



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

STAFF REPORT AND RECOMMENDATION TO THE HEARING EXAMINER

PROJECT: Construction of 6,350 square foot Fire Hall Addition
Conditional Use Permit Application

FILE # CU-20-02

REQUEST:

The applicant has requested a Conditional Use Permit to construct improvements to the Skamania County Fire District #4 property including construction of a 6,350 square foot building to be used for vehicle storage and volunteer fire district staff living quarters.

I. GENERAL INFORMATION

Owner(s):	Timothy Young 10042 Washougal River Road Washougal, WA 98671
Applicant(s)/Applicant(s) Representative:	Timothy Young and Chris Fuller
Tax Parcel Number:	02-05-32-3-0-2603-00
Location:	10042 Washougal River Road, Washougal
Comprehensive Plan Designation:	Neighborhood Commercial of the West End Subarea
Zoning:	Neighborhood Commercial of the West End Subarea
Square Footage/Acreage:	2.89 acres
Proposed Use:	New Commercial Building 6,350 square feet.
Sanitary Sewer District:	N/A – Septic
Domestic Water Supplies:	Individual Exempt Well
Fire District:	Fire District #4
School District:	Washougal School District
Drainage Basin:	Columbia River
WRIA:	Salmon/Washougal
WRIA Number:	WRIA 28

II. HISTORY/BACKGROUND:

The applicant applied for a conditional use on July 29, 2020 to construct a 6,350 square foot fire service building including an area for vehicle storage and staff living quarters. The subject parcel is located at 10042 (9992) Washougal River Road, Washougal in the Neighborhood Commercial zone of the West End Subarea. The property was conveyed to Fire District 4 on June 4, 1979 and recorded on July 18, 1979. Per Skamania County Code Section 21.67.110 a conditional use permit is required for any new commercial buildings requesting a footprint over 2,500 square feet in the Neighborhood Commercial zone. (Exhibit 2).

Per Fire District staff, an existing fire facility is present on the northeast side of the property, constructed in the mid-1970s and a parking area is provided on the north side of the property. The area proposed for the new fire structure has been logged and stumped recently as of the writing of this staff report. Per environmental health and the fire district, the property is currently served by an exempt well for water and a septic system.



Figure 1-Existing Fire Service Facility

V. AGENCIES CONTACTED:

- Skamania County Board of County Commissioners
- Skamania County Building Department
- Skamania County Public Works Department
- Skamania County Assessor's Office
- Skamania County Environmental Health
- Skamania County PUD #1
- Washington State Department of Fish and Wildlife
- Cowlitz Indian Tribe
- Nez Perce Tribe
- Confederated Tribes and Bands of the Yakama Nation
- Confederated Tribes of the Warm Springs Reservation
- Confederated Tribes of Umatilla Indian Reservation

VI. NATURAL ENVIRONMENT

A. Topography:

The slope of the property is gradual (<5% to the southeast).

B. Soils:

The USDA Natural Resources Conservation Service (NRSC) GIS data layer identifies two soil type on the subject parcel. The development is limited to the area consisting of Washougal gravelly loam (#157). This is a well-drained soil typically with 0% to 3% slopes.

The second soil type consists of Bonneville stony sandy loam (#17) formed on river terraces from alluvial sand and gravel composed primarily of basalt and andesite.

The subject parcel is located within an Erosion Hazard area as defined in Skamania County's Critical Area Ordinance. **As a condition of Approval**, the applicant shall provide an erosion control plan, meeting the requirements under Skamania County Critical Areas Code Section 19.07.030 Regulations Part D(1) pertaining to Design Standards for Erosion Hazard Areas.

C. Surface Water:

There are no surface water resources on the property.

D. Vegetation:

The areas not covered by impervious surfaces including structures and parking areas previously contained fir and some maple trees, grasses and shrubs. The portion of the property containing the proposed new fire facility and parking area has been cleared of vegetation as of August 2020 as can be seen in the photo below.



Figure 3 – Photo of vegetation removal on subject property

E. Wildlife:

A review of wildlife resource maps did not indicate the presence of sensitive wildlife areas on the subject property.

VII. NEIGHBORHOOD CHARACTERISTICS:

The property is located at 10042 Washougal River Road in the West End Community Subarea of Skamania County in Washougal. The property is in the Neighborhood Commercial zone and is surrounded by some other low-intensity commercial or institutional uses. Cape Horn Skye Elementary School and Canyon Creek Middle School are located across Washougal River Road from the subject site. A retail store, Washougal River Mercantile is located approximately 900 feet to the west of the subject property. An American Legion Hall is located approximately 1,000 feet to the northeast of the subject site. No other commercial structures are present in the area. With the exceptions identified above, most properties in the area are residential. The property is adjacent to lands within the Rural Land 2 zone. The Washougal River is located approximately 750 feet to the south of the subject property.

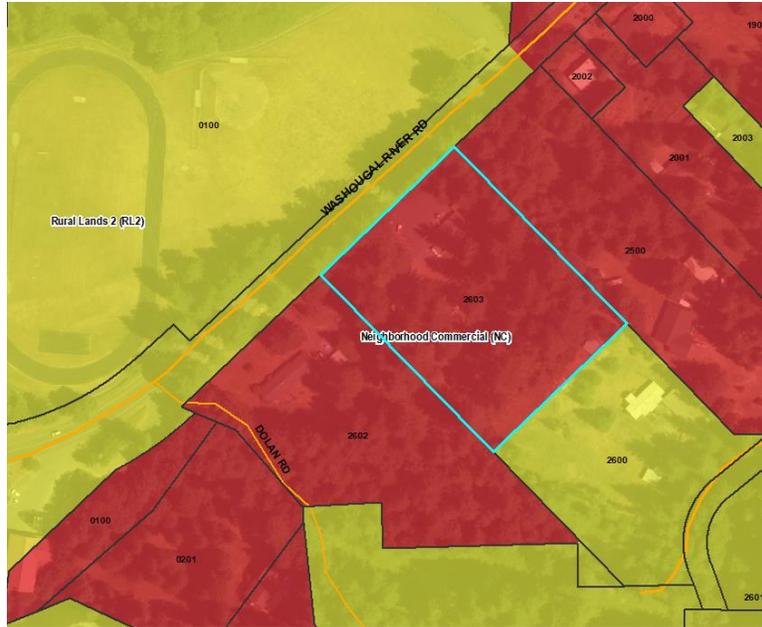


Figure 4- Subject Property Zoning.

The Neighborhood Commercial Zone is identified in red. Rural Lands 2 is identified in yellow.

VIII. PUBLIC SERVICES

Electric service is provided to the property by the Skamania County PUD. The property is served by an existing private shared well system and an existing septic system. (Exhibit 2). Per Skamania County Environmental Health, the septic system present on the property was initially developed to support a two bedroom mobile home and will require upgrades to support the expanded use. **As a condition of approval**, prior to the release of a building permit for the sleeping quarters, the applicant will be required to submit an updated septic design from a licensed on-site septic designer (or engineer) showing conformance with current standards and proposed expanded use.

IX. UTILITIES

A. Stormwater:

A stormwater management plan has not been submitted by the applicant. Based on the size of the proposed structure (6,350 square feet) and new impervious surfaces (driveways and parking areas), **as a condition of approval**, prior to obtaining a building permit, the applicant shall provide a stormwater management plan consistent with the Western Washington Stormwater Management Manual of 2019 along with a Western Washington Hydrology Model or demonstrate to the county Engineer that the existing stormwater management infrastructure is sufficient to manage stormwater consistent with the WWSMM 2019.

B. Wastewater Disposal:

The existing facility on the property is served by an on-site septic system. As stated above, as a condition of approval, prior to the release of a building permit for the sleeping quarters, the applicant will be required to submit an updated septic design from a licensed on-site septic designer (or engineer) showing conformance with current standards and proposed expanded use.

C. Potable Water:

The property and a neighboring residence are currently served by a shared private well. The existing water service is adequate for the proposal

X. PUBLIC COMMENTS

No public comments have been received as of the date of this Staff Report.

XI. CRITERIA FOR APPROVAL

21.67.110 Neighborhood commercial zone classification (NC).

B. Allowable Uses.

1. Public and/or semi-public facilities and/or utility systems;

- 2. Professional services;*
- 3. Retail stores with all merchandise within an enclosed building;*
- 4. Service establishments with all services provided within an enclosed building;*
- 5. Single-family dwellings;*
- 6. Cottage occupations, (in accordance with SCC Chapter 21.70);*
- 7. Light home industries, (in accordance with SCC Chapter 21.70);*
- 8. Bed and breakfast establishments, lodging facilities, and/or retreat centers with up to twelve rooms for rent, and are owner occupied;*
- 9. Meeting halls, (such as civic, social and fraternal);*
- 10. Domestic agriculture;*
- 11. Residential care facilities, (in accordance with SCC Chapter 21.85);*
- 12. Management and enhancement of unique biological areas, propagation of fish and wildlife, and water resource management facilities;*
- 13. Scientific monitoring or research devices;*
- 14. Landscaping features, (not located within a critical area);*
- 15. Attached communication facilities located on BPA towers, (in accordance with SCC Section 21.70.160);*
- 16. Accessory uses normally associated with an allowable use.*

C. Administrative Review Uses.

- 1. Attached communication facilities located on non-BPA towers, (in accordance with SCC Section 21.70.160).*

D. Conditional Uses.

- 1. Communication tower(s), (in accordance with SCC Section 21.70.160);*
- 2. Commercial buildings requesting a footprint of over two thousand five hundred square feet and/or over five thousand square feet in total floor area;***
- 3. New recreational vehicle parks.*

E. Temporary Uses Permitted.

- 1. Temporary uses shall be permitted in accordance with the requirements of SCC Section 21.70.120*

F. Prohibited Uses.

1. Any uses not listed above are prohibited.

Finding:

The subject property is located in the West End – Neighborhood Commercial zone. While the existing and proposed use is allowable as a public facility, the building is proposed to be 6,350 square feet. Section 21.67.110(D)(2) and (G)(4) requires a conditional use permit for any commercial buildings or allowable establishments that exceed a footprint of over two thousand five hundred square feet and/or over five thousand square feet in total floor area. As stated above, the proposed building is proposed to be 6,350 square feet. The applicant has requested a conditional use permit for approval of the structure as required.

G. Minimum Development Standards.

1. Lot Size. The standard minimum lot size, dimensions, and proportions shall be as follows (unless the local health authority requires a greater lot size):

- a. Single-family: Minimum lot size shall be two acres.*
- b. Commercial use: Minimum lot size shall be two acres.***

Finding:

The subject parcel is 2.89 acres according to the Assessor’s records and currently has an existing fire station constructed in. The existing fire hall is approximately 3,050 square feet. The parcel contains adequate land to accommodate the existing and proposed structures including septic infrastructure per Skamania County Environmental Health (Exhibit 2)

2. Density Requirements.

a. Single-family: Each single-family dwelling (including mobile homes) shall require the minimum lot area listed under SCC Section 21.67.110(G)(1).

b. Commercial: Each commercial use shall require the minimum lot area listed under SCC Section 21.67.110(G)(1).

Finding:

The applicant has proposed an addition to the existing fire station which will be located in a separate building. The current 2.89-acre lot is sufficient to support the proposed addition.

3. Setbacks. The following are the minimum lot line setbacks for all buildings and accessory buildings:

a. Front yard: No building or accessory building shall be constructed closer than fifty feet from the centerline of the public road right-of-way or thirty-five feet from the centerline of a private road (not including private driveways), or twenty feet from the front property line, whichever is greater.

b. Side yard: No building or accessory building shall be constructed closer than twenty feet from the property line on each side of the structure.

c. Rear yard: No building or accessory building shall be constructed closer than twenty feet from the rear property line.

d. Non-conforming Lots: Lots of less than two acres in size shall conform to standard building code setback requirements.

e. A Yard That Fronts on More Than One Road: The setback requirement for the front yard of a lot that fronts on more than one road shall be the required setback for that zone classification. All other frontages shall have a setback of fifteen feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater if the parcel is less than two acres. If the parcel is greater than two acres the setback shall be twenty feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater.

f. Cul-de-sacs and hammerhead turnarounds: The setback requirement for a cul-de-sac or hammerhead turnaround shall be twenty feet from the property line, the edge of the public road right-of-way, or private road easement, whichever is greater.

Finding:

The applicant has proposed to locate the proposed structure to the west of the current fire station facility. The applicable setbacks for the Neighborhood Commercial zone are identified above. **As a condition of approval**, the applicant shall develop the new fire facility in accordance with the required setbacks of the Neighborhood Commercial zone.

4. Other Standards.

a. Building height limit for permitted uses shall not exceed twenty-eight feet from grade to the highest point on the roof with the exception of SCC Section 21.70.050, and SCC Section 21.70.160

b. Allowable establishments are limited in size to a footprint of two thousand five hundred square feet, and two stories (twenty-eight feet) in height without the need for a conditional use permit.

c. No building or structure shall be located within any easement. (Ord. 2012-02, 5-1-12)

Finding:

The applicant has proposed a building height of 27 feet which is below the required building height limit of 28 feet from grade. The applicant has proposed to develop a 6,350 square foot building which requires a conditional use permit.

TITLE 21 – ZONING – Chapter 21.16 - Administration

21.16.070 Hearing examiner—Duties and responsibilities

The hearing examiner shall hear and decide:

A. Applications for conditional uses. Conditional uses are those uses which may or may not be compatible with permitted uses in a specific zoning designation. If the hearing examiner determines that the use is not compatible with permitted or existing uses in

the specific area of the proposed use, then the proposed use shall be denied. Alternatively, if the hearing examiner determines that the proposed use is compatible with permitted and existing uses in the specific area of the proposed use, then the proposed use may be approved or approved with conditions to make it compatible with the area.

1. In determining whether the use is compatible with the area, the proposed use shall:
a. Be either compatible with other uses in the surrounding area or be no more incompatible than are other outright permitted uses in the applicable zoning district;

Finding:

The application materials state:

"The proposed construction project will be compatible with the existing fire station structure on site." The proposed building will develop additional square footage to support the needs of the fire district by providing additional space for fire apparatus used to support the community in fire and medical response. Other properties within the neighborhood contain residential development. The proposed staff housing would be no more impactful than the existing residences located in the same vicinity and zone.

b. Not materially endanger the health, safety, and welfare of the surrounding community to an extent greater than that associated with other permitted uses in the applicable zoning district;

Finding:

The application materials state:

The proposed construction project will increase the health safety and welfare of the surrounding community by enhancing the Fire Districts service abilities.

