The applicant requests approval for a new 9,100 square foot retail store (Dollar General) at 1251 Metzger Road, Carson, Washington. The 1.07-acre property is located within Carson Community Subarea Commercial Zoning. New commercial uses and new commercial buildings require an administrative review under Skamania County Code (SCC) 21.65.090 (B) (1) and (6) respectively. The purpose of this staff report is to review the proposal as summarized above.

<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>Woodcrest REV</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPERTY OWNER:</td>
<td>Jambo Trading, LLC</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>1251 Metzger Road, Carson, WA</td>
</tr>
<tr>
<td>PARCEL NO.:</td>
<td>03-08-20-2-1-0100-00</td>
</tr>
<tr>
<td>ZONING:</td>
<td>Commercial (C)</td>
</tr>
<tr>
<td>COMPREHENSIVE PLAN DESIGNATION:</td>
<td>Commercial (C) of the Carson Community Subarea Comprehensive Plan</td>
</tr>
<tr>
<td>PARCEL SIZE:</td>
<td>1.07 acres</td>
</tr>
</tbody>
</table>

The applicant, Woodcrest REV, is proposing to develop a 9,100 sq. foot (70’ X 130’) general merchandise retail store (Dollar General), at 1251 Metzger Road, Carson, Washington.

The subject property is located within the Carson Subarea of Skamania County at the southwest corner of the intersection of Wind River Highway and Metzger Road approximately 2 miles north of the intersection of Wind River Highway and State Route 14. The current use of the property is residential and contains multiple vehicles, possible remnants of a previously approved used car lot and associated caretaker residence. Land uses surrounding the property include a largely vacant lot to the south, with some minor improvements including a drive through coffee shop, mobile food truck and a storage building/shop, a mobile home park to the west, a parking lot for the WKO lumber mill to the north and Wind River Highway and WKO office and lumber yard to the east. (*Attachment A*)
ATTACHMENTS:
Attachment A – Site Plans (including civil and landscape plans)
Attachment B – Architectural Plans
Attachment C – SEP-20-10 Mitigated Determination of Nonsignificance

SEPA:
A State Environmental Policy Act Checklist was submitted along with the application package on July 6, 2020. The SEPA checklist was reviewed by Community Development Department staff and an Mitigated Determination of Nonsignificance was issued and published in the paper of record, Skamania County Pioneer on July 15, 2020. Notification was sent to adjacent property owners within 300 feet of the proposal and the following agencies:
- Washington State Department of Ecology
- Yakama Nation
- Skamania County Public Works, Engineering
- Skamania County Community Development, Building
- Skamania County Assessor
- Cowlitz Tribe
- Washington Department of Archaeology and Historic Preservation
- Skamania County Community Development, Environmental Health
- Nez Perce Tribe
- Confederated Tribes of the Warm Springs
- Skamania County Commissioners
- Washington Department of Natural Resources
- Confederated Tribes of the Umatilla Indian Reservation
- Washington Department of Fish and Wildlife
- Skamania County Community Development, Planning
- Washington State University, Archaeological Research Center
- Skamania County PUD
- Southwest Clean Air Agency
- Northwestern Natural Gas
- Fire District #1
- Wave Broadband

As a condition of approval, the applicant shall follow the mitigations provided in the SEPA Mitigated Determination of Non-significance for Skamania County File SEP-20-10.

ADMINISTRATIVE REVIEW USE NOTIFICATION:
In accordance with SCC 21.70.020(B)(4), notice of the application was sent to adjacent property owners within 300 ft. of the parcel and interested parties and published in the Skamania County Pioneer on July 15, 2020. The notice was published on the Community Development Department’s website on that same day. Fourteen days were provided in which to provide comments.

COMMENTS FROM THE PUBLIC AND AGENCIES:
The Community Development Department received comments from the following parties within the 14-day comment period ending on July 29, 2020:

Ryon Morrison – July 15, 2020
Hannah Young – July 16, 2020
Cathleen Smith – July 23, 2020
Cindy Shields – July 23, 2020
countrycolorart@gmail.com (no name provided) – July 23, 2020
Karisa karisasamm@gmail.com (no last name provided) – July 23, 2020
Susan York – July 23, 2020
These include comments provided in response to both the Administrative Review Use and SEPA application notices.

Several comments were received that were either for or against the proposal. Three were generally positive and supportive of the retail store development citing the convenience and pricing associated with the type of development proposed. Nine comments expressed general opposition regarding the proposal. Some of these comments pertained specifically to the building tenant, Dollar General and addressed concerns of the effects of the business on the community if developed. Some comments also parking requirements, impacts to traffic and safety and lighting.

