

Return Address: Skamania County PUD #1
PO Box 500
Carson, WA 98610

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-17-16

DESCRIPTION: Replacement of an existing pump station and reservoir for the Underwood Water System. The proposed site improvements include construction of a new water storage reservoir, pump station with chlorination facilities, underground piping, gravel parking area, fencing with gate, lighting, and electrical utilities.

LOCATION: Cook Underwood Road, Underwood and identified as Skamania County Parcel #03-10-19-0-0-0802-00

LEGAL: See attached page 6

ZONING: GMA – Large-Scale Agricultural (A-1) and GMA – Open Space (OS)

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.

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 Division and the Skamania County Environmental Health Division.

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 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. All structures, except fences, including eaves, awnings and overhangs shall meet the following setbacks: **Front yard:** 50 feet from the centerline of the street or road or 20 feet from the front property line, whichever is greater. **Side yard:** 20 feet. **Rear yard:** 20 feet. Setbacks are established from property lines, not fence lines. If any question arises regarding the location of the property lines, the applicant shall be required to hire a professional land surveyor to locate the property lines and mark them with temporary staking prior to a building permit being issued. Staking must remain during construction and all building inspections.
4. A variance to the front yard setback requirements is granted to allow the replacement facility to encroach upon the 50-ft. setback from the centerline of Cook Underwood Road.
5. A variance to the agricultural setback requirements is granted to allow the replacement facility to encroach upon the 250-ft. orchard setback.
6. Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Community Development Department.
7. 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.
8. The Community Development Department will conduct at least two site visits during construction, one siting inspection to verify the staked location of the structures prior to any ground disturbance taking place; and a second to be conducted after all foundation excavation has been completed including framing footers, but prior to pouring the foundation. A site visit for Final Inspection shall also be conducted. 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.
9. All exterior lighting shall be hooded or shielded at a 90° angle. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.

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10. The building exterior shall be composed of nonreflective materials or materials with low reflectivity. The proposed use of cement fiber or wood siding satisfies this requirement. The water reservoir shall be painted in a matte finish.
11. The exteriors of the proposed structures shall be dark earth-tone in color. The following colors submitted by the applicant are consistent with this condition and are hereby approved:
Pump station siding: Pittsburgh Paints – Racy Raisin
Pump station roofing: Dark brown architectural shingles to be approved by the Community Development Department
Reservoir: Pittsburgh Paints – Racy Raisin
Fencing: Black
Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
12. The applicant shall plant eight trees and five shrubs on the north east and west sides of the proposed development to ensure visual subordination. Trees and shrubs shall be sized to provide sufficient screening to make the development visually subordinate within five years or less from the commencement of construction and shall be installed as soon as practicable, and prior to project completion.
13. Project applicants shall be responsible for the proper maintenance and survival of any planted vegetation required.
14. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
15. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained.
16. 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 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.

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17. 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 28th day of February 2018, at Stevenson, Washington.

Alan Peters

Alan Peters, AICP
Assistant Planning Director

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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

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The East Half of the West Half of Lot 11, SEELEY'S SUBDIVISION of the Southwest Quarter of Section 19, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPT THAT PORTION CONVEYED TO SKAMANIA COUNTY FOR COOK-UNDERWOOD COUNTY ROAD, RECORDED IN BOOK 68, PAGE 620.