As the applicant has stated, the additional space and living quarters will provide additional capacity for storage of equipment in a more centrally located facility on the West End. The provision of staff housing will allow faster response time by having staff available onsite 24 hours, rather than responding to the station from their homes, then mobilizing to an emergency.

c. Not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with other permitted uses in the applicable zoning district;

Finding:

The application materials state:

The proposed construction project will not increase pedestrian or vehicular traffic; not greater than that associated with other permitted uses in the applicable zoning district. The amount of increased traffic would be nominal regarding the long-term plans of the fire district. There would be a short-term increase in traffic from workers constructing the facilities. Any major increase in traffic would likely be due to a higher volume of emergencies within the service area of the fire district and not directly related to the construction of this facility.

d. Be supported by adequate service facilities and would not adversely affect public services to the surrounding area;

Finding:

The application materials state:

The proposed construction project will use existing domestic water service (well) on site and use existing storm and sanitary sewer (septic tank/drainfield) systems on the site. Electrical service would be provided by Skamania PUD via existing service lines. This would not adversely affect public services to the surrounding area.

Community Development staff has provided specific conditions to allow the applicant to demonstrate that water, septic and stormwater facilities are adequate to support the proposed development within this report. The conditions should be adequate to demonstrate the above condition.

e. Not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district;

Finding:

Applicant materials state:

The proposed construction project will be a continuation of the existing use on the property; as such it will not hinder or discourage the development of permitted uses on neighboring properties.

As stated above, the proposed building and land use shall be a continuation of the existing use of the property as a fire station. While the overall footprint of the improvements on the property are larger than is typical for residential development in the vicinity, the facility will comply with the required height and setbacks for the zone designation.

f. Not be in conflict with the goals and policies expressed in the current version of the county's comprehensive plan.

Finding:

As stated in the application:

The proposed construction project will be a continuation of the existing use on the property; as such it will not be in conflict with the County's comprehensive plan.

The subject property is located within the Neighborhood Commercial Land Use Designation of the West End Subarea Comprehensive Plan. Per the West End Community Comprehensive Plan, under General Policies, Policy 17. *Recognize volunteer fire protection, volunteer emergency services, and County law enforcement protection as appropriate services in rural areas;*

Additionally, as stated in Land Use Designation, *Community Commercial (CC): This designation provides greater flexibility of the type and size of commercial business that serve the entire West End Subarea and visitors. The purpose is to provide a land use designation for existing*

core-commercial uses (like the Washougal River Mercantile, Fire Hall, Phone Station and the Legion Hall) to continue and expand and to provide for new commercial services. Residential and commercial uses should be allowed in this designation, which is the same as the County-Wide Community Commercial Designation, except that cluster developments should be prohibited.

Both of these instances call out volunteer fire services as an essential service within the rural zone and specifically call out the fire hall as an existing core commercial use.

Community Commercial Land use was identified along with Neighborhood Commercial within the West End Subarea Comprehensive Plan. When the West End zoning was adopted the two comprehensive plan designations were combined into one zone under Neighborhood Commercial.

2. *Criteria for determining conditions to be imposed on conditional uses shall be based on the health, safety and general welfare of the public, any environmental standards in force in Skamania County, and other applicable provisions set forth in this title and shall be subject to conditions which may include, but are not limited to, the following:*
 - a. *Limiting the manner in which the use is conducted including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.*

Finding:

Due to the particular land use of the fire hall as an essential emergency service and the requirement for fire department staff to respond to emergencies 24 hours per day, no such conditions are appropriate or required for the proposal.

- b. *Establishing a special yard, open space, lot area or lot dimensions.*

Finding:

The applicant has not specified any consideration for expansion of their facility beyond the property boundaries. As a condition of approval, the proposed structure is required to be constructed within the required setbacks for the Neighborhood Commercial Zone of the West End Subarea.

- c. *Limiting the height, size, or location of a building or other structure.*

Finding:

Skamania County Title 21 – Zoning states throughout the code that no building or structure may be over 35 feet above average site grade or a variation of that language. Buildings within the Neighborhood Commercial Zone may not exceed a building height of 28 feet above grade. The fire district has proposed a maximum building height of 27 feet above grade. **As a condition of approval**, the building height shall not exceed 28 feet above average site grade.

d. Designating the size, number, location, and nature of vehicle access points.

Finding:

No modification has been proposed for access to/from the subject site.

e. Increasing the amount of street dedication, roadway width or improvements within the street right-of-way.

Finding:

The Public Works Department has not recommended any additional improvements. The property fronts Washougal River Road, a public road.

f. Limiting or otherwise designating the number, size, location, height and lighting of signs.

Finding:

No signs have been proposed as a part of this proposal.

g. Limiting the location and intensity of outdoor lighting and requiring it to be shielded.

Finding:

As a condition of approval, outdoor lighting shall be pointed down with shielding or directed away from neighboring residential properties to the east, south and west in order to prevent glare directed at neighboring residential properties at night.

h. Requiring berming, screening, landscaping or another facility to protect adjacent or nearby properties and designating standards for its installation and maintenance.

Finding:

No berming, screening, or landscaping is required.

i. Designating the size, height, location and materials for a fence.

Finding:

No fencing is required.

j. Protecting and preserving existing trees, vegetation, water resources, wildlife habitat or other significant natural, historic, or cultural resources.

Finding:

There are no water resources, wildlife resources, or known cultural resources on the subject property. Because the parcel lies within a high-risk area for archaeological significance, **as a condition of approval** the applicant will be required to adhere to the following inadvertent discovery plan:

1. The following procedures shall be followed 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 Community Development Department, and the State Department of Archeological and Historic Preservation (DAHP) 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.

2. The following procedures shall be followed 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 Community Development Department and the Indian tribal governments shall be contacted immediately.

XII. CONCLUSION:

With the proposed conditions of approval, the applicant’s proposal satisfies the requirements for a conditional use permit. The proposal is compatible with existing uses in the surrounding area, will not materially endanger the health, safety, and welfare of the surrounding community, not cause conflict with existing pedestrian and vehicular traffic, is supported by adequate public services and will not cause adverse effects to existing public services, will not hinder or discourage the development of permitted uses in the surrounding area, and is not in conflict with the goals and policies of the Comprehensive Plan.

XIII. RECOMMENDATION:

Based on the findings and conclusions in this Staff Report, Staff recommends that the Hearing Examiner approve the request for a Conditional Use Permit for a new fire structure consisting of 6,350 square feet of floor area for vehicle storage and staff living quarters with the following conditions of approval:

1. The applicant shall provide an erosion control plan at the time of building permit submittal, meeting the requirements under Skamania County Critical Areas Code Section 19.07.030 Regulations Part D(1) pertaining to Design Standards for Erosion Hazard Areas.
2. Prior to the release of a building permit for the sleeping quarters, the applicant will be required to submit an updated septic design from a licensed on-site septic designer (or engineer) showing conformance with current standards and proposed expanded use.
3. Prior to obtaining a building permit, the applicant shall provide a stormwater management plan consistent with the Western Washington Stormwater Management Manual of 2019 along with a Western Washington Hydrology Model or demonstrate to the county Engineer that the existing stormwater management infrastructure is sufficient to manage stormwater consistent with the WWSMM 2019.
4. The applicant shall develop the new fire facility in accordance with the required setbacks of the Neighborhood Commercial zone.
5. Building height shall not exceed 28 feet above average site grade.

6. All outdoor lighting shall be pointed down with shielding or directed away from neighboring residential properties to the east, south and west in order to prevent glare directed at neighboring residential properties at night.
7. The applicant will be required to adhere to the following inadvertent discovery plan:
 1. The following procedures shall be followed when cultural resources are discovered during construction activities:
 - i. 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.
 - ii. Notification. The project applicant shall notify the Community Development Department, and the State Department of Archeological and Historic Preservation (DAHP) 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.
 2. The following procedures shall be followed 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.
 - i. Halt of Activities. All survey, excavation and construction activities shall cease.
 - ii. Notification. Local law enforcement officials, the Community Development Department and the Indian tribal governments shall be contacted immediately.

XIV. EXHIBITS:

(The Staff Report will be considered Exhibit 1)

Exhibit 2: Application Materials – *Complete July 29, 2020*

Exhibit 3: Notice of Public Hearing, including Certificate of Mailing – *September 30, 2020.*

Exhibit 4: Notice of Public Hearing – *Published in the Skamania County Pioneer on September 30, 2020*


 Andrew Lembrick, Land Use Planner

10/8/2020
 Date

Please Note: The action by the Hearing Examiner shall be final and conclusive, unless with the timeframe provided in RCW 36.70C, the applicant or adverse party makes application to a court of competent jurisdiction for judicial review of this land use decision.

CONDITIONAL USE APPLICATION

JUL 28 2020

(Please complete application in ink)

COMMUNITY DEVELOPMENT
DEPARTMENT

Applicant: Skamania Co. FD No. 4 E-mail: tyoung@skamaniafd4.org

Address: 10042 Washougal River Road Home: () (360) ~~837-3420~~ 836-7902

Washougal, Washington 98671 Work: () (360) ~~837-3420~~ 836-7902

Property Owner: Skamania Co. FD No. 4 E-mail: tyoung@skamaniafd4.org

Address: 10042 Washougal River Road Home: () (360) ~~837-3420~~ 836-7902

Washougal, Washington 98671 Work: () (360) ~~837-3420~~ 836-7902

Location of Property: MP 0.16R Washougal River Road Lot no.: portion of lots 52 & 53; W

Tax Lot/Parcel # 2-5-32-C-2603 Total acres: 3.5 +-

Please attach the Legal Description of the tax lot/parcel of this application. (Legal Description can be obtained from the County Auditor)

Project description: Describe your proposed project including details on use, size (width, length, and height) color, and construction materials of all existing and proposed structures.

A new 6,350 square foot structure for vehicle storage and staff living quarters; 27 feet high x 113 feet long x 60 feet wide.
Color: to match existing fire station structure (light grey); materials: horizontal lap siding to match existing fire station structure.

Please indicate how your proposal meets the six compatibility criteria listed in this application (Attach additional pages for your answers)

I have read and understand the Hearing Examiner process (attached to this application)

June 25, 2020

Applicant signature(s):  Date:

TIMOTHY W. YOUNG

June 25, 2020

Owner signature(s):  Date:

TIMOTHY W. YOUNG

Signature of the property owner(s) authorizes Staff and other Agency personnel reasonable access to the site in order to evaluate the application.

For Department use only	
Legal description attached: Yes / No	
Date received	Date complete
Receipt #	File # 000 CU-20-02

Conditional Use Criteria

1. Be either compatible with other uses in the surrounding area or is no more incompatible than are other outright permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will be compatible with the existing fire station structure on site.*

2. Not materially endanger the health, safety and welfare of the surrounding community to an extent greater than that associated with other permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will increase the health, safety and welfare of the surrounding community by enhancing the Fire District's service abilities.*

3. Not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with other permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will not increase pedestrian or vehicular traffic; not greater than that associated with other permitted uses in the applicable zoning district.*

4. Be supported by adequate service facilities and would not adversely affect public services to the surrounding area;

RESPONSE: *The proposed construction project will use existing domestic water service (well) on site and use existing storm and sanitary sewer (septic tank/drain field) systems on the site. Electrical service would be provided by Skamania PUD via existing service lines. This would not adversely affect public services to the surrounding area.*

5. Not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will be a continuation of the existing use on the property; as such it will not hinder or discourage the development of permitted uses on neighboring properties.*

6. Not be in conflict with the goals and policies expressed in the current version of the County's comprehensive plan.

RESPONSE: *The proposed construction project will be a continuation of the existing use on the property; as such it will not be in conflict with the County's comprehensive plan.*

END OF CONDITIONAL USE CRITERIA RESPONSE

2006161409

SURVEY

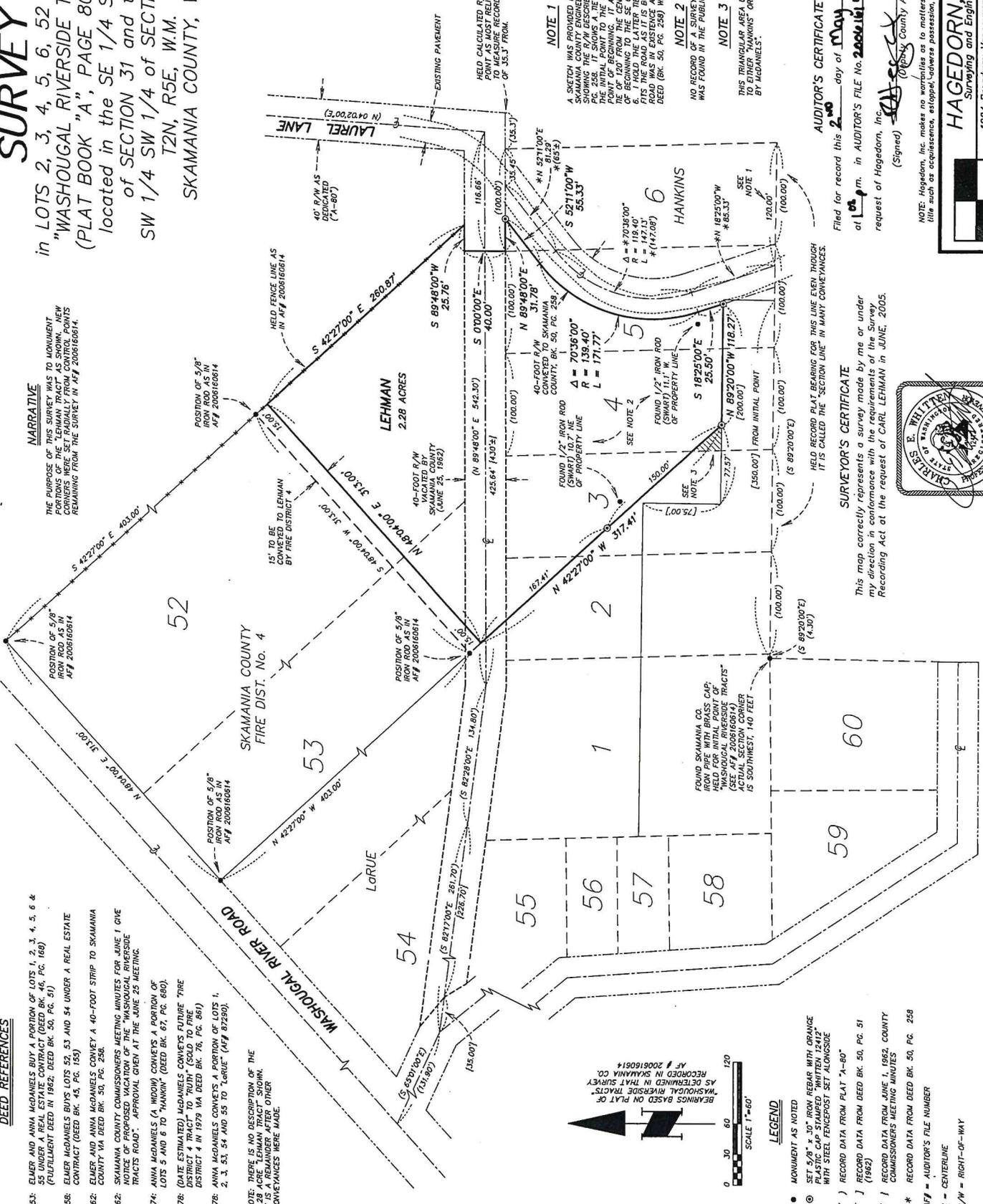
in LOTS 2, 3, 4, 5, 6, 52 & 53 of "WASHOUGAL RIVERSIDE TRACTS" (PLAT BOOK "A", PAGE 80; 1922) located in the SE 1/4 SE 1/4 of SECTION 31 and the SW 1/4 SW 1/4 of SECTION 32, T2N, R5E, W.M. SKAMANIA COUNTY, WA.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT PORTIONS OF THE LEHMAN TRACT AS SHOWN. NEW CORNERS WERE SET RADIALLY FROM CONTROL POINTS REMAINING FROM THE SURVEY IN AF# 2006160614.