The Department of Ecology provided comments pertaining to Solid Waste, detailing state requirements for fill and grade on the subject parcel and identification of a site, Garwood Oil within ¼ mile of the subject property. In response to the comment from the Department of Ecology, the applicant provided a copy of the site specific Phase I Environmental Site Assessment prepared by GN Northern, Inc., an environmental consulting firm which determined that the Garwood Oil site does not present a risk to the subject property.

The Confederated Tribes of the Warm Springs Reservation recommended a good faith effort to protect and avoid cultural resources. Additionally, the tribe petitioned the county to consult the Department of Archaeology and Historic Preservation and the Yakama Nation. Per the notification process for SEPA and the Administrative Review Use application, as demonstrated by the list of agencies above, Skamania County has notified both the Department of Archaeology and Historic Preservation and the Yakama Nation of the proposed development. Additionally, as a condition of approval, the applicant shall follow the general inadvertent discovery plan for Skamania County during development activities, attached to this report.

Not all comments addressed the relevant review criteria that the proposal will be evaluated upon. Administrative Review uses are allowed, subject to administrative review by the Community Development Department for consistency with adopted standards. The criteria evaluating this proposal shall be provided in the staff report below.

**STAFF ANALYSIS:**

**COMPREHENSIVE PLAN:**

The subject property is located within the Carson Community Subarea and zoned Commercial which is part of the Business Center designation in the Carson Community Subarea Comprehensive Plan adopted in December 1994 and finalized in 1997. The public purpose served by the Business Center designation is to provide employment opportunities within the Community and to increase convenience and shopping opportunities within the planning area. Lands designated Business Center should include dispersed areas which are presently subject to commercial and/or industrial development and areas which are suitable for commercial or industrial development, given their proximity to public services, major transportation corridors and infrastructure. Lands designated under this Section may also include areas that predominantly are undeveloped or sparsely developed and, therefore, may be developed for industrial or commercial use with minimal, if any destruction of existing improvements. The Carson Community Subarea Plan is implemented through the adopted standards in Skamania County Code Title 21, however an analysis of the project’s consistency with plan policies is provided below.
CARSON COMMUNITY SUBAREA BUSINESS CENTER/COMMERCIAL COMPREHENSIVE PLAN COMPATIBILITY

The public purpose served by the Business Center designation is “to provide employment opportunities within the community and to increase convenience and shopping opportunities within the planning area.” As stated by the applicant within the SEPA checklist, there would be three employees during a normal shift. The Dollar General, as a general merchandise retail store would provide convenience by being in Carson and additional shopping opportunities to its residents.

The following general policies apply to this proposed use.

- **Minimum lot sizes should be those required to accommodate the proposed development, including landscaping, open space and parking requirements, any additional zoning requirements implementing this plan and consistent herewith, and all rules and regulations established from time to time by the Southwest Washington Health District and other State Agencies;**

  **Finding:** The applicant has provided site specific details demonstrating that an onsite septic system is feasible for the proposed use. The applicant has proposed landscaped areas and demonstrated that 30 parking spaces are enough for the proposed development. The proposal is also subject to the minimum lot size and development standards of the Carson Commercial zone.

- **In order to preserve the rural character of the community, strip-type commercial development should be discouraged;**

  **Finding:** The Dollar General proposed is a 9,100 square foot standalone retail store with a maximum height of 24 feet. Exterior building materials will include vertical metal siding, split face concrete block, horizontal hardie plank lap siding, hardie plank edge trim and a decorative gable vent. Exterior colors will include earth tone shades of brown and tan. The front awning will be a bronze colored metal roof. The frontage of the store will be on Metzger Road.

- **Only industries shown to have no or only minimal adverse or aesthetic impacts should be allowed;**

  **Finding:** The proposed building and site design will not create any adverse aesthetic impacts and will be an improvement over the current site conditions.

- **Commercial and industrial development should be conditioned to ensure compatibility with the surrounding area and to ensure that developments are sited, landscaped and architecturally designed to minimize impacts to natural, aesthetic and rural residential values;**

  **Finding:** The retail store has been conditioned through the SEPA MDNS as well as this administrative review staff report. Property conditions and aesthetics would be improved relative to current site conditions. Another retail store is sited approximately 225 feet to the north and the WKO mill is identified to the east of this property. Limited retail commercial development is present within the Carson Community as a whole, however the architecture is compatible with other retail stores within the Carson Community and Commercial zoning designation.
• **Off-street parking should be encouraged for all new commercial, and required for new industrial establishments. Pooled or joint-use parking areas may be allowed to achieve this policy.**

**Finding:** The applicant, Woodcrest REV has provided a site plan depicting 30 parking spaces. Skamania County Code does not provide specific parking guidelines; however, the applicant has demonstrated that the proposal satisfies Institute of Transportation Engineers parking guidelines.