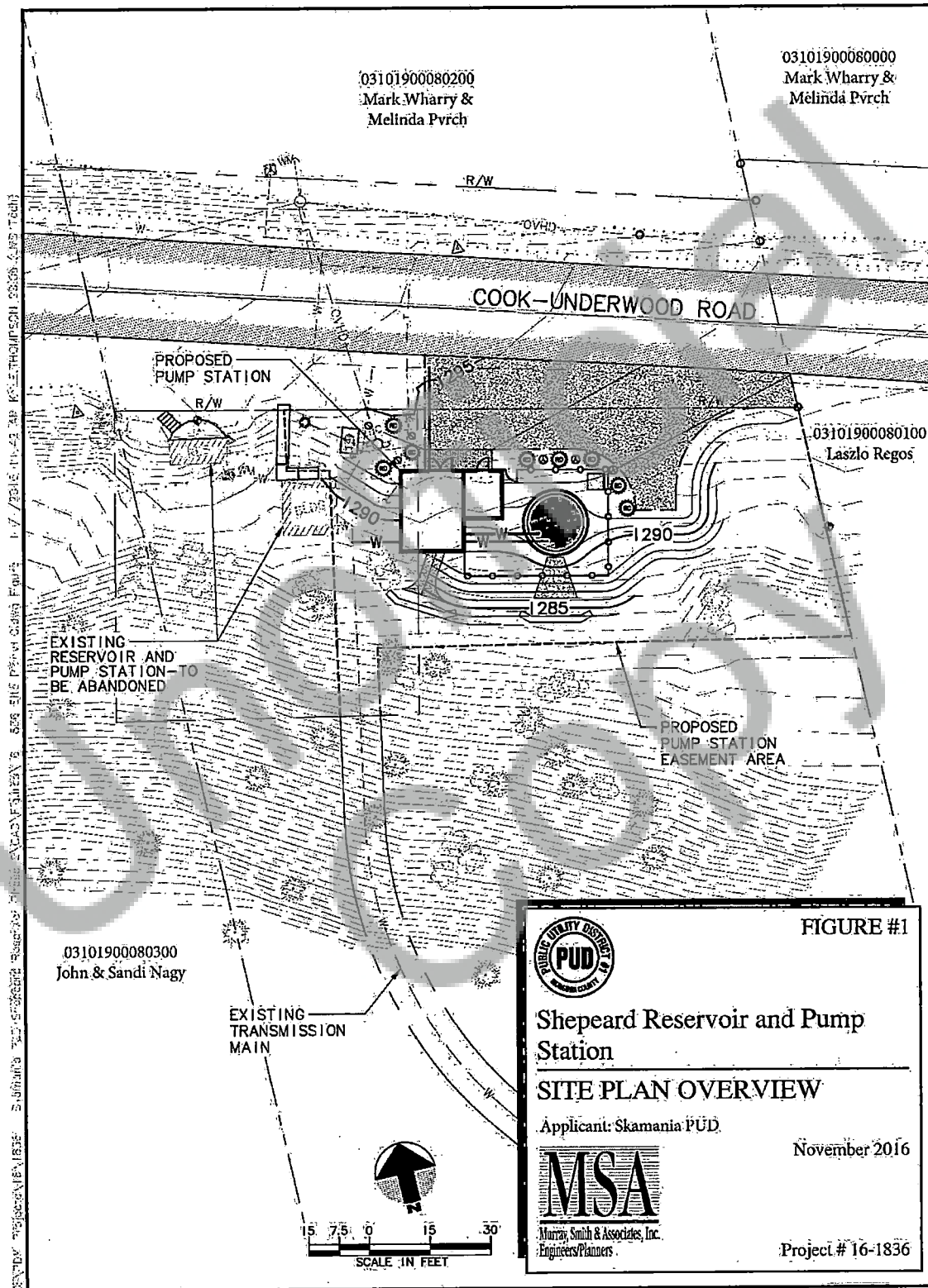
ALSO EXCEPT THAT PORTION CONVEYED TO SKAMANIA COUNTY BY INSTRUMENT RECORDED IN BOOK 188, PAGE 190.

Skamania County, Inc.