- DEED REFERENCES**
- 1953: ELMER AND ANNA MGDANIELS BUY A PORTION OF LOTS 1, 2, 3, 4, 5, 6 & 55 UNDER A REAL ESTATE CONTRACT (DEED BK. 46, PG. 168)
 - 1958: ELMER MGDANIELS BUYS LOTS 52, 53 AND 54 UNDER A REAL ESTATE CONTRACT (DEED BK. 45, PG. 155)
 - 1962: ELMER AND ANNA MGDANIELS CONVEY A 40-FOOT STRIP TO SKAMANIA COUNTY VIA DEED BK. 30, PG. 256.
 - 1962: SKAMANIA COUNTY COMMISSIONERS MEETING MINUTES FOR JUNE 1 ONE NOTICE OF PROPOSED VACATION OF THE "WASHOUGAL RIVERSIDE TRACTS ROAD". APPROVAL GIVEN AT THE JUNE 25 MEETING.
 - 1974: ANNA MGDANIELS (LAWSON) CONVEYS A PORTION OF LOTS 5 AND 6 TO "HANKINS" (DEED BK. 67, PG. 680).
 - 1978: (DATE ESTIMATED) MGDANIELS CONVEYS THE FUTURE "FIRE DISTRICT # 4" TRACT TO "RUBY" (SOLD TO FIRE DISTRICT # 4 IN 1979 VIA DEED BK. 76, PG. 88)
 - 1978: ANNA MGDANIELS CONVEYS A PORTION OF LOTS 1, 2, 3, 53, 54 AND 55 TO "LARUE" (AF# 87290).

NOTE: THERE IS NO DESCRIPTION OF THE 2.28 ACRE LEHMAN TRACT SHOWN. ALL OTHER CONVEYANCES WERE MADE.



NOTE 1
A SKETCH WAS PROVIDED BY THE SKAMANIA COUNTY ENGINEER'S OFFICE ON 05/11/2005. IT SHOWS A LINE OF 404.31' FROM THE INITIAL POINT TO THE CENTERLINE OF WASHOUGAL RIVER ROAD. THE POINT OF BEGINNING TO THE SE CORNER OF LOT 6 IS 119.40' FROM THE CENTERLINE OF ROAD. THE ROAD WAS IN EXISTENCE AT THE TIME THE DEED (BK. 50, PG. 258) WAS PREPARED.

NOTE 2
NO RECORD OF A SURVEY BY "SWART" WAS FOUND IN THE PUBLIC RECORD.

NOTE 3
THIS TRIANGULAR AREA UNCONVEYED TO EITHER "HANKINS" OR "LARUE" BY MGDANIELS.

AUDITOR'S CERTIFICATE
Filed for record this 2nd day of May, 2006 at 10¹⁵ a.m. in AUDITOR'S FILE No. 2006161409 at the request of Hagedorn, Inc. (Signed) [Signature] (Oriskany County Auditor)

HAGEDORN, INC.
Surveying and Engineering
1924 Broadway Vancouver, Wa. 98663
Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=80'
DATE: 05/11/06
JOB NO.: 05-189

CALC. BY: CEW
DRAWN BY: CEW
CHECKED BY: BBT

DWG# 05-189
SHEET 1 OF 1



SURVEYOR'S CERTIFICATE
This map correctly represents a survey made by me or under my direction in accordance with the Rules and Regulations of the Surveying Act of the request of CARL LEHMAN in JUNE, 2005.



- LEGEND**
- MONUMENT AS NOTED
 - ⊙ SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITEN 12412 WITH STEEL FENCEPOST SET ALONGSIDE"
 - () RECORD DATA FROM PLAT "A-80"
 - [] RECORD DATA FROM DEED BK. 50, PG. 51 (1982)
 - / / RECORD DATA FROM JUNE 1, 1982: COUNTY COMMISSIONERS MEETING MINUTES
 - * RECORD DATA FROM DEED BK. 50, PG. 258
 - AF# = AUDITOR'S FILE NUMBER
 - E = CENTERLINE
 - R/W = RIGHT-OF-WAY

Exhibit 2

KNOW ALL MEN BY THESE PRESENTS that the EASTERN INVESTMENT COMPANY, LIMITED corporation organized and existing under the laws of the state of Oregon does hereby declare the annexed map to be a true and correct map of the land owned and laid out by them as WASHOUEAL RIVERSIDE TRACTS, said land being more particularly described in the engineer's certificate hereunto annexed. And the said EASTERN INVESTMENT COMPANY LIMITED does hereby dedicate to the public forever all streets and highways shown on said plat.

IN WITNESS WHEREOF the EASTERN INVESTMENT COMPANY LIMITED by the authority of its board of directors has caused these presents to be executed by the president and secretary of the corporation and has caused its corporate seal to be hereunto affixed

EASTERN INVESTMENT COMPANY LIMITED:
H.E. Noble President
R.W. Montague Secretary

Witnesses:

H.E. Noble
R.W. Montague



STATE OF OREGON } ss:
COUNTY OF MULTNOMAH }

This certifies that on this 18 day of May, 1922, before me a notary public in and for said County and State, personally appeared H.E. Noble and R.W. Montague to me personally known. Who being first duly sworn did say that he the said H.E. Noble is the president, and he the said R.W. Montague is the secretary of the EASTERN INVESTMENT COMPANY LIMITED the corporation above named and that the seal affixed to the above instrument is the corporate seal of the said company, and that said instrument was signed and sealed in behalf of said Corporation by authority of its board of directors and they acknowledge said instrument to be the act and deed of said corporation.

Witness my hand and official seal.

H. H. Payne Notary Public for Oregon. My commission expires May 15, 1923.



I Ernest Nelson being first duly sworn on oath deposes and say that I am a civil engineer by profession, that I have correctly surveyed the lands represented on the annexed map, that the initial point of said survey is an iron pipe 2 inches in diameter and 36 inches long driven 6 inches below the surface of the ground which point is the section corner of sections 5 & 6 T. 1 N., and sections 31 & 32 T. 2 N., Skamania County, Washington. and that the lands represented are described as follows: Beginning at the above described point, thence S 89° 47' E 527.77 ft. Thence N 19° 55' E 307.82 ft. thence N 12° 45' E 217.47 ft. thence N 28° 45' E 113.97 ft. thence N 45° 31' W 141.21 ft. thence N 26° 36' E 140.51 ft. thence N 16° 02' E 111.57 ft. thence N 6° 15' E 90 ft. thence N 53° 15' E 101.21 ft. thence N 66° 36' E 227.5 ft. thence N 89° 47' E 203.77 ft. thence N 60° 15' E 104.2 ft. thence N 77° 50' E 258.3 ft. thence S 89° 47' E 285.1 ft. thence N 63° 30' E 307.2 ft. thence N 17° 20' E 305.0 ft. thence N 42° 45' W 194.0 ft. thence North 150.0 ft. thence N 13° 00' E 117.0 ft. thence N 1° 00' E 73.0 ft. thence N 44° 00' E 146.0 ft. thence N 31° 24' E 177.0 ft. thence N 5° 19' W 124.0 ft. thence N 86° 14' W 585.9 ft. to a point in the center line of the county road. thence S 50° 38' W 805.7 ft. thence S 48° 04' W 2428.7 ft. thence S 65° 01' E 31.9 ft. thence S 59° 27' E 171.7 ft. thence S 40° 3' E 200.2 ft. thence S 33° 10' E 216.4 ft. thence S 09° 47' E 176.7 ft. thence N 1° 00' E 184.65 ft. to the place of beginning.

H. Ernest Nelson

Subscribed and sworn to before me this 18 day of May, 1922.
H. H. Payne

Notary Public for Oregon
My commission expires May 15, 1923.



Approved June 5 1922
Edw. P. Mitchell
County Commissioners

County Commissioners



Attest: Edw. P. Mitchell Clerk.

Approved June 5 1922
William M. ...
County Assessor

All taxes from ... to ... are paid ...

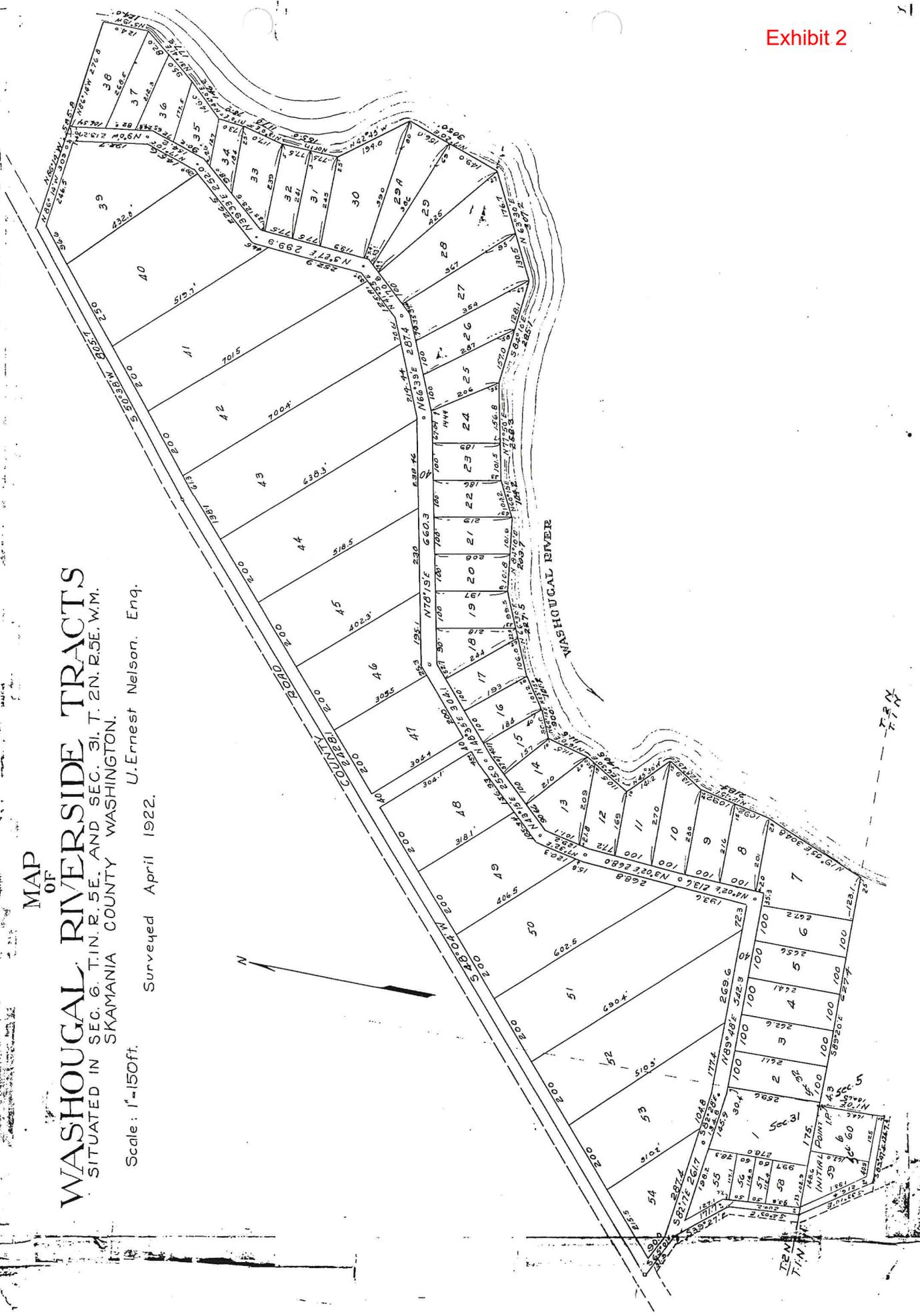
Approved County Engineer

MAP
OF
WASHOUGAL RIVERSIDE TRACTS
SITUATED IN SEC. 6, T.1N. R.5E. AND SEC. 31, T. 2N. R.5E. W.M.
SKAMANIA COUNTY WASHINGTON.

U. Ernest Nelson. Eng.

Surveyed April 1922.

Scale: 1"=150ft.



88987



Transamerica Title Insurance Company

BCC 76 PAGE 861

Exhibit 2

FILED FOR RECORD AT REQUEST OF & Please return to

REGISTERED	<input checked="" type="checkbox"/>
INDEXED: DIR.	<input checked="" type="checkbox"/>
INDIRECT:	<input checked="" type="checkbox"/>
RECORDED:	<input type="checkbox"/>
COMPARED	<input type="checkbox"/>
FILED	<input type="checkbox"/>

WHEN RECORDED RETURN TO

Name SKAMANIA COUNTY FIRE DISTRICT NO. 4

Address M.P. 0.17R Washougal River Road

City, State, Zip Washougal, Washington 98671

THIS SPACE PROVIDED FOR RECORDER'S USE:
 COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Fires District #4 OF _____ AT 2:00 P.M. July 18 1979 WAS RECORDED IN BOOK 76 OF Deeds AT PAGE 861 RECORDS OF SKAMANIA COUNTY, WASH.

[Signature]
 COUNTY AUDITOR

88987

Statutory Warranty Deed

THE GRANTORS GEORGE RUTH and RUTH L. RUTH, husband and wife,

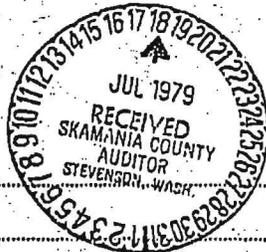
for and in consideration of TWENTY FIVE THOUSAND and no/100----Dollars

in hand paid, conveys and warrants to SKAMANIA COUNTY FIRE DISTRICT NO. 4

the following described real estate, situated in the County of Skamania, State of Washington:

That portion of Lots 52 and 53 of WASHOUGAL RIVERSIDE TRACTS according to the official plat thereof on file and of record at Page 80 of Book A of Plats, Records of Skamania County, Washington, more particularly described as follows:

Beginning at the most northerly corner of the said Lot 52; thence along the northerly lines of the said Lots 52 and 53 south 43°04' west 313 feet; thence parallel to the north-easterly line of the said Lot 53 southeasterly 418 feet; thence north 43°04' east 313 feet to the northeasterly line of the said Lot 52; thence northwesterly along said line 418 feet to the point of beginning; together with improvements thereon.