• **Ingress and egress to commercial industrial establishments should be regulated to prevent unsafe conditions.**

**Finding:** The proposal has been reviewed and conditioned to ensure safe ingress and egress.

**CHAPTER 21.65 – CARSON FINAL ZONING**

**21.65.090 Commercial (C).**

B. Administrative Review Uses.

. . .

1. New commercial uses, unless specifically listed in subsection (A), (B), or (C) of this section.

6. New commercial buildings and expansions of existing commercial buildings.

**Finding:** The subject property is located within the Commercial zone in the Carson Community Subarea. New commercial uses (retail business) and new commercial buildings (9,100 square foot warehouse) require an administrative review use under Title 21.65.090 and supplemental code 21.70.020(B) Classes of Use and Development.

. . .

F. Minimum Development Standards.

1. Lot Size. The standard minimum lot size, dimensions and proportions shall be as required to accommodate the use, including landscaping, open space and parking requirements.

2. Setbacks. The setbacks will be established by the review of the listed criteria for each use or the following, whichever is greater:

   a. No building or structure may be located within any easements.

   b. No building or accessory building shall be constructed closer than twenty feet from a property line that is adjacent to land that is used for or suitable for residential use.

**Finding:** Per the applicant’s site plan, the Dollar General building would be located 64.92 feet away from the mobile home park to the west of the property and approximately 101 feet from the southern property boundary. No easements were identified on the subject parcel affecting the development of the property. A septic system drain field identified on the northern portion of the property is currently being utilized by the mobile home park on the parcel to the west. Information provided by the applicant stated that the drain field will be moved which was confirmed via email by the current property owner. As a **condition of approval**, prior to building permit approval, the septic system supporting the mobile home park on the adjacent parcel to the west shall be decommissioned and any mobile homes currently connected to this drain field must be connected to a replacement system to the satisfaction of Skamania County Environmental Health.
CHAPTER 21.70 – SUPPLEMENTARY DEVELOPMENT AND USE STANDARDS

21.70.020 (B) Classes of Uses and Development.

B. Administrative Review Uses. Uses which are allowed, with administrative review by the department for consistency with standards placed upon those uses under this title and the following:

1. Submit a completed application and fee.

Finding: The applicant submitted a completed administrative review use application and SEPA checklist with supporting documentation on July 6, 2020.

2. Submit a site plan which includes the following:
   a. North arrow;
   b. Scale;
   c. Boundaries, dimensions, and size of subject parcel;
   d. Significant terrain features or landforms;
   e. Existing vegetation;
   f. Watercourses/drainage;
   g. Location and size of existing and proposed structures;
   h. Location and width of existing and proposed roads, driveways and trials;
   i. Location of existing and proposed services, including water, sewage, power and telephone;
   j. Location and depth of all grading and ditching.

Finding: The applicant submitted a plan set as an accompaniment to their application which incorporates current site conditions and those proposed improvements to the site encompassing the elements listed above in the site plan requirements. The plan set is included with the application package submitted by the applicant on July 6, 2020.

2. Notice to all adjacent property owners within three hundred feet.

Finding: Using available records from the Skamania County Assessor, Skamania County provided notice to all adjacent property owners within three hundred feet of the proposal on July 13, 2020 prior to the publication date, July 15, 2020 within the paper of record, the Skamania County Pioneer.

3. Fourteen-day comment period (calendar days).

Finding: Skamania County provided allowed fourteen days to comment on the proposal for both the Administrative Review Use application and SEPA checklist on July 15, 2020, the date of publication and allowed comment through July 29, 2020 at 5:30 PM.

4. An appeal of the planning director’s decision shall be processed and heard pursuant to SCC 21.16.070(D).

Finding: Appeals may be filed by an aggrieved person with standing in accordance with the procedures provided at the end of this staff report.

6. The subject request will be reviewed for compliance with the following:
   a. Compatibility with the surrounding development/area;
Finding: The subject property is located in the Commercial zone at the intersection of Metzger Road and Wind River Highway near the north end of Carson. A conditional use permit was issued for the property as a used car dealership and subsequent permit issued for the current mobile home on the property as a caretaker residence. Surrounding the property to the north is a parking lot associated with the WKO mill. Beyond the parking area to the north is a strip mall type building containing a Texaco branded fuel service station/convenience store and hair salon. The parcel to the south of the subject property is additionally largely undeveloped with some smaller businesses including a drive thru coffee stand, a mobile food truck and a former restaurant. No specific proposed development plan has been provided for this larger parcel to the south, however the property is zoned Commercial and similar provisions would apply to development of the parcel to the south.