Unofficial Copy

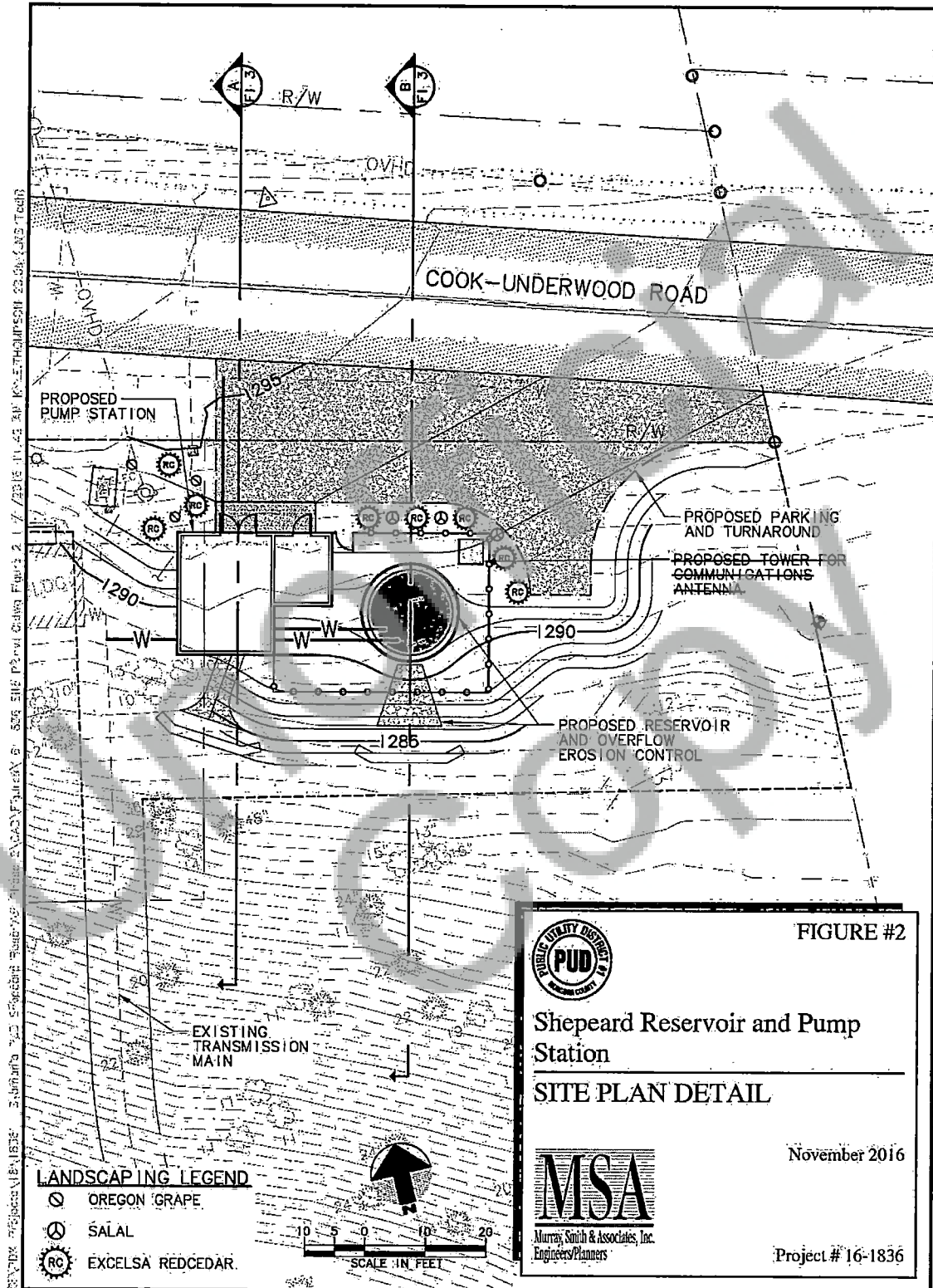
Site Plan

NSA-17-16 (Skamania PUD #1)