Dated June 4, 1979

TRANSACTION EXCISE TAX

JUL 18 1979

Amount Paid Exempt

Skamania County Treasurer

By [Signature]

George Ruth
Ruth L. Ruth

Transaction in compliance with County sub-division ordinances. Skamania County Assessor - By: [Signature]

STATE OF WASHINGTON }
COUNTY OF Clark }

On this day personally appeared before me George Ruth & Ruth L. Ruth to me known to be the individual described in and who executed the within and foregoing 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 4th day of June, 19 79
[Signature]
Notary Public in and for the State of Wash- ington, residing at Washougal

STATE OF WASHINGTON }
COUNTY OF _____ }

On this _____ day of _____, 19 _____, before me, the undersigned, a Notary Public in and for the State of Wash- ington, duly commissioned and sworn, personally appeared _____

and _____
to me known to be the _____ President and _____ Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corpora- tion, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.
[Signature]
Notary Public in and for the State of Washington, residing at _____

Doc # 2006163117
Page 1 of 2
Date: 09/27/2006 03:53P
Filed by: SKAMANIA CO FIRE DISTRICT NO 4
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$33.00

AFTER RECORDING MAIL TO: REAL ESTATE EXCISE TAX

Skamania County Fire District No. 4
Attention: Jennifer Ochs
10042 Washougal River Road
Washougal, Washington 98671

26273
SEP 28 2006

PAID Exempt
Nickie Clelland
COUNTY TREASURER

QUIT CLAIM DEED
(BOUNDARY LINE ADJUSTMENT)

FOR THE PURPOSE OF ADJUSTING BOUNDARY LINES ONLY: Skamania County Fire District No. 4 ("Grantor") hereby convey, release and quit claim to Anna L. and Carl Lehman, Husband and Wife ("Grantee") all of Grantor's right, title, and interest in that certain real property located in Skamania County, State of Washington, described in Exhibit A attached hereto and incorporated herein by this reference.

The purpose of this deed is to effect a boundary line adjustment between parcels of land owned by Grantors; it is not intended to create a separate parcel, and is therefore exempt for the requirements of RCW 58.17 and Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

Dated this 29 day of AUGUST, 2006

Timothy W. Young

Chair, Board of Commissioners
Skamania County Fire District No. 4, Grantor

STATE of WASHINGTON) Planning Department - BLA Approved By: MJM 9-27-06

COUNTY of Skamania) Gary H. Martin, Skamania County Assessor
Date 9-27-06 Parcel # 02 0532 30 260000 +
110 260300

I certify that I know or have satisfactory evidence that Timothy W. Young (name) signed this instrument, on oath stated that he (he/she) was authorized to execute the instrument and acknowledged it as the chair (position/title) of Skamania County Fire District No. 4 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 29th day of August

Racheal Hegewald

Racheal Hegewald
Notary Public in and for the State of Washington

My appointment expires: 2-28-2010





HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 694-8934 • www.hagedornse.com

September 9, 2003

LEGAL DESCRIPTION FOR SKAMANIA COUNTY FIRE DISTRICT No. 4

15-FT x 313-FT TRACT TO BE CONVEYED TO LEHMAN

Handwritten: JD 9/11-06

A portion of Lots 52 and 53 of "Washougal Riverside Tracts", as recorded in Book "A" of Plats, page 80, Skamania County Auditor's Records, located in the Southeast quarter of the Southeast quarter of Section 31 and the Southwest quarter of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a 5/8 inch iron rod set in a 2003 "Hagedorn, Inc. Survey" marking the most Northeasterly corner of Lot 52 of the "Washougal Riverside Tracts" (Book "A" of Plats, page 80), said point being North 00° 00' 00" East, 799.15 feet and North 90° 00' 00" East, 35.38 feet from a Skamania County iron pipe and brass cap at the "Initial Point" of the "Washougal Riverside Tracts"; thence South 42° 27' 00" East, along the line between Lots 51 and 52, for a distance of 403.00 feet to a 5/8 inch iron rod (2003 "Hagedorn, Inc. Survey") and the TRUE POINT OF BEGINNING; thence South 48° 04' 00" West, 313.00 feet to a 5/8 inch iron rod (2003 "Hagedorn, Inc. Survey") on the Southwesterly line of the "Skamania County Fire District No. 4 Tract", as described in Book 76 of Deeds, page 861, Skamania County Auditor's Records; thence South 42° 27' 00" East, 15.00 feet to the Southwesterly corner of said "Skamania County Fire District No. 4 Tract"; thence North 48° 04' 00" East, 313.00 feet to the Southeasterly corner of said "Skamania County Fire District No. 4 Tract"; thence North 42° 27' 00" West, 15.00 feet to the TRUE POINT OF BEGINNING.

Handwritten: WJMV

LD2003\Skamania Co. Fire Dist 4.cvc



Handwritten: 09-09-03

EXHIBIT "A"

FIRE STATION ADDITION

FOR
SKAMANIA COUNTY FIRE DISTRICT #4

12042 WASHOUGAL RIVER ROAD

WASHOUGAL, WASHINGTON 98671

GENERAL NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- ANY CHANGES OR DEVIATIONS FROM THESE PLANS NEED TO BE APPROVED BY THE ARCHITECT.
- IF DIMENSIONS ARE MISSING OR IN QUESTION CALL THE ARCHITECT. DO NOT SCALE OFF OF PLANS.
- GENERAL CONTRACTOR SHALL VISIT THE SITE TO CHECK EXISTING CONDITIONS. SHOULD CONTRACTOR FIND CONDITIONS WHICH THEY BELIEVE WOULD IMPED THE WORK OR FIND DISCREPANCIES BETWEEN THE PLANS AND EXISTING SITE CONDITIONS, SUCH CONDITIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT PRIOR TO START OF THE WORK ON SITE. FAILURE TO ADVISE WILL CONSTITUTE NOTICE THAT CONTRACTOR IS FULLY SATISFIED WITH THE EXISTING CONDITIONS AND THAT THEY INTEND TO PERFORM THEIR OBLIGATIONS WITH NO IMPEDIMENTS TO THEIR WORK.
- ITEMS NOT INDICATED IN THESE DOCUMENTS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO COMPLETE THE WORK SHALL BE FURNISHED BY THE CONTRACTOR AS THOUGH IT WERE DETAILED HEREIN.
- PORTABLE FIRE EXTINGUISHERS SHALL BE PER NFPA #10, 2-A, 10-BC RATED MINIMUM, UNLESS NOTED OTHERWISE. KITCHEN EXTINGUISHERS SHALL BE TYPE 'K', IF ANY.
- EXIT WAYS SHALL BE ILLUMINATED BY BACK-UP POWER. THE CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING TESTING PRIOR TO INSPECTION BY DISCONNECTING THE MAIN.
- THE UNLATCHING OF ANY LEAF OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- HANDLES, PULLS, LATCHES AND LOCKS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TUSTING OF THE WRIST TO OPERATE.
- THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE NOTED ABOVE, OTHER THAN EXTERIOR DOORS, SHALL NOT BE GREATER THAN FIVE (5) POUNDS FORCE.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS HERENAFTER SPECIFIED TO THE CONTRARY.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THEIR BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR COORDINATION ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS.
- ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER, ACCEPTABLE TO OWNER.
- WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
- CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION (IN WRITING).
- UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND ALL WORK WILL BE GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. ALL WORK NOT SO CONFORMING TO THESE STANDARDS MAY BE CONSIDERED DEFECTIVE. IT IS UNDERSTOOD NO INFERIOR OR NON-CONFORMING WORK OR MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME THEY ARE INCORPORATED IN THE WORK OR AT ANY TIME BEFORE OR AFTER THE FINAL ACCEPTANCE. IF REQUIRED BY THE ARCHITECT, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT.
- THE WARRANTIES AND GUARANTEES PROVIDED IN THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY OR GUARANTY OR REMEDY REQUIRED BY LAW OR BY THE CONSTRUCTION DOCUMENTS.

GENERAL NOTES - WOOD FRAMING

CONTINUOUSLY BLOCK ALL STUDS IN INTERIOR LOAD BEARING WALLS WITH 2 X 5 # 4'-0" O.C. VERTICALLY.

ALL MULTIPLE 2 X LUMBER BEAMS AND COLUMNS (IF ANY) SHALL BE CONNECTED WITH 16d CEMENT-COATED BOX NAILS # 12" O.C. MAXIMUM, EACH LAYER; STAGGER AND CLINCH ALL NAILS.

INTERIOR WALLS WHICH EXTEND TO BOTTOM OF TRUSSES SHALL BE FASTENED TO TRANSVERSE TRUSSES WITH SIMPSON H3 CLIPS # EACH TRUSS, WHERE WALL IS PARALLEL TO TRUSSES PROVIDE SOLID BLOCKING ACROSS WALL # 4'-0" O.C. AND CONNECT WALL TO BLOCKING WITH (2) SIMPSON A35 FRAMING CLIPS # EACH BLOCK.

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ARCHITECT

RSS ARCHITECTURE, P.C.
Randal S. Saunders Architect/President
2225 COUNTRY CLUB RD. (503) 982-1211
WOODBURN, OREGON 97071 (503) 370-7929

STRUCTURAL ENGINEER

HE HAYDEN ENGINEERS
STRUCTURAL | CIVIL
12480 SW 68th. Ave.
Tigard, Oregon 97223
Phone: (503) 968-9994
Fax: (503) 968-8444

MEP ENGINEER

Drawn by: CNP
Checked: R55
Approved: R55
These drawings as instruments of service remain the property of the Architect. Any change, publication, or unauthorized use is prohibited unless expressly approved by the Architect.
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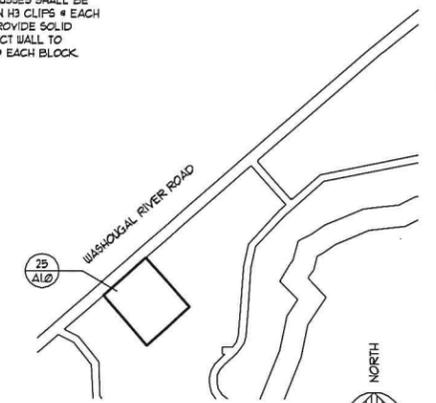
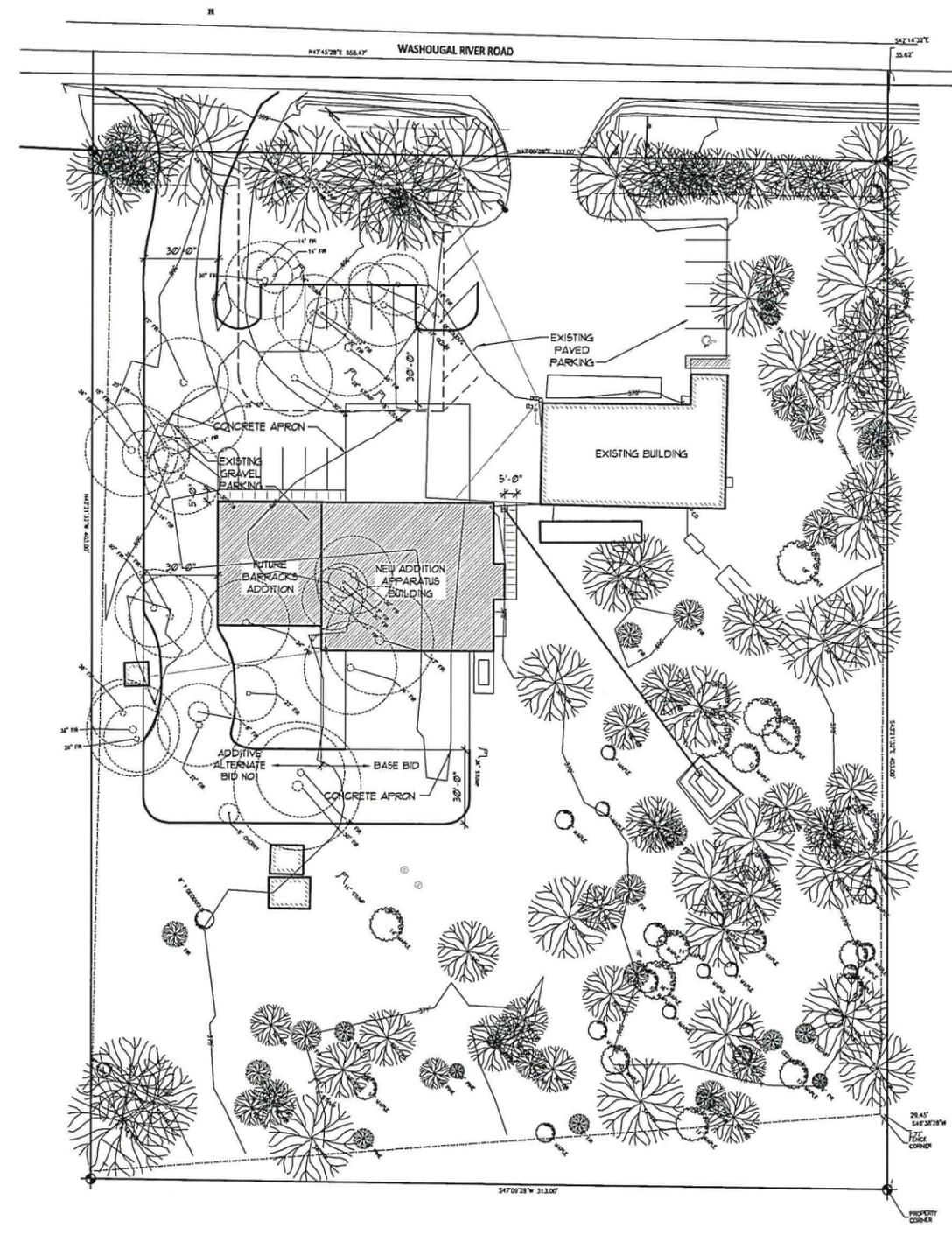
FIRE STATION ADDITION
FOR
SKAMANIA COUNTY FIRE DISTRICT #4
12042 WASHOUGAL RIVER ROAD
WASHOUGAL, WASHINGTON 98671

REVISIONS

A PROFESSIONAL CORPORATION

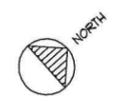
2225 COUNTRY CLUB ROAD
WOODBURN, OREGON 97071
(503) 982-1211

PROJECT NO.: 1913
DATE: DEC. 2019
DRAWING NO.: A1.0



25 SITE PLAN
A1.0 W APPARATUS BAY BUILDING AND NEW BARRACKS ADDITION

1" = 4'-0"



5 AREA MAP
A1.0 NTS



1 VICINITY MAP
A1.0 NTS



PLOT DATE/TIME: DATE: 06/05/2020 TIME: 09:15 FILE: COVER SHEET, ADDITIVE ALTERNATE BID 1

Andrew Lembrick

From: tyoung@skamaniafd4.org
Sent: Thursday, September 10, 2020 3:56 PM
To: Andrew Lembrick
Cc: cfuller@skamaniafd4.org
Subject: [FWD: FW: Fire District 4 - Washougal expansion]
Attachments: Project No. 1913 existing well information 02.20.2020.pdf

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Andrew:

Here is our response.