Within the Carson commercially zoned areas there are several other retail stores or restaurants that either sell similar products or are located within comparable buildings.

The building is 9,100 sq. ft. and will consist of exterior building materials including vertical metal siding, split face concrete block, horizontal Hardie plank lap siding, Hardie plank edge trim and a decorative gable vent. Exterior colors will include earth tone shades of brown and tan. The front awning will be a bronze colored metal roof. The frontage of the store will be on Metzger Road. The quality of design and construction appears compatible with other commercial buildings along the Wind River Highway corridor.

Some of the public comment received cited opposition to a large corporation moving into the Carson Community and its long-term negative effects on small business, perception that it would create negative economic and health effects on the community. Despite the corporate ownership, the store and its design are found to be compatible with the surrounding development and area. No provisions within Skamania County Code prohibit the development of “chain” stores.

b. Sufficient off-street parking;

Finding: Woodcrest REV has presented a site plan depicting 30 parking spaces on the subject property. The Skamania County Engineer has required that the applicant provide documentation that the number of spaces proposed is in conformance with the Institute of Transportation Engineers (ITE) Parking Generation Manual. The applicant provided documentation from the ITE Parking Generation Manual demonstrating that a similar sized building under non-December average parking usage for a similarly size building requires 10.28 parking spaces. Maximum peak period demand between (5:00 and 7:00 PM) shows a requirement of 17.56 parking spaces for a similarly sized building. December rates for a variety store with a similar square footage show peak period demand for parking (between 5:00 and 7:00 PM) is 21.025 spaces. 30 spaces exceeds the minimum number of spaces for a similar sized structure with similar land use and would meet the requirements for peak demand for parking at the store.

c. Clear and safe routes of ingress and egress;

Finding: Woodcrest REV has provided a traffic circulation plan for the subject property which allows ingress and egress for customer traffic on both Metzger Road and Wind River Highway. The County Engineer has recommended that delivery traffic to the store enters the property on Metzger Road and exit to the south on Wind River Highway. The applicant’s traffic circulation plan demonstrates that this restriction is feasible.
County Engineer has additionally recommended that physical channelization devices (curb or acceptable equivalent) be placed between ingress and egress lanes at the Wind River Highway driveway access in order to restrict truck traffic from accessing the site from Wind River Highway. **As a condition of approval**, prior to final inspection, the applicant shall install a channelization device between the ingress and egress lanes at the Wind River Highway driveway access. The final design of the channelization shall be approved by the County Engineer.

d. Adequate buffers with surrounding uses to assure visual and audible screening. Buffers may include but are not limited to open space, vegetation, and fencing.

**Finding:** The applicant has proposed to incorporate six-foot high wood fencing along the west and south property lines and install landscape plantings across all project frontages to assure visual screening. Trees will additionally be planted within the landscaping strip along the west property line, to the east of the building and on the north entrance to the store. The proposed fencing and plantings will create an adequate physical buffer between the proposal and adjacent land uses and will soften the appearance of the building from Wind River Highway and Metzger Road.

One minor change to the landscape plan will be required. As a **condition of approval**, the developer shall install a sidewalk along the south side of the building and shall complete the sidewalk on the east side of the building in order to maintain a continuous sidewalk along the perimeter of the building. These new sidewalk extensions shall replace the groundcover proposed for these areas in the landscape plan.

As a **condition of approval**, the applicant shall install landscape irrigation to ensure long-term maintenance and survival of landscape plantings.

**21.70.050 Height exceptions.**
The following structures are not subject to the thirty-five-foot height limitation of this title: church spires, fixed utility equipment, transmission towers, masts, aerials, geothermal rigs, wind machines, wind turbines, temporary logging equipment, flag poles, and livestock, farm and agricultural buildings or structures, such as barns, silos, and horse arenas.

**Finding:** The building is 23 ft. 8 inches tall and complies with the 35 ft. height limit.

**21.70.070 Off-street parking.**
On-site parking shall be required for all vehicles owned or leased by the property owner or lessee including but not limited to; passenger vehicles, boats, campers, recreational vehicles, utility trailers, farm and forestry equipment.

**Finding:** As conditioned above, the applicant has demonstrated that the proposed parking lot design with 30 parking spaces exceeds the Institute of Transportation Engineers parking manual requirement for peak demand and meets the requirements of the county Engineer to provide off-street parking for customers and employees of the subject retail store.

