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FILED FOR RECORD
SKAMANIA CO. WASH
BY David FISK

MAR 23 10 49 AM '98

CLERK
AUDITOR
GARY M. OLSON

**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Director's Decision

APPLICANT: Bill Yee for Skamania County P.U.D. #1

FILE NO.: NSA-97-05

PROJECT: Construct a pump station with related discharge line and access road.

LOCATION: Southeast of Scoggins Road, in Underwood, Section 21 of T3N, R10E, W.M., and identified as Skamania County Tax Lot # 3-10-21-2-900.

ZONING: Large-scale Agriculture (Ag-1).

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Bill Yee of the P.U.D. #1, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Department and the Washington State Health District.

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

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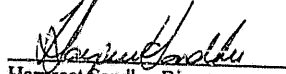
CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified the site plan shall be consistent with the conditions of approval.
- 2) The pump station shall be finished in non-reflective materials of dark earth-tone colors, including doors. Applicant shall submit color samples to the department prior to issuance of a building permit to verify consistency with the above criteria.
- 3) Exterior lighting shall be directed downward and sited, hooded and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials. All lights shall be hooded and shielded so as to have a luminary with less than a 90 degree cutoff. All lighting shall be limited to use on an as needed basis. Lights shall be turned on by a motion sensor or hand switch only. Permanent night lighting shall not be allowed.
- 4) Applicant shall be required to plant a continuous row of screening trees on the south, west and east property lines, to be six feet tall at the time of planting and 12 feet on center. Existing trees may be utilized in the planting sequence. At least half of the trees shall be species native to the setting or commonly found in the area. Such species include fruit trees, maple and black locust. At least one quarter of any trees planted for screening shall be coniferous for winter screening. All screening trees shall be retained and maintained in a healthy state. Dead or dying trees shall be replaced in kind and in place.
- 5) Applicant has completed the required reconnaissance survey. A copy of the final cultural resource reconnaissance survey shall be sent to SHPO and the Indian tribal governments with this Director's Decision. They shall have 30 days to submit written comments and/or give an intent to appeal to the Planning Department. During that 30 day time period, no ground disturbing activities shall occur on the subject parcel including the parcels addressed in the related Director's Decision NSA-97-04 for the water tank. The project may commence after the 30 day time period if no written comments and/or the intent to appeal has not been given by the above mentioned agencies. If an appeal or comments are submitted, this approval shall be suspended until all conflicts and concerns are adequately addressed.
- 6) Compliance to specific approval conditions shall be completed prior to operation.
- 7) 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 and the Gorge Commission 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.
- c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 14th day of July, 1997, at Stevenson, Washington.


Harpreet Sandhu, Director
Skamania County Planning and Community Development.

NOTES

Any new residential development, related accessory structures such as garage, or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.050(C)(2), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

APPEALS

The decision of the Director shall be final unless a written Notice of Appeal is filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 8/3/97. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

Skamania County Building Department
Skamania County Assessor's Office

A copy of this Decision, including the Staff Report, was sent to the following:

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Persons submitting written comments in a timely manner
Yakima Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners

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