Septic:

Our consultant believes that the drain field associated with the abandoned old system would be adequate to meet the needs of both Phase 1 Apparatus Building and Phase 2 Sleeping Quarters. However, the septic tank associated with this system is located a fair distance away from the proposed buildings and the tank is pretty shallow. It appears very unlikely that we could get gravity flow from the new buildings to the existing septic tank. As a result, it appears that initial development with Phase 1 Apparatus Building will require installation of a new septic tank and a pump system to send the sewage to the drain field. This will also serve the Phase 2 Sleeping Quarters.

Water:

An existing well serves the existing Fire Station (not continuously occupied) and a single-family residence on adjacent property. See attached well documentation.

Present Use:**Fire Station:**

10 Firefighters for 2 hours, 2 days per week

2 EMTs for 4 hours, 1 day per week

Single-family residence**Use after Phase 1 Apparatus Building Construction:****Fire Station/Apparatus Building:**

10 Firefighters for 2 hours, 2 days per week

2 EMTs for 4 hours, 1 day per week

Occasional laundry of PPE after heavy soiling or structure fire

Single-family residence**Use after Phase 1 & 2 Construction:****Fire Station/Apparatus Building:**

10 Firefighters for 2 hours, 2 days per week

2 EMTs for 4 hours, 1 day per week

Occasional laundry of PPE after heavy soiling or structure fire

Sleeping Quarters:

5 Firefighter/EMTs for 2 24 hour shifts on weekends

Single-family residence

Let me know if you need any additional information.

Thanks,

Tim

Timothy W. Young
Chairman
Board of Commissioners
Skamania County Fire District #4
Cell: 360-836-7902

----- Original Message -----

Subject: FW: Fire District 4 - Washougal expansion
From: Andrew Lembrick <lembrick@co.skamania.wa.us>
Date: Thu, August 27, 2020 1:03 pm
To: "cfuller@skamaniafd4.org" <cfuller@skamaniafd4.org>, "tyoung@skamaniafd4.org" <tyoung@skamaniafd4.org>

Can you guys provide any input on the level of use by the new facility based on Nikki Rohan's questions below. The concern is that with people residing on the property that a public water system may be required. Additionally, the septic may be inadequate to support the new facility (depending on the level of use). Any input would be appreciated. Conditions would be proposed within the staff report.

Let me know if you have any questions. Thanks.

Andrew P. Lembrick, L.G. | Land Use Planner
lembrick@co.skamania.wa.us

Skamania County Community Development
170 NW Vancouver Avenue
P.O. Box 1009
Stevenson, WA 98648

(509) 427-3908

My current office schedule amid COVID-19 is Monday 7:30AM-5:30PM. I'm working from home typically Tuesday-Thursday. If I'm out of the office you may reach me by cell phone at 541-490-0689.

www.skamaniacounty.org (<http://www.skamaniacounty.org/>)

From: Nikki Rohan <rohan@co.skamania.wa.us>
Sent: Thursday, August 27, 2020 12:29 PM
To: Andrew Lembrick <lembrick@co.skamania.wa.us>
Subject: RE: Fire District 4 - Washougal expansion

Andrew,

Septic.

They will be required to hire a licensed on-site septic system designer and design and install a new system to serve the proposed use. The old system was sized to serve a 2-bedroom manufactured home – constructed in 1979. Any increase in design flow requires a system to be brought up to conformance with current standards.

Water.

There is an existing well on site that appears to serve the site. In order to determine whether or not they will be required to connect to or create a public water system, they will need to provide the number of users per day/per night, and the current number of connections (assuming the well only connects to the fire station). They may be exempt from be required to create a public water system as a single-connection, but I will need more information to make that determination.

Nikki

From: Andrew Lembrick
Sent: Tuesday, August 25, 2020 8:59 AM
To: Nikki Rohan <rohan@co.skamania.wa.us>
Subject: Fire District 4 - Washougal expansion

Hi Nikki,

I'm working on a conditional use application for Fire District 4 in Washougal. They are proposing to construct a 6,350 square foot structure for vehicle storage and to provide staff housing (not sure if this is temporary or permanent) as part of the facility. The current fire station as an existing well and septic system. Would you have any comments pertaining to this proposal? These would be the questions I would have pertaining to the proposed development.

- Does the staff accommodation within the facility require approval of a public water system.
- With limited information on the staff housing component, what would be the minimum requirements for increases to septic infrastructure.

If you have any input, I would greatly appreciate it. The hearing isn't scheduled until October 19, 2020 but I'm trying to get a jump on this one as I start leave at the beginning of October and have a couple of hearings coming up.

Andrew P. Lembrick, L.G. | Land Use Planner
lembrick@co.skamania.wa.us

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The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

SKAMA IA Co.

2/5-32 N.P

B1033.76

Sec 32 T2N R5E

HANSEN DRILLING

S 1/2 SW 1/4

LOG

Name Elmer Mc Daniels
Mc Donald

Address Route 2 Box 227
Washougal River

Date Started Sept 28 Date Finished Oct 7, 1963

DESCRIPTION:

(a) Well Depth 142 ft. Diameter 6"

Water Temp. _____

Test: _____

Depth from ground surface to water level before pumping 44 ft.

The measured discharge of the pump is 30 GPM

Drawdown of water level is 56 feet.
(pumping level minus static water level)

Description (casing-screen-perf.-shoe)

6 in. diameter casing From 1 to 74

Log on Ground Information

Material	Depth	Thickness
Top soil.	0 - 1	1
Boulders & gravel.	1 - 27	26
Broken Rock w/CLAY	27 - 36.	11
Blue Rock.	36 - 68	30
BASALT - fract.	68 - 73	5
BASALT. (BLACK) EXT. HARD	73 - 97	24
BASALT. (BLACK traces of Brown Rock.)	97 - 98	1
BASALT (BLACK)	98 - 121	23
Broken Rock (BLACK some quartz) (med)	121 - 139	18
SANDY Black Rock WITH WATER	139 - 142	3



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

STATE ENVIRONMENTAL POLICY ACT

MITIGATED DETERMINATION OF NONSIGNIFICANCE

FILE NUMBER:	SEP-20-13
DESCRIPTION OF PROPOSAL:	The applicant, Skamania County Fire District 4 Fire Station, is proposing to develop a 6,350 square foot fire station addition on a 3.5 acre +/- site. The addition will be adjacent to the existing fire station structure on site. The new structure will be used for vehicle storage and staff living quarters.
LOCATION:	10042 Washougal River Road, Washougal, WA 98671
PARCEL NO.:	02-05-32-3-0-2603-00 Located in Section 32 of Township 2N Range 5E of the W.M. in Skamania County
PROPONENT:	Chris Fuller and Tim Young, 10042 Washougal River Road, Washougal, WA

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. 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.
2. All disturbed undeveloped areas shall be reseeded and landscaped with native vegetation to prevent and reduce wind and water erosion and the

- propagation of noxious weeds. Mulch shall consist of certified weed free straw or similar product.
3. The subject parcel is located within or near a Erosion Hazard Area due to the soils susceptibility to wind and/or water erosion. Best Management Practices shall be used during all phases of development to prevent erosion.
 4. Erosion control measures must be in place prior to any ground disturbance. These control measures must be effective to prevent storm-water runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered by pollutants by Washington State.
 5. Based on the proposed use a conditional use permit is required. The applicant shall receive approval of the conditional use prior to development of the fire department building.
 6. The applicant shall submit a Stormwater Management Plan for approval by the County Engineer prior to preliminary short plat approval.
 7. Site specific information will have to be shown to demonstrate adequate on-site sewage systems prior to building permit approval.
 8. Any improvements to the existing driveway/private road and/or new driveways/private roads shall meet Skamania County private road standards.
 9. 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

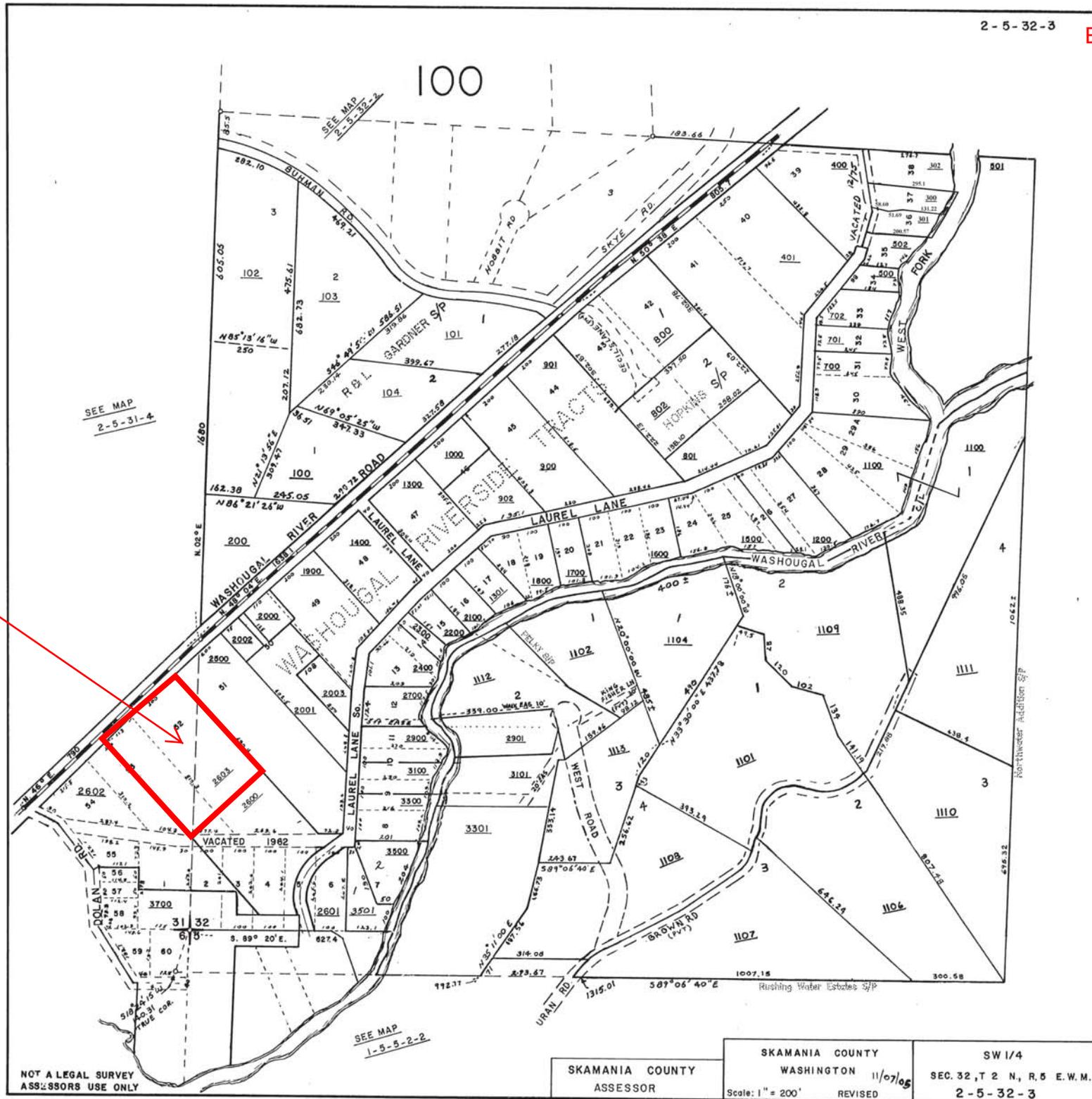
August 18, 2020

Date



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.



RECEIVED
SKAMANIA COUNTY

JUL 28 2020

COMMUNITY DEVELOPMENT
DEPARTMENT**SEPA ENVIRONMENTAL CHECKLIST*****Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

- ✓ 1. Name of proposed project, if applicable: Skamania County Fire District No. 4 Fire Station Addition
- ✓ 2. Name of applicant: Skamania County Fire District No. 4
- ✓ 3. Address and phone number of applicant and contact person: 10042 Washougal River Road; Washougal, Washington 98671. (360) 837-3420. Chris Fuller or Tim Young.
- ✓ 4. Date checklist prepared: June 17, 2020

SEP-20-13

5. Agency requesting checklist: **Skamania County Community Development Department.**
6. Proposed timing or schedule (including phasing, if applicable): **February 2021 construction start date.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No; project will be completed in two phases; this document is for both phases.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **No environmental information has been prepared for this project.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **A conditional use application has been submitted to the Skamania County Community Development Department.**
10. List any government approvals or permits that will be needed for your proposal, if known. **Conditional use application approval and a building permit.**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **The project is a proposed 6,350 square foot fire station addition on a 3.5 acre +/- site. The addition will be adjacent to the existing fire station structure on site. The new structure will be used for vehicle storage and staff living quarters.**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **Street address: 10042 Washougal River Road; Washougal, Washington 98671. Sec 32 T2N, R5E W.**

B. Environmental Elements [HELP]

1. Earth [help]

- a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)? **1.5% slope maximum.**
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **This is not agricultural land; the underlying geologic unit at the subject property is mapped as "Qt – terrace, pediment, and lag gravels (Holocene and Pleistocene) – unconsolidated deposits of gravel, cobbles, and boulders intermixed and locally interlayered with clay, silt, and sand. Mostly on terraces and pediments above present floor plains".**
The site is primarily underlain by Washougal Loam with slopes from 0-3%. Soil grades with depth from loam to gravelly sand.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No surface indications of unstable soils are present.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **Excavation will be for building footings and utility trenching; total area = 6,350 square feet, approximate quantities = 470 cubic yards. Minimal site contouring will be necessary because the site is relatively flat.** An erosion control plan shall be required upon submittal of a building permit.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Erosion could occur during the course of construction; an erosion control plan will be a part of the contract documents.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **33% +/-.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **An erosion control plan prepared by the consulting Civil Engineer.**

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Quantities unknown; diesel fumes from construction vehicles and fire trucks.**

The county considers emissions for this development to be of de minimis concern.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No off-site sources of emissions or odor are known.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **No measures proposed.**

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **No surface water bodies on or in the immediate vicinity of the site.** The nearest identified surface water body, the Washougal River, is identified approximately 550 feet away from the subject property.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **The Washougal River is greater than 200 feet away from the site.**

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **No fill/dredge material would be removed from surface water or wetlands – no such features on site.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No surface water withdrawals or diversions – no such feature on site.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **The proposal does not lie within a 100 year floodplain.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **The proposal does not involve any discharges of waste materials to surface waters – no such feature on site.**

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. There is an existing well on site; 142.5 feet deep, 30 gallons per minute capacity. Well water will be used for restroom and kitchen facilities in the proposed new structure, as well as continuing to provide the same to the existing building. No water will be discharged to ground water.