**21.70.110 Signs.**
Sign standards are as follows:
A. General Provisions.
1. No sign shall be erected or placed in such a manner so that by reasons of its position, shape, or color it may interfere or be confused with, or obstruct the view of any traffic sign, signal or device.
2. Signs shall be maintained in a neat, clean, and attractive condition.
3. Off-premise signs erected in any zone classification shall be subject to a conditional use permit.
4. Signs shall be designed to be compatible with the environment of the area. Fluorescent colors are prohibited.
5. No freestanding sign shall exceed twelve feet in total height.

B. Prohibited Signs.
1. Moving signs (exempted are time/temperature display).
2. Flashing or mobile lights; except, for seasonal holidays.
3. Signs which project over public right-of-way.

D. Sign Dimensions. The total sign area permitted shall not exceed twelve times the square root of the building frontage (see sign dimension chart below). In the case of multiple occupancy of a building, it shall be the owner’s responsibility to distribute the permitted sign area between the various occupants. The maximum area of an individual ground sign shall be ninety-six square feet. Where frontage is on more than one street, only the signs computed with respect to the frontage on a street shall face that street. Frontage on a limited access highway which provides no access to the property cannot be used to compute sign area.

Finding: The applicant has proposed signage on the east and north side of the building with dimensions of 3.75’ by 26’ (97.5 sq. feet each). Additionally, a freestanding sign of 4’ by 8’ (32 sq. feet) which is 12 total feet in height is proposed. An additional temporary sign 4’ by 8’ (32 sq. feet) is proposed. The total square footage of building frontage on the east side of the building is 2340 square feet. Sign square footage of 580 total square footage is allowed on the east side of the property along Wind River Highway. The applicant has proposed 129.5 square feet of signage for the Wind River Highway frontage. Building frontage on Metzger Road is 1260 square feet. Total sign square footage of 425 square feet is allowed along Metzger Road. The applicant has proposed 129.5 square feet of signage on the Metzger Road frontage. As a condition of approval any signage proposed shall comply with SCC 21.70.110 pertaining to signs and be approved by the Skamania County Community Development Department and meet property line setbacks within the Carson Community Subarea Commercial zone.

CONCLUSION:
Based on the findings in this staff report, as conditioned, the proposal satisfies the criteria for Administrative Review and is APPROVED, subject to the following conditions:

1. The applicant shall follow the mitigations provided in the SEPA Mitigated Determination of Non-significance for Skamania County File SEP-20-10.
2. The applicant shall follow the general inadvertent discovery plan for Skamania County during development activities.
3. Prior to building permit approval, the septic system supporting the mobile home park on the adjacent parcel to the west shall be decommissioned and any mobile homes currently connected to this drain field must be connected to a replacement system to the satisfaction of Skamania County Environmental Health.
4. Prior to final inspection, the applicant shall install a channelization device between the ingress and egress lanes at the Wind River Highway driveway access. The final design of the channelization shall be approved by the County Engineer.

5. The developer shall install a sidewalk along the south side of the building and shall complete the sidewalk on the east side of the building in order to maintain a continuous sidewalk along the perimeter of the building. These new sidewalk extensions shall replace the groundcover proposed for these areas in the landscape plan.

6. The applicant shall install landscape irrigation to ensure long-term maintenance and survival of landscape plantings.

7. Any signage proposed shall comply with SCC 21.70.110 pertaining to signs and be approved by the Skamania County Community Development Department and meet property line setbacks within the Carson Community Subarea Commercial zone.

Dated and signed this 5th day of August 2020, at Stevenson, Washington.

Andrew Lembrick
Land Use Planner

APPEALS
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 14 days from the date hereof. Appeal may 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.
NARRATIVE SITE DESCRIPTION:

The construction activities described on this site will be those typically required for the construction of roadway projects. Installation of erosion control systems, however, will vary with the construction of different types of roadway projects.

The utility and erosion control plans are part of the Erosion Control Plan and are intended to protect the public from potential hazards such as washouts and landslides.

NOTES:

1. Place the SEDIMENT BARRIER 5 FT. INSIDE THE SEDIMENT BARRIER ON SPECIFIED CONTINUOUS TRAVEL WAYS.
2. SEDIMENT BARRIER SHOULD BE PLANNED ON SPECIFIED TRAVEL WAYS TO CONVEY SEDIMENT TO THE FACILITY.
3. SEDIMENT BARRIER SHOULD BE PLANNED TO CONVEY SEDIMENT TO THE FACILITY.
4. SEDIMENT BARRIER SHOULD BE PLANNED TO CONVEY SEDIMENT TO THE FACILITY.
PROPOSED
DOLLAR GENERAL BLDG.
70' x 130'
9,100 SQ.FT.
(Prototype "B")
H.V.A.C. ON ROOF

AREA
46553.89 SF
1.07 ACRES

DETENTION
POND
SEPTIC DRAIN FIELD
RESERVE SEPTIC DRAIN FIELD
TANK

SCALE: AS NOTED
WOODCREST COMPANIES
NO PARKING

PROPOSED DOLLAR GENERAL BLDG.
70' x 130'
9,100 SQ.FT.
(Prototype "B")

H.V.A.C. ON ROOF

GAS

FF 1002.50'

1002.5

1001.5

1003.0

1002.5

1001.0

1001.5

1000.5

1000.0

1001.0

996.0

PRELIMINARY SHEET NO.