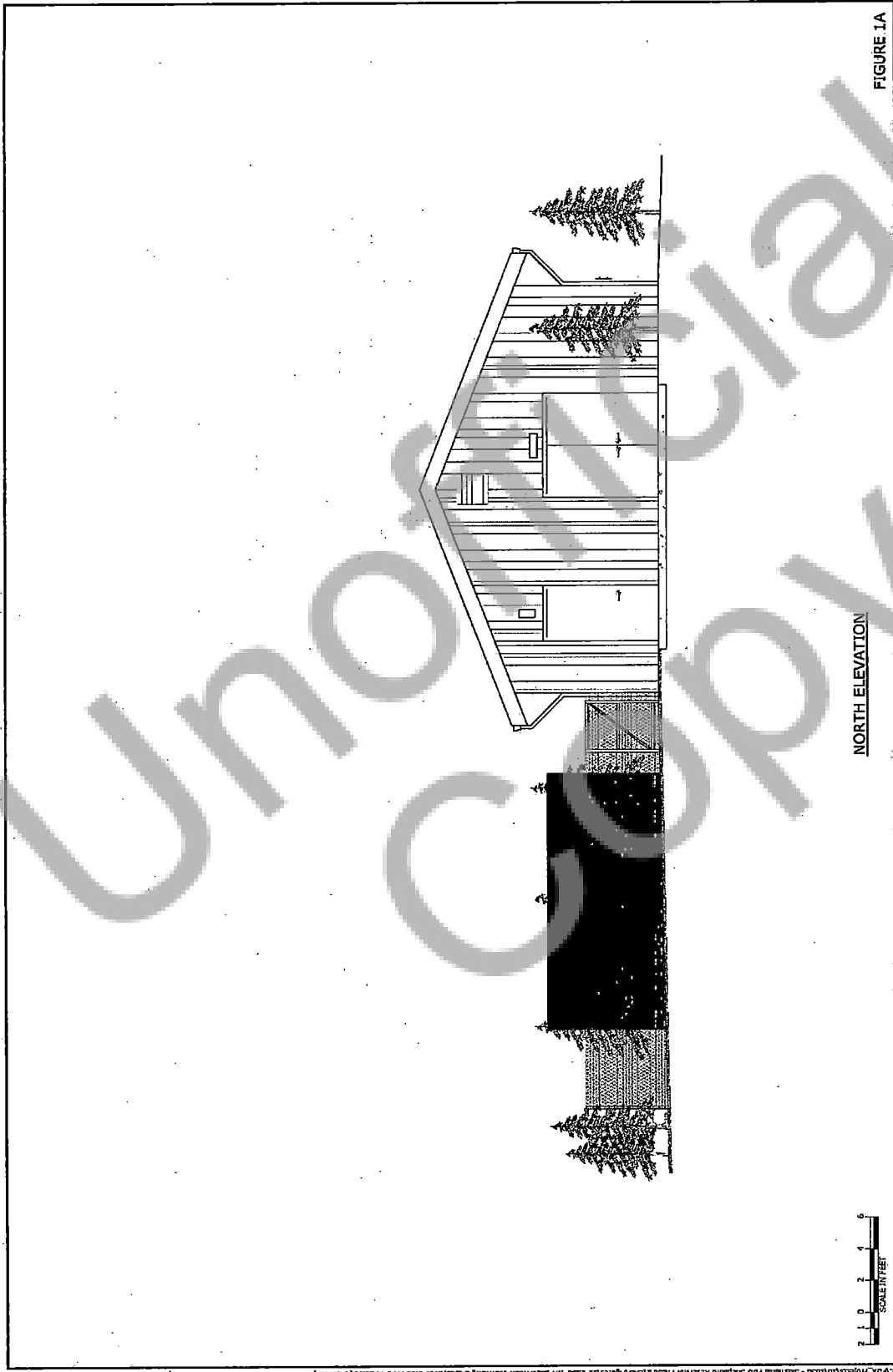
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