Applicant shall review water system with Skamania County Environmental Health to ensure potability of water onsite.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. An existing 1,000 gallon septic tank with corresponding 275 feet of drainfield lines is on site and unused. Domestic sewage would be discharged in to the existing system. Approximately six humans would be served by the existing system.

Applicant shall review existing septic system with Environmental Health to demonstrate that the system will be adequate for the proposed development.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Runoff will come from paved surfaces (existing and new) and roof surfaces (existing and new). There is an existing storm water infiltration trench and storm bioretention facility on site which will be utilized for additional runoff created by new paved and new roof surfaces. This water will not flow into other waters.

Skamania County Engineering will need to review existing facilities and determine if a stormwater management plan is required to meet the requirements of the new development.

2) Could waste materials enter ground or surface waters? If so, generally describe. It is possible waste materials could enter ground or surface waters – vehicle fluids being the most possible.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The proposed construction does not alter or affect drainage patterns on the site.

4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: The existing water infiltration trench and storm bioretention facility will be used to control surface water and runoff water. The site will be graded to work with this existing system.

4. **Plants** [help]

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? Existing trees (26) and existing ground cover (37,750 square feet) will be removed to accommodate the proposed project.

- ✓ c. List threatened and endangered species known to be on or near the site. There are no known threatened or endangered species on or near the site.
- ✓ d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: The area adjacent to the proposed development will be seeded with lawn grass.
- ✓ e. List all noxious weeds and invasive species known to be on or near the site. There are no known noxious weeds or invasive species on site.

5. Animals [help]

- ✓ a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- ✓ birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

- ✓ b. List any threatened and endangered species known to be on or near the site. There are no known threatened or endangered species known to be on or near the site.
- ✓ c. Is the site part of a migration route? If so, explain. The site is not part of a migration route.
- ✓ d. Proposed measures to preserve or enhance wildlife, if any: No specific measures proposed.
- ✓ e. List any invasive animal species known to be on or near the site. There are no known invasive animal species known to be on or near the site.

6. Energy and Natural Resources [help]

- ✓ a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. The site is serviced with electricity only. Electrical service will be for heating, cooling, ventilation, lighting, signal systems.
- ✓ b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. The proposed development is centrally located on the subject property; no shadows will be cast on adjacent properties.
- ✓ c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Insulation, low water use toilets, and programmable HVAC system.

7. Environmental Health [help]

- ✓ a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. None of the listed health hazards are present, or will be present, as a result of this proposal.
 - 1) Describe any known or possible contamination at the site from present or past uses. No known contamination on the site from present or past uses.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **There are no liquid or gas transmission pipelines located within the project area or vicinity of it.**
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **There are no known toxic or hazardous chemicals to be stored/used/produces during construction or during the operating life of the project.**
- 4) Describe special emergency services that might be required. **There are no known emergency services that would be required for the project.**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **No measures are proposed because the project will not result in any environmental health hazards.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **The only existing noise in the area is occasional vehicle traffic on Washougal River Road.**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Short term basis = construction noise. Long term basis: vehicular traffic. Temporary noise would come from the site, as it does now, at any time – day or night.**
- 3) Proposed measures to reduce or control noise impacts, if any: **There are no proposed measures to reduce or control noise impact.**

8. Land and Shoreline Use [help]

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **The existing site is used as a fire station with residential properties adjacent. The proposed project will not affect current land uses on nearby or adjacent properties.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **The project site has not been used as working farmlands or working forest lands.**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **The proposed project will not affect or be affected by surrounding working farm or forest land normal business operations.**
- c. Describe any structures on the site. **There is an existing 3,270 square foot fire station structure on site – that will remain.**
- d. Will any structures be demolished? If so, what? **No structures will be demolished.**
- e. What is the current zoning classification of the site? **West End – Neighborhood Commercial (NC).**
2. Commercial buildings requesting a footprint of over two thousand five hundred square feet and/or over five thousand square feet in total floor area; are considered conditional use.
- f. What is the current comprehensive plan designation of the site? **Unknown.**

- g. If applicable, what is the current shoreline master program designation of the site? **Not applicable.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No part of the site has been classified as a critical area.**
- i. Approximately how many people would reside or work in the completed project? **Seven (7) maximum.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **Not applicable.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The proposed use is the same as the existing use – fire station.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **No measures proposed as the subject site is not agricultural or forest lands.**

9. Housing [help]

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **The proposed project is not a housing project.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **The proposed project is not a housing project.**
- c. Proposed measures to reduce or control housing impacts, if any: **The proposed project is not a housing project.**

10. Aesthetics [help]

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **27 feet high for the proposed structure; exterior building material – horizontal lap siding to match the existing fire station structure.**
The building height limit in Skamania County is 35 feet above average site grade with specific exemptions. The proposed building does not exceed the criteria.
- b. What views in the immediate vicinity would be altered or obstructed? **No views in the immediate vicinity would be altered or obstructed.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **No measures proposed as the aesthetics of the proposed project will match the existing fire station structure on site.**

11. Light and Glare [help]

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **There will be downcast light fixtures on the building exterior and possibly a downcast light fixture in the parking area.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Light or glare from the finished project will not be a safety hazard or interfere with views.**
- c. What existing off-site sources of light or glare may affect your proposal? **None that we are aware of.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **Downcast style fixtures.**

12. Recreation [help]

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Nothing in the immediate vicinity; the Washougal River is within walking distance.**

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Vehicular trips will vary, depending upon quantity of service calls for the fire district. Average = 20 trips per day (estimated). Volume of trucks 35% (estimated). Historical fire district service calls information was used to make the estimates.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. The proposed project will not affect or be affected by the movement of agricultural or forest products on roads or streets in the area.

h. Proposed measures to reduce or control transportation impacts, if any: No specific measures are proposed.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. The proposed project provides an increased presence for public services – via the fire district.

b. Proposed measures to reduce or control direct impacts on public services, if any. No measures proposed.

16. Utilities [help]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. An electrical service upgrade will be needed to/for the site; Skamania PUD, underground trenching, transformer setting, new meter setting, and distribution to the new and existing structures.

C. Signature [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: [Handwritten Signature]
Name of signee TIMOTHY W. YOUNG
Position and Agency/Organization CITIZEN BOARD OF COMMISSIONERS
Date Submitted: 7.8.20 SKAMANIA COUNTY FIRE DISTRICT #4

The questions below are not required to be answered as this is a project action.

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? **Additional impervious surfaces will increase storm water runoff; no toxic or hazardous substances should be released by the proposed project; a slight increase in noise could occur with the addition of more fire department vehicles to the site.**

Proposed measures to avoid or reduce such increases are: **Storm water runoff will be addressed via existing infiltration trench and storm bioretention facility on site.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **The proposal should have no impact on animals, fish, or marine life. A number of existing trees will be removed to allow for new construction to occur on site.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **No specific measures are proposed.**

3. How would the proposal be likely to deplete energy or natural resources? **The proposed project will not deplete energy or natural resources.**

Proposed measures to protect or conserve energy and natural resources are: **No specific measures are proposed.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? **The proposed project has no impact on any of the areas or sites listed.**

Proposed measures to protect such resources or to avoid or reduce impacts are: **No specific measures are proposed.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? **The proposed project has no shoreline; the land use is the same as is existing now – a fire station.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **No specific measures are proposed.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **An increase in electrical service, via the Skamania PUD, will be necessary for the project. No increase in demands on transportation or public services.**

Proposed measures to reduce or respond to such demand(s) are: **No specific measures are proposed.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. We do not believe the proposed project will conflict with any rules, regulations, or laws relative to the protection of the environment.

CONDITIONAL USE APPLICATION

JUL 28 2020

(Please complete application in ink)

COMMUNITY DEVELOPMENT
DEPARTMENT

Applicant: Skamania Co. FD No. 4 E-mail: tyoung@skamaniafd4.org

Address: 10042 Washougal River Road Home: () (360) ~~837-3420~~ 836-7902

Washougal, Washington 98671 Work: () (360) ~~837-3420~~ 836-7902

Property Owner: Skamania Co. FD No. 4 E-mail: tyoung@skamaniafd4.org

Address: 10042 Washougal River Road Home: () (360) ~~837-3420~~ 836-7902

Washougal, Washington 98671 Work: () (360) ~~837-3420~~ 836-7902

Location of Property: MP 0.16R Washougal River Road Lot no.: portion of lots 52 & 53; W

Tax Lot/Parcel # 2-5-32-C-2603 Total acres: 3.5 +-

Please attach the Legal Description of the tax lot/parcel of this application. (Legal Description can be obtained from the County Auditor)

Project description: Describe your proposed project including details on use, size (width, length, and height) color, and construction materials of all existing and proposed structures.

A new 6,350 square foot structure for vehicle storage and staff living quarters; 27 feet high x 113 feet long x 60 feet wide.
Color: to match existing fire station structure (light grey); materials: horizontal lap siding to match existing fire station structure.

Please indicate how your proposal meets the six compatibility criteria listed in this application (Attach additional pages for your answers)

I have read and understand the Hearing Examiner process (attached to this application)

June 25, 2020

Applicant signature(s):  Date:

TIMOTHY W. YOUNG

June 25, 2020

Owner signature(s):  Date:

TIMOTHY W. YOUNG

Signature of the property owner(s) authorizes Staff and other Agency personnel reasonable access to the site in order to evaluate the application.

For Department use only	
Legal description attached: Yes / No	
Date received	Date complete
Receipt #	File # 000 CU-20-02

Conditional Use Criteria

1. Be either compatible with other uses in the surrounding area or is no more incompatible than are other outright permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will be compatible with the existing fire station structure on site.*

2. Not materially endanger the health, safety and welfare of the surrounding community to an extent greater than that associated with other permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will increase the health, safety and welfare of the surrounding community by enhancing the Fire District's service abilities.*

3. Not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with other permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will not increase pedestrian or vehicular traffic; not greater than that associated with other permitted uses in the applicable zoning district.*

4. Be supported by adequate service facilities and would not adversely affect public services to the surrounding area;

RESPONSE: *The proposed construction project will use existing domestic water service (well) on site and use existing storm and sanitary sewer (septic tank/drain field) systems on the site. Electrical service would be provided by Skamania PUD via existing service lines. This would not adversely affect public services to the surrounding area.*

5. Not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will be a continuation of the existing use on the property; as such it will not hinder or discourage the development of permitted uses on neighboring properties.*

6. Not be in conflict with the goals and policies expressed in the current version of the County's comprehensive plan.

RESPONSE: *The proposed construction project will be a continuation of the existing use on the property; as such it will not be in conflict with the County's comprehensive plan.*

END OF CONDITIONAL USE CRITERIA RESPONSE

2006161409

SURVEY

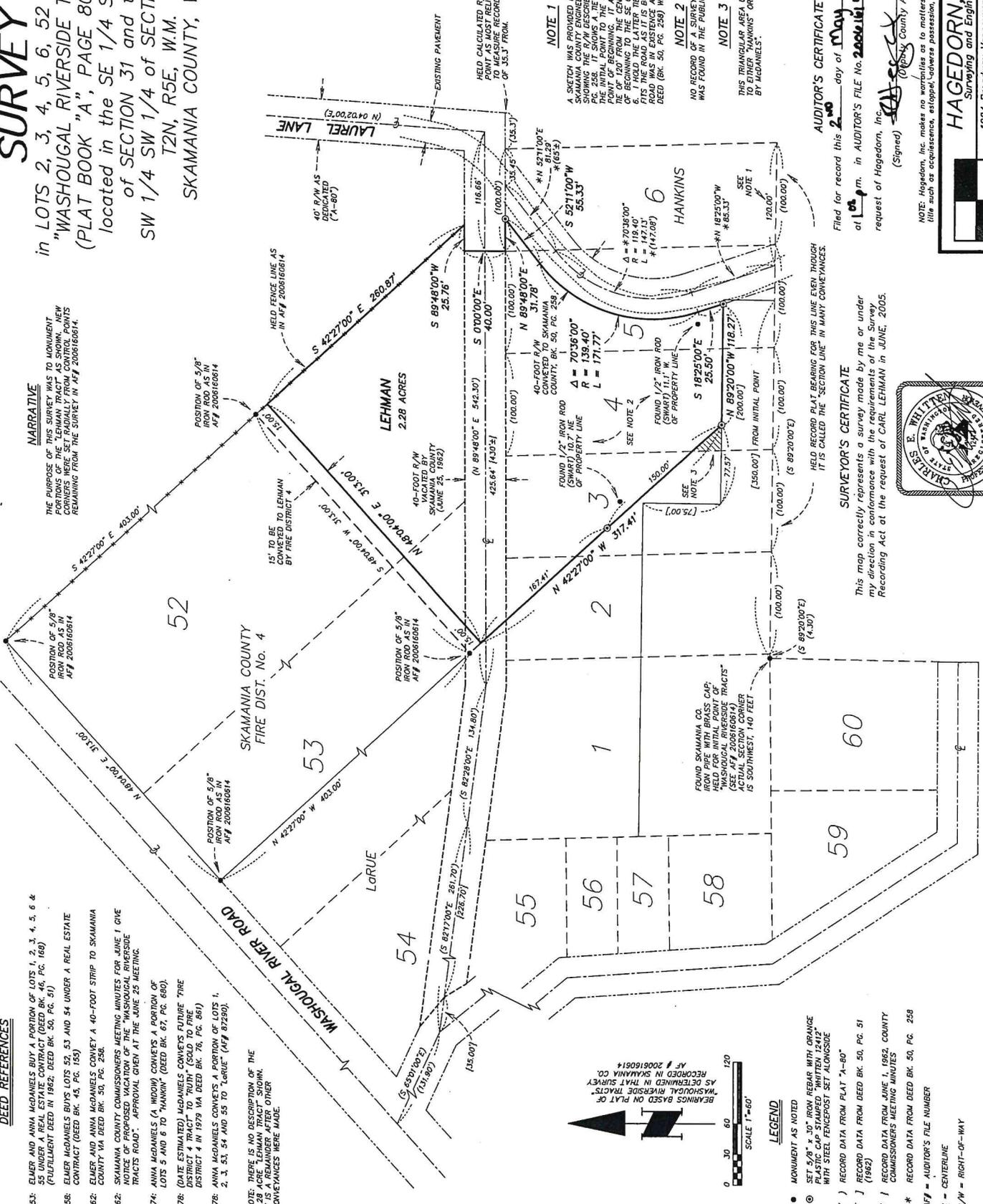
in LOTS 2, 3, 4, 5, 6, 52 & 53 of
 "WASHOUGAL RIVERSIDE TRACTS"
 (PLAT BOOK "A", PAGE 80; 1922)
 located in the SE 1/4 SE 1/4
 of SECTION 31 and the
 SW 1/4 SW 1/4 of SECTION 32,
 T2N, R5E, W.M.
 SKAMANIA COUNTY, WA.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT
 PORTIONS OF THE "LEHMAN TRACT" AS SHOWN. NEW
 CORNERS WERE SET RADIALLY FROM CONTROL POINTS
 REMAINING FROM THE SURVEY IN AF# 2006160614.

