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Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning

Skamania County Courthouse Annex
Post Office Box 1009
Stevenson, Washington 98648
Phone: 509-427-3900 Inspection Line: 509-427-3922

ADMINISTRATIVE DECISION

APPLICANT: Skamania County PUD #1

FILE NO.: NSA-15-30

DESCRIPTION: Replacement of two existing pressure reducing valve (PRV) stations with a new PRV station including a prefabricated concrete vault (7'x13'x5') and underground utility work including water main connections and a discharge culvert under Overlook Rd.

LOCATION: Approximately 11821 Cook Underwood Rd, Underwood and identified as Skamania County Parcel #03-10-21-1-0-1100-00 and #03-10-21-1-0-1500-00.

LEGAL: See attached pages 5 - 6.

ZONING: General Management Area – Large-Scale Agricultural (A-1)

DECISION: Based upon the record and the Staff Report, the applicant's proposal, described above, is found to be consistent with SCC Title 22 and is hereby **APPROVED** subject to the conditions set forth below.

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

Skamania County Community Development Department
NSA-15-30 (Skamania PUD #1) Administrative Decision
Page 2

CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **THIS DOCUMENT, OUTLINING THE CONDITIONS OF APPROVAL, MUST BE RECORDED BY THE APPLICANT IN THE DEED RECORDS OF THE SKAMANIA COUNTY AUDITOR** in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.120(C)(2).

1. As per SCC §22.06.120(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
2. 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.
3. A variance is granted to allow for the proposal to be located within the property line setbacks as identified on the site plan.
4. The installation of the vault shall be coordinated with the Skamania County Road Superintendent. The configuration and placement of the vault and the relief discharge pipe shall not be allowed to interfere with road maintenance activities, including snow removal, or to cause damage to county equipment.
5. The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Community Development Department. The applicant is to coordinate all inspections with the Building Division. A final inspection approval will not be issued until compliance with all conditions of approval; including visual subordination criteria have been verified.
6. The Community Development Department will conduct at least two site visits during construction, one to verify the location of the structures as stated by the Administrative Decision and a second site visit for Final Inspection. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Community Development inspection line at 509-427-3922 or by emailing permitcenter@co.skamania.wa.us.
7. The concrete vault shall be colored or tinted a dark earth-tone color. The applicant will be required to submit a sample for approval to the Community Development Department prior to construction.
8. The access hatch will be painted or finished a dark earth-tone color. The applicant will be required to submit a sample for approval to the Community Development Department prior to construction. The access hatch shall be painted or finished with a matte finish.
9. The following procedures shall be effected when cultural resources are discovered during construction activities:
 - a. Halt Construction. All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
 - b. Notification. The project applicant shall notify the Administrator and the Gorge Commission within twenty-four (24) hours of the discovery. If the cultural resources are

Skamania County Community Development Department
NSA-15-30 (Skamania PUD #1) Administrative Decision
Page 3

- prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within twenty-four (24) hours.
- c. Survey and Evaluations. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP (See Revised Code of Washington 27.53). It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in Section 22.22.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.
 - d. Mitigation Plan. Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter. Construction activities may recommence when conditions in the mitigation plan have been executed.
10. The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.
- a. Halt of Activities. All survey, excavation and construction activities shall cease.
 - b. Notification. Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.
 - c. Inspection. The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/ historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.
 - d. Jurisdiction. If the remains are modern, the appropriate law enforcement official shall assume jurisdiction and the cultural resource protection process may conclude.
 - e. Treatment. The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/ historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and signed this 20th day of April, 2016, at Stevenson, Washington.



Alan Peters, Planner
Planning Division

Skamania County Community Development Department
NSA-15-30 (Skamania PUD #1) Administrative Decision
Page 4

NOTE:

Any new development not included in this approved site plan, will require a new application and review.

EXPIRATION:

As per SCC §22.06.150(A), this Administrative Decision approving a proposed development action shall become void in two years if the development is not commenced within that period, or once development has commenced the development action is discontinued for any reason for one continuous year or more.

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

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

APPEALS:

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 1009, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 nonrefundable-filing fee and a Certificate of Mailing.

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

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

Persons submitting written comments in a timely manner
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Cowlitz Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
State of Washington Department of Commerce – Paul Johnson
Department of Fish and Wildlife

Legal Description

NSA-15-30 (Skamania PUD #1)

Parcel No. 03-10-21-1-0-1100-00

That portion of the North half of the Southwest quarter of the Northeast quarter of Section 21, Township 3 North, Range 10 East, of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northeast corner of the North half of the Southwest quarter of the Northeast quarter of said Section 21; thence following old fence South 660 feet; thence following old fence West 515.6 feet; thence North 660 feet; thence East 515.6 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to Roy S. Ostroski et al, by instrument recorded in Book 155, Page 871, Skamania County Records.

SUBJECT TO AND TOGETHER WITH those easements, conditions and restrictions of record.

Assessor's Tax Parcel No. 031021101100-00; E ptn. of N2 SWNE Sec. 21, Twnshp. 3N, Range 10 EWM

Legal Description

NSA-15-30 (Skamania PUD #1)

Parcel No. 03-10-21-1-0-1500-00

PARCEL I

All that portion of the South half of the Southwest Quarter of the Northeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Southeasterly of the county road known and designated as the Underwood-Willard Highway.

PARCEL II

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

All that portion of the following described tract lying Easterly of the Easterly line of Cook-Underwood Road:

Beginning at the Northeast corner of the North half of the Southwest Quarter of the Northeast Quarter of said Section 21; thence following old fence South 560 feet; thence following old fence West 515.6 feet; thence North 660 feet; thence East 515.6 feet to the point of beginning.

PARCEL III

Beginning at a point being an iron rod which is the center East 1/16 corner, in Section 21, Township 3 North, Range 10 East, located in the Northwest Quarter of the Southeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian.

Thence South $0^{\circ}59'21''$ West, 539.99 feet along the East edge of the Northwest Quarter of the Southeast Quarter of Section 21, Township 3 North, Range 10 East of the Willamette Meridian to a point on the Center line of an existing old country road; thence South $54^{\circ}47'00''$ West, 587.81 feet along the center line of existing road; thence North $00^{\circ}51'13''$ East, 886.20; thence South $89^{\circ}34'36''$ East, 17.00 feet to an iron rod; thence South $87^{\circ}56'45''$ East, 142.04 feet to an iron rod; thence South $39^{\circ}30'50''$ East, 315.99 feet to the true Point of Beginning.

Site Plan

NSA-15-30 (Skamania PUD #1)