JOB NO.

REV.

SCALE: AS NOTED

WOODCREST COMPANIES

42272

GRADING AND DRAINAGE PLAN
NO PARKING

PROPOSED DOLLAR GENERAL BLDG.

70' x 130'
9,100 SQ.FT. (Prototype "B")

H.V.A.C. ON ROOF

AREA
46553.89 SF
1.07 ACRES

METZGER ROAD
WIND RIVER HWY.

PROPERTY LINE
SEPTIC DRAIN FIELD
DRAINAGE CHANNEL
PROPERTY LINE
SEWER SERVICE LINE
SEPTIC TANK
SEWER CLEANOUT
PROPOSED WATER SERVICE
PREMOLDED JOINT FILLER

EXPANSION JOINT IN BOTH CURB AND SIDEWALK

CONTRACTION JOINT IN SIDEWALK ONLY

Cement Concrete Curb

(Curb and Gutter Shown)

Not Included in Bid Item

See Detail 1 This Sheet

Four feet of the sidewalk width shall be the minimum pedestrian accessible route free of vertical and horizontal obstructions. Gratings, access covers, junction boxes, cable vaults, pull boxes and other appurtenances within the sidewalk must have slip resistant surfaces, be flush with surface, and match grade of the sidewalk.

Typical Curb, Gutter & Sidewalk Section
PRE-ENGINEERED METAL BUILDING NOTES

1. THE PRE-MANUFACTURED METAL BUILDING STRUCTURE, CONCRETE FOUNDATION AND MINERAL COURSE SLAB SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS. THE MOST STRINGENT REQUIREMENTS APPLY WHERE INCONSISTENCIES OCCUR BETWEEN THE APPLICABLE STANDARDS. IN THE ABSENCE OF OTHER CRITERIA, LOADINGS SHALL CONFORM TO THE MOST RECENT EDITION OF THE INTERNATIONAL BUILDING CODE.

2. THE SCOPE OF THE PRE-MANUFACTURED METAL BUILDING STRUCTURE SHALL INCLUDE THE DESIGN, ENGINEERING, FABRICATION, DELIVERY, AND ERECTION OF THE COMPLETE STRUCTURAL STEEL FRAMING AND EXTERIOR SKIN PACKAGE. THE METAL BUILDING MANUFACTURER SHALL BE CERTIFIED BY AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) METAL BUILDING CERTIFICATION PROGRAM.

3. THE FRONT FASCIA SHALL HAVE (3) 12" PURLINS (MOUNTED VERTICALLY SO THAT THE 12" FACE IS AGAINST THE BUILDING METAL SIDING. THESE PURLINS SHALL BE CENTERED OVER THE ENTRANCE AND SPACED 96" APART TO PROVIDE ADEQUATE SUPPORT FOR SIGNAGE WHICH MAY WEIGH UP TO 1,400 LBS.

4. RECOMMENDED PRE-ENGINEERED METAL BUILDING MANUFACTURERS ARE:
   - VP BUILDINGS, ATTN: DAVID ENGLISH (901) 568-4537
   - STAR BUILDING SYSTEMS, ATTN: RODNEY BURT (800) 879-7827
   - NUCOR BUILDING SYSTEMS, ATTN: BOB BARRY (315) 622-4400 (260) 837-7891
   - BIGBEE STEEL BUILDINGS, INC., ATTN: KEVIN BUSLER (800) 633-3378
   - CHIEF BUILDINGS, ATTN: ERIN SULLIVAN (800) 845-1767

5. SEE SHEET A02 FOR WALL AND ROOF FINISHES AND COLORS.

ROOF NOTES

1. METAL ROOF MUST BE A STRUCTURAL STANDING SEAM METAL ROOF WITH MECHANICALLY ROLLED SEAMS. SEAMS TO BE A MINIMUM 1 1/2" HIGH. ALL FASTENERS TO BE CONCEALED.