- DEED REFERENCES**
- 1953: ELMER AND ANNA MGDANIELS BUY A PORTION OF LOTS 1, 2, 3, 4, 5, 6 & 55 UNDER A REAL ESTATE CONTRACT (DEED BK. 46, PG. 168)
 - 1958: ELMER MGDANIELS BUYS LOTS 52, 53 AND 54 UNDER A REAL ESTATE CONTRACT (DEED BK. 45, PG. 155)
 - 1962: ELMER AND ANNA MGDANIELS CONVEY A 40-FOOT STRIP TO SKAMANIA COUNTY VIA DEED BK. 30, PG. 256.
 - 1962: SKAMANIA COUNTY COMMISSIONERS MEETING MINUTES FOR JUNE 1 ONE NOTICE OF PROPOSED VACATION OF THE "WASHOUGAL RIVERSIDE TRACTS ROAD". APPROVAL GIVEN AT THE JUNE 25 MEETING.
 - 1974: ANNA MGDANIELS (LAWSON) CONVEYS A PORTION OF LOTS 5 AND 6 TO "HANKINS" (DEED BK. 67, PG. 680).
 - 1978: (DATE ESTIMATED) MGDANIELS CONVEYS THE FUTURE "FIRE DISTRICT 4" TRACT TO "RUBY" (SOLD TO FIRE DISTRICT 4 IN 1979 VIA DEED BK. 76, PG. 88)
 - 1978: ANNA MGDANIELS CONVEYS A PORTION OF LOTS 1, 2, 3, 53, 54 AND 55 TO "LARUE" (AF# 87290).

NOTE: THERE IS NO DESCRIPTION OF THE 2.28 ACRE "LEHMAN TRACT" SHOWN. ALL OTHER CONVEYANCES WERE MADE.



NOTE 1
 A SKETCH WAS PROVIDED BY THE SKAMANIA COUNTY ENGINEER'S OFFICE, PG. 258. IT SHOWS A TIE OF 404.3' FROM THE INITIAL POINT TO THE CENTERLINE OF WASHOUGAL RIVERSIDE TRACTS. THE TIE IS FROM THE CENTERLINE POINT OF BEGINNING TO THE SE CORNER OF LOT 6. I HOLD THE LATTER BECAUSE IT IS THE POINT OF BEGINNING OF THE ROAD WAS IN EXISTENCE AT THE TIME THE DEED (BK. 50, PG. 258) WAS PREPARED.

NOTE 2
 NO RECORD OF A SURVEY BY "SWART" WAS FOUND IN THE PUBLIC RECORD.

NOTE 3
 THIS TRIANGULAR AREA UNCONVEYED TO EITHER "HANKINS" OR "LARUE" BY MGDANIELS.

AUDITOR'S CERTIFICATE
 Filed for record this 2nd day of May, 2006
 at 10^{am} in AUDITOR'S FILE No. 2006161409
 request of Hagedorn, Inc.
 (Signed) [Signature]
 (Typed) Hagedorn, Inc. Auditor

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in accordance with the Statutes of the State of Washington Recording Act of the request of CARL LEHMAN in JUNE, 2005.



HAGEDORN, INC.
 Surveying and Engineering
 1924 Broadway Vancouver, Wa. 98663
 Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=80'
 DATE: 5/14/06
 JOB NO.: 05-189

CALC. BY: CEW
 DRAWN BY: CEW
 CHECKED BY: BBT

DWG# 05-189
 SHEET 1 OF 1

Exhibit 2

05-01-06

KNOW ALL MEN BY THESE PRESENTS that the EASTERN INVESTMENT COMPANY, LIMITED corporation organized and existing under the laws of the state of Oregon does hereby declare the annexed map to be a true and correct map of the land owned and laid out by them as WASHOUEAL RIVERSIDE TRACTS, said land being more particularly described in the engineer's certificate hereunto annexed. And the said EASTERN INVESTMENT COMPANY LIMITED does hereby dedicate to the public forever all streets and highways shown on said plat.

IN WITNESS WHEREOF the EASTERN INVESTMENT COMPANY LIMITED by the authority of its board of directors has caused these presents to be executed by the president and secretary of the corporation and has caused its corporate seal to be hereunto affixed

EASTERN INVESTMENT COMPANY LIMITED:
H.E. Noble President
R.W. Montague Secretary

Witnesses:

H.E. Noble
R.W. Montague



STATE OF OREGON } ss:
COUNTY OF MULTNOMAH }

This certifies that on this 18 day of May, 1922, before me a notary public in and for said County and State, personally appeared H.E. Noble and R.W. Montague to me personally known. Who being first duly sworn did say that he the said H.E. Noble is the president, and he the said R.W. Montague is the secretary of the EASTERN INVESTMENT COMPANY LIMITED the corporation above named and that the seal affixed to the above instrument is the corporate seal of the said company, and that said instrument was signed and sealed in behalf of said Corporation by authority of its board of directors and they acknowledge said instrument to be the act and deed of said corporation.

Witness my hand and official seal.

H. H. Payne Notary Public for Oregon. My commission expires May 15, 1923.



I Ernest Nelson being first duly sworn on oath deposes and say that I am a civil engineer by profession, that I have correctly surveyed the lands represented on the annexed map, that the initial point of said survey is an iron pipe 2 inches in diameter and 36 inches long driven 6 inches below the surface of the ground which point is the section corner of sections 5 & 6 T. 1 N. 4 and sections 3 & 4 R. 2 T. 2 N. 4 Skamania County, Washington. and that the lands represented are described as follows: Beginning at the above described point, thence S 89° 47' E 527.77 ft. Thence N 19° 55' E 307.82 ft. thence N 12° 45' E 217.47 ft. thence N 28° 45' E 113.97 ft. thence N 45° 31' W 141.21 ft. thence N 26° 36' E 140.51 ft. thence N 16° 02' E 111.57 ft. thence N 6° 15' E 90 ft. thence N 53° 15' E 101.21 ft. thence N 66° 36' E 227.5 ft. thence N 89° 47' E 203.77 ft. thence N 60° 15' E 104.2 ft. thence N 77° 50' E 258.3 ft. thence S 89° 47' E 285.1 ft. thence N 63° 30' E 307.2 ft. thence N 17° 20' E 305.0 ft. thence N 42° 45' W 194.0 ft. thence North 150.0 ft. thence N 13° 00' E 117.0 ft. thence N 1° 00' E 73.0 ft. thence N 44° 00' E 146.0 ft. thence N 31° 41' E 177.0 ft. thence N 5° 19' W 124.0 ft. thence N 86° 14' W 585.97 ft. to a point in the center line of the county road. thence S 50° 38' W 805.77 ft. thence S 48° 04' W 2428.7 ft. thence S 65° 01' E 31.9 ft. thence S 59° 27' E 171.7 ft. thence S 40° 3' E 200.2 ft. thence S 33° 10' E 216.4 ft. thence S 09° 47' E 176.7 ft. thence N 1° 00' E 184.65 ft. to the place of beginning.

H. Ernest Nelson

Subscribed and sworn to before me this 18 day of May, 1922.
H. H. Payne

Notary Public for Oregon
My commission expires May 15, 1923.



Approved June 5 1922
Edw. P. Mitchell
County Commissioners

County Commissioners



Attest: Edw. P. Mitchell Clerk.

Approved June 5 1922
William M. ...
County Assessor

All taxes from ... to ... are paid ...

Approved County Engineer

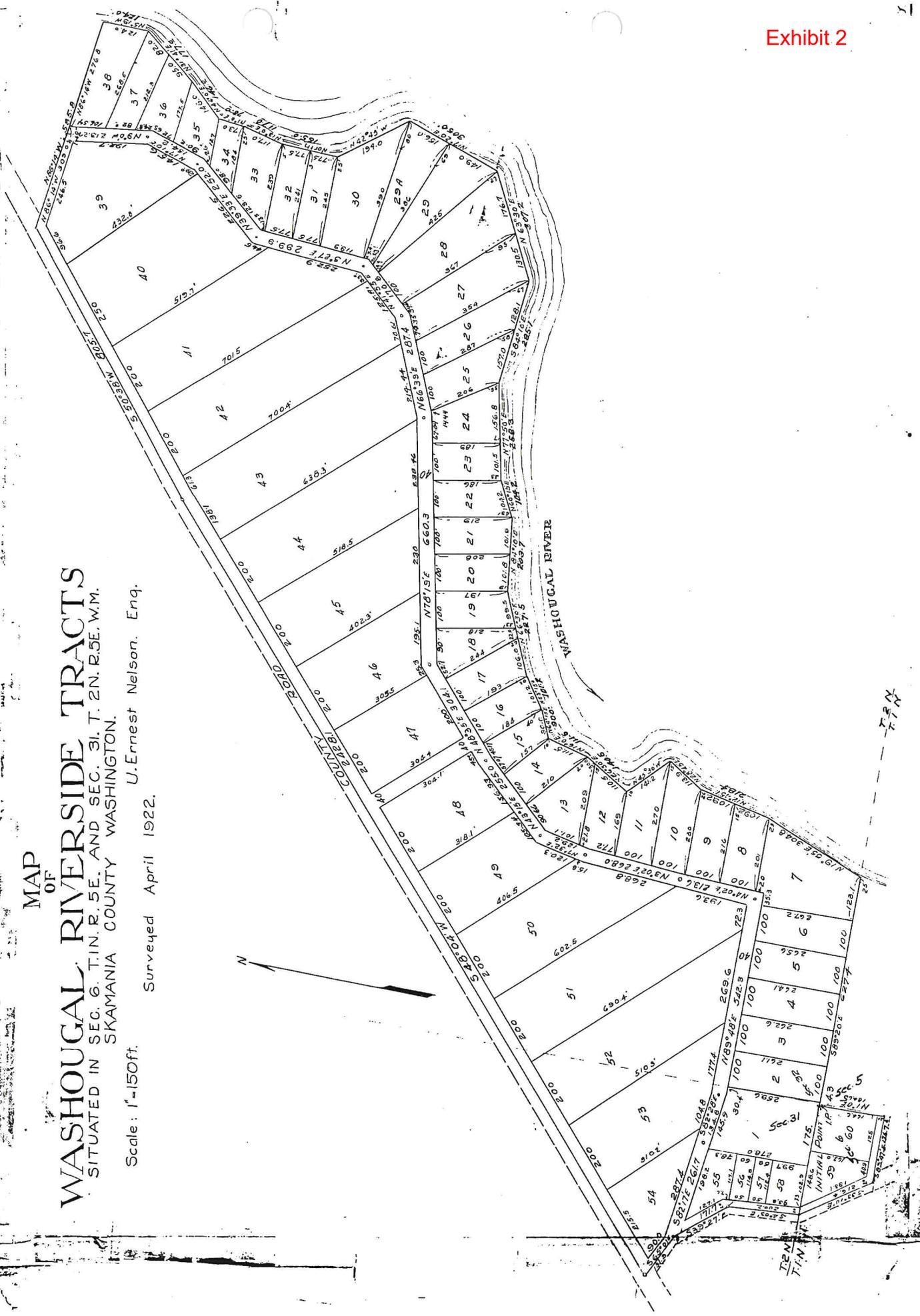
MAY 9 7 1922

MAP
OF
WASHOUGAL RIVERSIDE TRACTS
SITUATED IN SEC. 6, T.1N. R.5E. AND SEC. 31, T. 2N. R.5E. W.M.
SKAMANIA COUNTY WASHINGTON.

U.Ernest Nelson. Eng.

Surveyed April 1922.

Scale: 1"=150ft.



88987



Transamerica Title Insurance Company

BCC 76 PAGE 861

Exhibit 2

FILED FOR RECORD AT REQUEST OF & Please return to

REGISTERED	<input checked="" type="checkbox"/>
INDEXED: DIR.	<input checked="" type="checkbox"/>
INDIRECT:	<input checked="" type="checkbox"/>
RECORDED:	<input type="checkbox"/>
COMPARED	<input type="checkbox"/>
FILED	<input type="checkbox"/>

WHEN RECORDED RETURN TO

Name SKAMANIA COUNTY FIRE DISTRICT NO. 4

Address M.P. 0.17R Washougal River Road

City, State, Zip Washougal, Washington 98671

THIS SPACE PROVIDED FOR RECORDER'S USE:
 COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Fires District #4 OF _____ AT 2:00 P.M. July 18 1979 WAS RECORDED IN BOOK 76 OF Deeds AT PAGE 861 RECORDS OF SKAMANIA COUNTY, WASH.

[Signature]
 COUNTY AUDITOR

88987

Statutory Warranty Deed

THE GRANTORS GEORGE RUTH and RUTH L. RUTH, husband and wife,

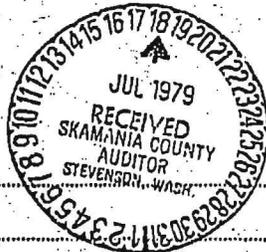
for and in consideration of TWENTY FIVE THOUSAND and no/100----Dollars

in hand paid, conveys and warrants to SKAMANIA COUNTY FIRE DISTRICT NO. 4

the following described real estate, situated in the County of Skamania, State of Washington:

That portion of Lots 52 and 53 of WASHOUGAL RIVERSIDE TRACTS according to the official plat thereof on file and of record at Page 80 of Book A of Plats, Records of Skamania County, Washington, more particularly described as follows:

Beginning at the most northerly corner of the said Lot 52; thence along the northerly lines of the said Lots 52 and 53 south 43°04' west 313 feet; thence parallel to the north-easterly line of the said Lot 53 southeasterly 418 feet; thence north 43°04' east 313 feet to the northeasterly line of the said Lot 52; thence northwesterly along said line 418 feet to the point of beginning; together with improvements thereon.



Dated June 4, 1979

TRANSACTION EXCISE TAX

6868

JUL 18 1979

Amount Paid Exempt

Skamania County Treasurer

By [Signature]

George Ruth
Ruth L. Ruth

Transaction in compliance with County sub-division ordinances. Skamania County Assessor - By: [Signature]

STATE OF WASHINGTON }
COUNTY OF Clark }

On this day personally appeared before me George Ruth & Ruth L. Ruth to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

[Signature]
 GIVEN under my hand and official seal this day of June, 19 79
 Notary Public in and for the State of Washington, residing at Washougal

STATE OF WASHINGTON }
COUNTY OF _____ }

On this _____ day of _____, 19 _____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____
 to me known to be the _____ President and _____ Secretary, respectively, of _____ the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

 Notary Public in and for the State of Washington, residing at _____

Doc # 2006163117
Page 1 of 2
Date: 09/27/2006 03:53P
Filed by: SKAMANIA CO FIRE DISTRICT NO 4
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$33.00

AFTER RECORDING MAIL TO: REAL ESTATE EXCISE TAX

Skamania County Fire District No. 4
Attention: Jennifer Ochs
10042 Washougal River Road
Washougal, Washington 98671

26273
SEP 28 2006

PAID Exempt
Nickie Clelland
COUNTY TREASURER

QUIT CLAIM DEED
(BOUNDARY LINE ADJUSTMENT)

FOR THE PURPOSE OF ADJUSTING BOUNDARY LINES ONLY: Skamania County Fire District No. 4 ("Grantor") hereby convey, release and quit claim to Anna L. and Carl Lehman, Husband and Wife ("Grantee") all of Grantor's right, title, and interest in that certain real property located in Skamania County, State of Washington, described in Exhibit A attached hereto and incorporated herein by this reference.