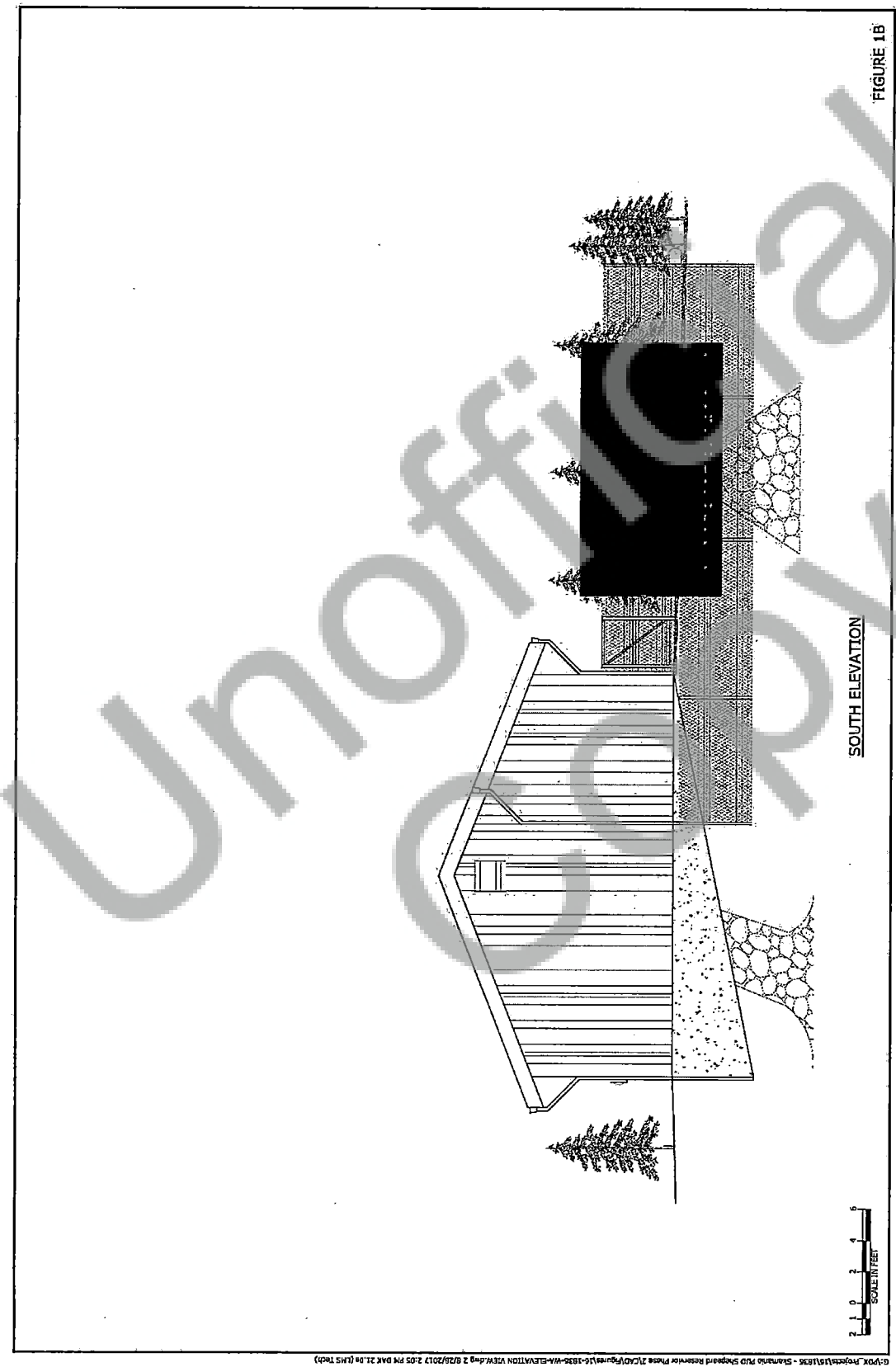
Elevations

