dock and gangway, and new play structure.
- The proposal has been reviewed for compliance with variance criteria in SCC 21A.04.030 and 21.16.070.

Staff Recommendation

Staff recommends that the request for a Shoreline Substantial Development Permit, Shoreline Variance, and Critical Areas Variance be approved with the conditions listed in the Staff Report.