2. ROOF PANELS TO BE A MINIMUM 24 GAUGE.

3. METAL ROOF SYSTEM TO BE EQUAL TO VP BUILDING SLR II ROOF.

4. CONDENSATE FROM HVAC UNITS TO BE PIPED TO GUTTERS.
A PROPOSED COMMERCIAL DEVELOPMENT FOR:

DATABASE:

SHEET NUMBER:

SCALE:

SHEET TITLE

CHECKED BY:

PROJECT NO:

DATE:

DRAWN BY:

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1. BUILDING SIGNS: PROVIDE CONDUIT AND WIRE FROM ELECTRICAL PANEL TO THE SIGN CANOPY. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND. BUILDING CANOPY MUST BE SUFFICIENTLY BUILT TO SUPPORT THE DOLLAR GENERAL SIGN OF UP TO 1400 LBS. NOTE: IF THE LEASE SPECIFIES A 5'-0" X 40'-0" BUILDING SIGN OR 24" LETTER SET (OR LARGER), 2 qty. - 10/2 WIRE WITH GROUND.

2. PYLON SIGNS: PROVIDE CONDUIT FROM ELECTRICAL PANEL TO LOCATION OF THE PYLON SIGN BASE. BURY CONDUIT UNDER PARKING AREA. THE CONDUIT IS TO BE 1" AND HAVE ONE SET OF 10/2 WIRE WITH GROUND.

3. FINAL ELECTRICAL CONNECTIONS FOR SIGN SHALL BE THE SIGN VENDORS RESPONSIBILITY SINCE THE 'J' BOX AND WIRES ARE IN PLACE.

4. SEE CHART ABOVE FOR SIGN SPECIFICATIONS.

5. SEE SHEET A8 FOR SIGN BRACING DETAILS.

6. PYLON SIGN CABINETS TO CLEAR 15' FROM GRADE AND EDGE SHALL BE LOCATED NO CLOSER THAN 10' TO ANY OVERHEAD UTILITY LINES.

"COMING SOON" SIGN ELEVATION

THIS SIGN IS TO BE PROVIDED AND INSTALLED BY THE DEVELOPER OR CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.

"COMING SOON" SIGN ELEVATION

SIGN SPECIFICATIONS

ALL BUILDING AND SITE SIGNAGE TO BE UNDER A SEPARATE PERMIT BY OTHERS AND ARE SHOWN FOR REFERENCE ONLY. SIGNAGE IS NOT A PART OF THIS PERMIT.

TYP. PYLON SIGN ELEVATION

TYP. BUILDING SIGN ELEVATION

SIGNAGE PLAN

1/2"=1'-0"

4'-0"

8'-0"

26'-0"

3'-9"

PROTOTYPICAL MAIN BUILDING SIGN FOR 'A', 'B', 'E' & 'F' SCHEMES

ALLOWABLE SIGN AREA

4'-0"

8'-0 1/2"

T.B.D.

T.B.D.

4"x4"x1/4" STEEL TUBE

3/4" DIA. A325 BOLT W/ NUT, FLAT, & LOCK WASHERS

CONDUIT

GRADE

INTERNALLY LIT CABINET

ALL BUILDINGS PER SKAMANIA COUNTY MUNICIPAL CODE, SEC. 27.70.110

1) BUILDING FRONTAGE AT METZGER RD. 70' OF BUILDING FRONTAGE.

MAX ALLOWABLE SIGN AREA: 100 S.F.

PROPOSED BLDG. SIGN: 97.5 S.F.

2) BUILDING FRONTAGE AT WIND RIVER HWY. 130' OF BUILDING FRONTAGE.

MAX ALLOWABLE SIGN AREA: 134 S.F.

PROPOSED BLDG. SIGN: 97.5 S.F.

ALLOWABLE SIGN AREA
STATE ENVIRONMENTAL POLICY ACT

MITIGATED DETERMINATION OF NONSIGNIFICANCE

FILE NUMBER: SEP-20-10

DESCRIPTION OF PROPOSAL: The Project proposes to construct a 9,100 sq. ft. (70'x170') retail store, (Dollar General), with a maximum height of 24 feet. The site will be designed for on-site delivery truck circulation, parking for 30 vehicles, a dumpster enclosure, landscaping, on-site storm water treatment, and on-site septic. Exterior building materials will include vertical metal siding, split face concrete block, horizontal Hardiplank lap siding, Hardiplank edge trim, and a decorative gable vent. Exterior colors will include earth tone shades of brown and tan. The front awning will be a bronze colored metal roof.

LOCATION: 1252 Metzger Road, Carson, WA

PARCEL NO.: 03-08-20-2-1-0100-00

PROPOONENT: Woodcrest REV

The lead agency has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

The necessary mitigation measures are listed below:

1. The applicant shall submit a stormwater management plan consistent with the guidelines of the Western Washington Stormwater Management Manual of 2019. The plan shall demonstrate adequacy through the Western Washington Hydrology Model or an equivalent acceptable to the Skamania County Engineer. The plan shall require review and approval by the Skamania County Engineering Department prior to building permit approval.