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Elevations

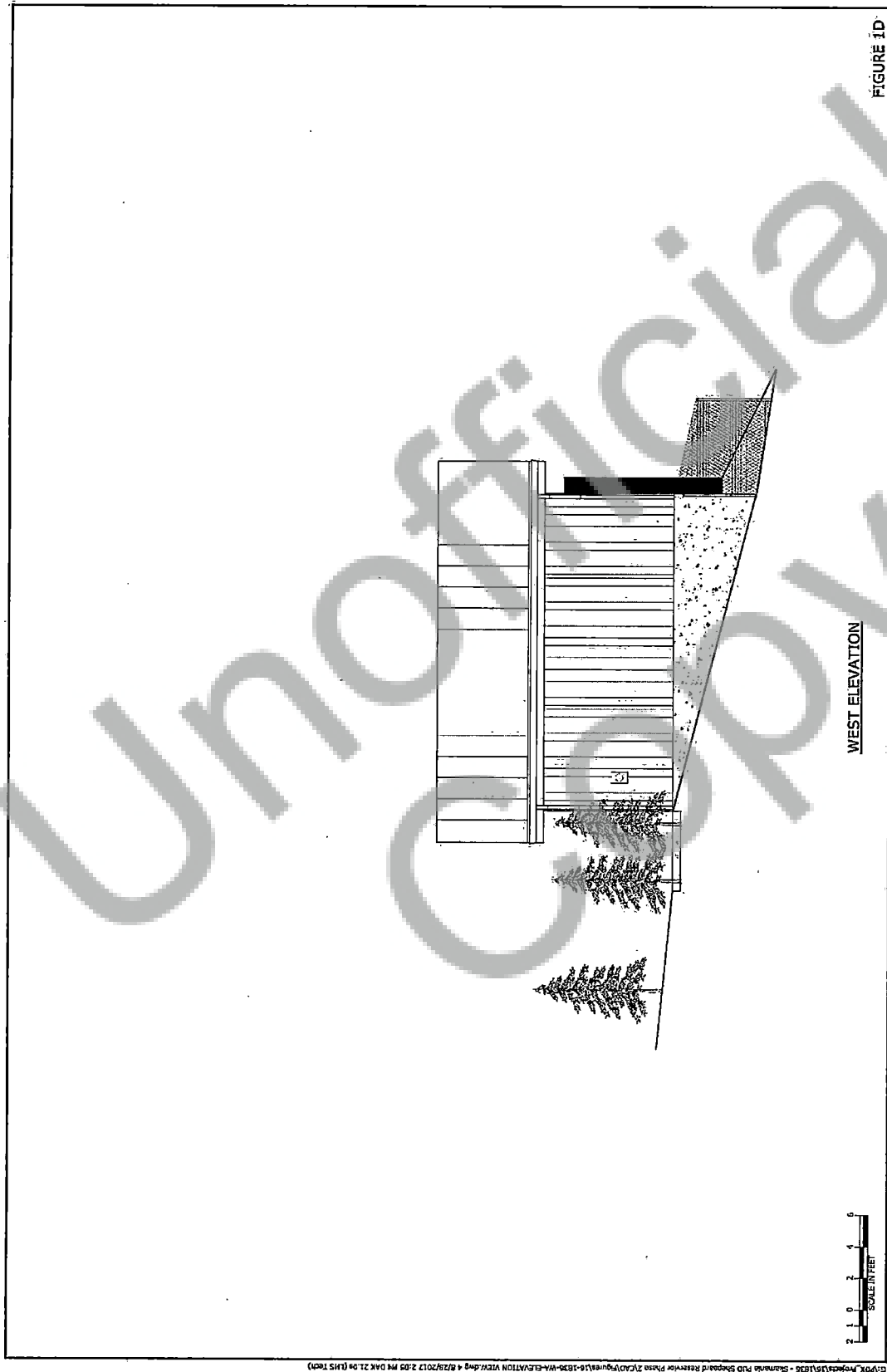
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AMENDMENT TO ADMINISTRATIVE DECISION NSA-17-16

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LOCATION: Cook Underwood Road, Underwood #03-10-19-0-0-0802-00	
ZONING: GMA – Large-Scale Agricultural (A-1) and GMA – Open Space (OS)	

A Staff Report and Administrative Decision for the above application was issued on February 28, 2018. The Administrative Decision approved replacement of an existing pump station and reservoir for the Underwood Water System. While the application materials and Staff Report both indicated that the existing facilities would be removed, the Administrative Decision did not adequately address removal. Therefore, the Administrative Decision is amended with an additional condition of approval as follows:

18. The existing pump station and reservoir facilities shall be demolished and the site restored and planted within eight weeks of the replacement facilities being fully operational.

The appeal deadline for the Administrative Decision shall be 20 days from the date of this amendment.

March 8, 2018

Date

Alan Peters, AICP

Assistant Planning Director

This amendment is being distributed to the following parties: Applicant, Persons submitting written comments in a timely manner, Friends of the Columbia Gorge, 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