The purpose of this deed is to effect a boundary line adjustment between parcels of land owned by Grantors; it is not intended to create a separate parcel, and is therefore exempt for the requirements of RCW 58.17 and Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

Dated this 29 day of AUGUST, 2006

Timothy W. Young

Chair, Board of Commissioners
Skamania County Fire District No. 4, Grantor

STATE of WASHINGTON) Planning Department - BLA Approved By: MJM 9-27-06

:SS
COUNTY of Skamania) Gary H. Martin, Skamania County Assessor
Date 9-27-06 Parcel # 02 0532 30 260000 +
110 260300

I certify that I know or have satisfactory evidence that Timothy W. Young (name) signed this instrument, on oath stated that he (he/she) was authorized to execute the instrument and acknowledged it as the chair (position/title) of Skamania County Fire District No. 4 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 29th day of August

Racheal Hegewald

Racheal Hegewald
Notary Public in and for the State of Washington

My appointment expires: 2-28-2010





HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 694-8934 • www.hagedornse.com

September 9, 2003

**LEGAL DESCRIPTION
FOR
SKAMANIA COUNTY FIRE DISTRICT No. 4**

15-FT x 313-FT TRACT TO BE CONVEYED TO LEHMAN

Handwritten initials and date: HD 9/11-06

A portion of Lots 52 and 53 of "Washougal Riverside Tracts", as recorded in Book "A" of Plats, page 80, Skamania County Auditor's Records, located in the Southeast quarter of the Southeast quarter of Section 31 and the Southwest quarter of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a 5/8 inch iron rod set in a 2003 "Hagedorn, Inc. Survey" marking the most Northeasterly corner of Lot 52 of the "Washougal Riverside Tracts" (Book "A" of Plats, page 80), said point being North 00° 00' 00" East, 799.15 feet and North 90° 00' 00" East, 35.38 feet from a Skamania County iron pipe and brass cap at the "Initial Point" of the "Washougal Riverside Tracts"; thence South 42° 27' 00" East, along the line between Lots 51 and 52, for a distance of 403.00 feet to a 5/8 inch iron rod (2003 "Hagedorn, Inc. Survey") and the TRUE POINT OF BEGINNING; thence South 48° 04' 00" West, 313.00 feet to a 5/8 inch iron rod (2003 "Hagedorn, Inc. Survey") on the Southwesterly line of the "Skamania County Fire District No. 4 Tract", as described in Book 76 of Deeds, page 861, Skamania County Auditor's Records; thence South 42° 27' 00" East, 15.00 feet to the Southwesterly corner of said "Skamania County Fire District No. 4 Tract"; thence North 48° 04' 00" East, 313.00 feet to the Southeasterly corner of said "Skamania County Fire District No. 4 Tract"; thence North 42° 27' 00" West, 15.00 feet to the TRUE POINT OF BEGINNING.

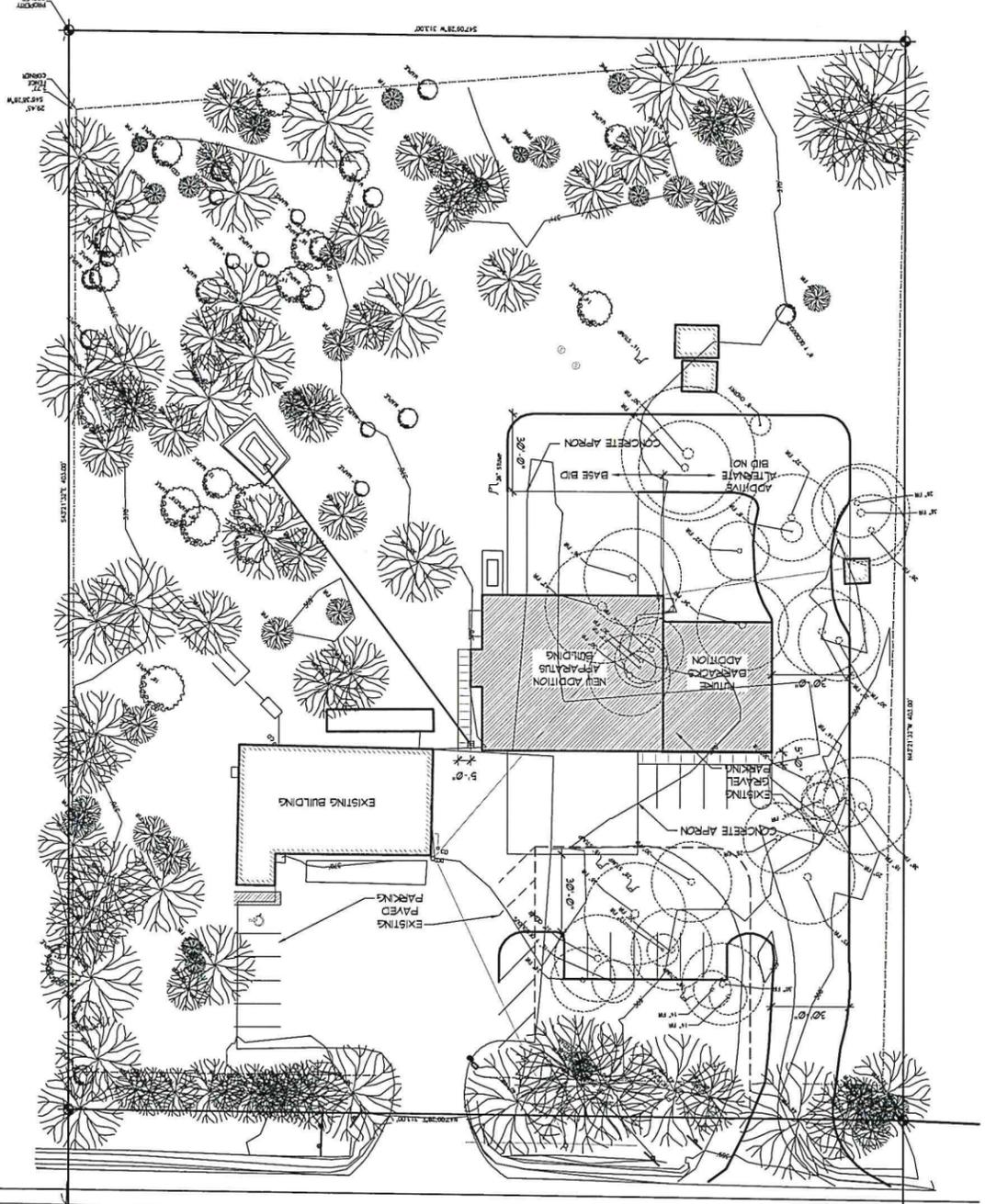
Handwritten initials: WJMV

LD2003\Skamania Co. Fire Dist 4.cvc



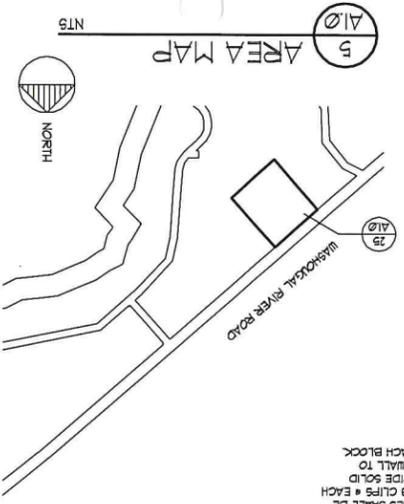
Handwritten date: 09-09-03

EXHIBIT "A"



GENERAL NOTES - WOOD FRAMING

1. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. ANY CHANGES OR DEVIATIONS FROM THESE PLANS NEED TO BE APPROVED BY THE ARCHITECT.
3. IF DIMENSIONS ARE MISSING OR IN QUESTION CALL THE ARCHITECT. DO NOT SCALE OFF OF PLANS.
4. GENERAL CONTRACTOR SHALL VISIT THE SITE TO CHECK EXISTING CONDITIONS. SHOULD CONTRACTOR FIND CONDITIONS WHICH THEY BELIEVE WOULD PREPARE THE WORK OR FIND DISCREPANCIES BETWEEN THE PLANS AND EXISTING SITE CONDITIONS, CONTRACTOR MUST REPORT THEM IMMEDIATELY TO THE ARCHITECT PRIOR TO START OF THE WORK ON SITE. FAILURE TO ADVISE WILL CONSTITUTE NOTICE THAT CONTRACTOR IS FULLY SATISFIED WITH THE EXISTING CONDITIONS AND THAT THEY INTEND TO PERFORM THEIR OBLIGATIONS WITH NO REFERRALS TO THEIR WORK.
5. ITEMS NOT INDICATED IN THESE DOCUMENTS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO COMPLETE THE WORK SHALL BE FURNISHED BY THE CONTRACTOR AS THOUGH IT WERE DETAILED HEREIN.
6. PORTABLE FIRE EXTINGUISHERS SHALL BE PER NFPA 70, 7.4.10-BC RATED NUMBER UNLESS NOTED OTHERWISE. KITCHEN EXTINGUISHERS SHALL BE THE "K" IF ANY.
7. EXITWAYS SHALL BE ILLUMINATED BY BACK-UP POWER. THE CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING TESTING PRIOR TO INSPECTION BY DISCONNECTING THE MAIN.
8. THE UNLATCHING OF ANY LEAF OR ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
9. HANDLES, KILLS, LATCHES AND LOCKS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT FINGERING, OR PUSHING OF THE WEIGHT TO OPERATE.
10. THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE NOTED ABOVE OTHER THAN EXTERIOR DOORS, SHALL NOT BE GREATER THAN FIVE (5) POUNDS FORCE.
11. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
12. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, TESTED, USED, CLEANED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS UNLESS OTHERWISE SPECIFIED TO THE CONTRARY.
13. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING SKILLED AND ATTENTIVE PERSONNEL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR COORDINATION ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
14. DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS.
15. ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER AND WORKMANSHIP.
16. WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
17. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION (IN WRITING).
18. UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MAINTENANCE, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
19. THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND ALL WORK WILL BE GOOD QUALITY, FREE FROM DEFECTS AND DEFICIENCIES AND IN CONFORMANCE WITH THESE STANDARDS THAT BE CONSIDERED DEFECTIVE. IT IS UNDERSTOOD NO INTERIOR OR NON-CONCRETE WORK OR MATERIALS INCORPORATED IN THE WORK OR AT ANY TIME BEFORE OR AFTER THE FINAL ACCEPTANCE. IF REQUIRED BY THE ARCHITECT, THE CONTRACTOR SHALL PROVIDE EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT.
20. THE WARRANTIES AND GUARANTEES PROVIDED IN THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY OR GUARANTEE OR REMEDY REQUIRED BY LAW OR BY THE CONSTRUCTION DOCUMENTS.

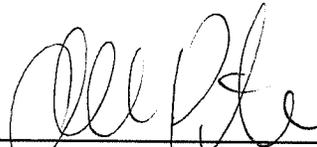


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CERTIFICATE OF MAILING

I, Alan Peters, certify that on September 30, 2020, personally forwarded by USPS First Class Mail, a true and correct copy of the Conditional Use Permit Notice of Public Hearing for file no. CU-20-02 to all owners of property within 500 ft. of the subject property

A handwritten signature in black ink, appearing to read 'Alan Peters', written over a horizontal line.

Alan Peters, AICP
Assistant Planning Director

PUBLIC NOTICE

Skamania County Community Development
Building/Fire Marshal · Environmental Health · Planning
170 NW Vancouver Avenue · PO Box 1009 Stevenson WA 98648
PH: 509-427-3900 · Inspection Line: 509-427-3922



NOTICE OF PUBLIC HEARING Conditional Use Permit

You are being notified of this application and hearing before the Hearing Examiner as an adjacent property owner or interested party. Comments will be accepted in writing, at or before the hearing, or orally at the hearing. Please send comments to the above address.

Hearing Date: Monday, October 19, 2020, 5:30 PM
How to Participate: This meeting will be held by remote telephone and video conference. Please visit www.skamaniacounty.org/hearingexaminer for participation instructions.

Applicant: Skamania County Fire District No. 4

File No.: CU-20-02

Location: 10042 Washougal River Road, Washougal, WA

Parcel No.: 02-05-32-3-0-2603-00

Description: The applicant, Skamania County Fire District No. 4, is proposing to develop a new 6,350 sq. ft. fire station facility. The new building will be adjacent to the existing fire station structure on the site and will be used for vehicle storage and staff living quarters.

Additional information regarding this application is available at:
www.skamaniacounty.org/publicnotices

NOTICE DATE: September 30, 2020

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File No.: CU-20-02

Location: 10042 Washougal River Road, Washougal, WA

Parcel No.: 02-05-32-3-0-2603-00

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File No.: CU-20-02

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NOTICE DATE: September 30, 2020

Exhibit 3



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

NOTICE OF PUBLIC HEARING BEFORE THE SKAMANIA COUNTY HEARING EXAMINER

The Skamania County Hearing Examiner will hold a public hearing on Monday, October 19, 2020, at 5:30 PM. This meeting will be held by remote telephone and video conference.

The following application will be considered:

FILE NUMBER:	CU-20-02 (Conditional Use Permit)
APPLICANT:	Skamania County Fire District No. 4 10042 Washougal River Road, Washougal, WA
DESCRIPTION OF PROPOSAL:	The applicant, Skamania County Fire District No. 4, is proposing to develop a new 6,350 sq. ft. fire station facility. The new building will be adjacent to the existing fire station structure on the site and will be used for vehicle storage and staff living quarters.
LOCATION:	10042 Washougal River Road, Washougal, WA
PARCEL NO.:	02-05-32-3-0-2603-00

The meeting will be held using Zoom. All are welcome to participate in this remote hearing. To join the Zoom meeting online, visit <https://us02web.zoom.us/j/89542413407>. To join by telephone, call **(253) 215-8782**, and enter the following meeting ID when prompted: **895 4241 3407**

It is strongly suggested that you submit any comments by email prior to the hearing. Oral comments will also be accepted during the hearing. Please send comments to the Community Development Department at permitcenter@co.skamania.wa.us or P.O. Box 790 Stevenson, Washington 98648. Comments must address the review criteria and any comments received are a matter of public record.

Alan Peters, AICP
Assistant Planning Director