2. Truck traffic shall be limited to the Metzger Road access. The developer shall work with the County Engineer to determine any necessary mitigations to prevent truck traffic from accessing the property from Wind River Highway.

3. Dust suppression techniques are a requirement in order to prevent dust from entering nearby and adjacent residentially used properties at all times until the project is complete. If the dust-suppression technique is the use of
water, requirements to ensure that the watering does not cause erosion and offsite discharge of sediment-laden water needs to be followed. Information about dust suppression techniques can be found in Department of Ecology Publication #96-433 “Techniques for Dust Prevention and Suppression”. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action by the State of Washington.

4. Cultural Resources: 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 Planning Department within 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 24 hours.

This MDNS is issued under WAC 197-11-340(2) and the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted to the Community Development Department within 14 days from the date listed below, by 5:30 p.m.

**Responsible Official:** Alan Peters, AICP, Assistant Planning Director  
**Address:** Skamania County Community Development Department  
PO Box 1009  
Stevenson, WA 98648  
permitcenter@co.skamania.wa.us

July 15, 2020  
Date  
[Signature]  
Alan Peters, AICP  
Assistant Planning Director

**APPEALS:** There shall be no administrative appeals of environmental threshold determinations. Failure to comment on this Notice of Intent shall be determined to deny a party standing to appeal the final determination with the underlying government action to a court of competent jurisdiction.
Cultural Resources Inadvertent Discovery Plan for Skamania County

In the event that any ground-disturbing activities or other project activities related to this development or in any future development uncover protected cultural material (e.g., bones, shell, antler, horn or stone tools), the following actions will be taken:

1. When an unanticipated discovery of protected cultural material (see definitions below) occurs, the property owner or contractor will completely secure the location and contact:
   a) The property owner and project manager;
   b) The Department of Archaeology and Historic Preservation (DAHP) (Stephanie Jolivette, 360-586-3088);
   c) And consult with appropriate tribal contacts for finds of Native American origin.
      a. Kate Valdez, Confederated Tribes and Bands of the Yakama Nation; (509-985-7596);
      b. Nathan Reynolds, Cowlitz Indian Tribe (360-577-8140);
      c. Chris Bailey, Confederated Tribes of the Grande Ronde (503-879-1675);
      d. Robert “Bobby” Brunoe, Confederated Tribes of the Warm Springs (541-553-2002);
      e. Aaron Miles, Nez Perce Tribe (208-621-3847).

2. If the discovery is human remains, the property owner or contractor will stop work in and adjacent to the discovery, completely secure the work area by moving the land-altering equipment to a reasonable distance, and will immediately contact:
   a) The property owner and project manager;
   b) The Skamania County Sheriff’s Department (509-427-9490);
   c) and the Skamania County Coroner’s Office (509-427-3790) to determine if the remains are forensic in nature;
   d) If the remains are not forensic in nature the Department of Archaeology and Historic Preservation (DAHP) (Guy Tasa 360-586-3534, cell: 360-790-1633); will take the lead on determining the appropriate method of treatment for the remains and will consult with the affected tribes.

NOTE: If you discover bones but are unsure if they are human, contact Guy Tasa at the DAHP.
Cultural material that may be protected by law could include but not be limited to:
1. Buried layers of black soil with layers of shell, charcoal, and fish and mammal bones (Figure 1).
2. Stone, bone, shell, horn, or antler tools that may include projectile points (arrowheads), scrapers, cutting tools, wood working wedges or axes, and grinding stones (Figures 2 and 3);
3. Stone tools or stone flakes (Figures 2 and 3);
4. Non-natural sediment or stone deposits that may be related to activity areas of people; such as buried cobbles that may indicate a hearth feature (Figure 4);
5. Perennially damp areas may have preservation conditions that allow for remnants of wood and other plant fibers; in these locations there may be remains including fragments of basketry, weaving, wood tools, or carved pieces;
6. Concentrations of historical period (> 50 years old) artifacts (Figure 5); and
7. Human remains. This includes complete burials as well as fragmentary remains.

Figure 1: Shell Middens. These middens can are often found on the shoreline and can extend into the intertidal zone in areas that have undergone sea level rise during the precontact period.
Figure 2: Examples of stone and bone tools.

Figure 3: Examples of archaeological stone flakes.
Figure 4: Photograph of a Native American hearth feature being excavated. Note the fire-modified rock, burnt soil, and concentrated charcoal.

Figure 5. Historical period sites (more than 50 years in age) are also protected by archaeology laws. These can include concentrations of broken ceramics, bottles, bricks, and metal objects.