

DIRECTOR'S DECISION

- Proposal:** To install a livestock watering facility and fencing as a conservation proposal being implemented by the National Resources Conservation Service.
- Applicant:** Jim Sizemore
- Landowner:** Washington State Parks and Recreation Commission
- Location:** The subject parcels are located in Columbia Hills State Park near Dalles Mountain Road, in Sections 6, 7 and 8, Township 2 North, Range 14 East, W.M., Klickitat County, Washington (Klickitat County Assessor's ID 02140600000200, 02140700000200 and 02140800000000).
- Case File:** C14-0009
- Land Use Designation:** The subject property is designated Large-Scale Agriculture A-1(160) in the General Management Area.

DECISION:

Based upon the findings of fact in the Staff Report for Director's Decision C14-0007, the land use application by Jim Sizemore to install a 5,265 foot long, 2 inch diameter livestock water pipeline, install 2-1200 gallon water troughs, and 1,464 foot long cross fence is found to be consistent with the standards of Section 6 and the purposes of the Columbia River Gorge National Scenic Area Act P.L. 99-663, and the Management Plan for the Columbia River Gorge National Scenic Area (Management Plan), and approvable under Commission Rule 350-81, and is hereby **approved**.

CONDITIONS OF APPROVAL:

The following conditions of approval are given to ensure that the subject request is consistent with the standards of Section 6 and the purposes of P.L. 99-663, and the Management Plan and approvable under Commission Rule 350-81. Compliance with them is required. **This decision must be recorded in county deeds and records to ensure notice of the conditions to all successors in interest** (Management Plan, Review Uses Guideline 1, pg. II-96).

Overall Conditions

1. To ensure notice of the conditions to successors in interest, this Director's Decision, Staff Report for C14-0009, and approved site plan and elevation, shall be recorded in county deeds

and records at the Klickitat County Assessor's Office. **Once recorded, the applicants shall submit a copy of the recorded documents to the Executive Director.**

2. This decision does not exempt the proposal from other non-Scenic Area rules and regulations. It is the applicant's responsibility to ensure the use complies with all other applicable federal, state, and county laws.
3. The development shall be constructed as shown on the approved project description, site plan and elevation drawings. Any changes must be reviewed and approved by the Executive Director before the changes are implemented.
4. The applicant agrees to schedule a post construction inspection with the Columbia River Gorge Commission before the dwelling unit is occupied to ensure compliance with all conditions of this Director's Decision.

Land Use Conditions

5. Ground disturbance for this development proposal shall not exceed the following parameters:
 - i) The trench for the pipeline shall be 3 feet deep by 3 feet wide;
 - ii) Additional ground disturbance may occur in a temporary corridor on one or both sides of the proposed trench up to 20 feet wide;
 - iii) The trench dug for the pipeline shall be filled back with the soil taken from it and re-graded to its original contour;
 - iv) The re-filled, re-graded trench and adjoining disturbed ground in the temporary corridor used during construction shall be re-planted with native vegetation;
 - v) An area not to exceed 100 feet diameter by 1 foot depth may be disturbed for construction of each water trough;
 - vi) Rocks may be placed on the ground surface around each watering trough to stabilize the surrounding ground;
 - vii) Fence construction will consist of hand dug posts set to a depth of 3 feet and metal 'T' posts or set to a depth of 18 inches; and
 - viii) Total combined ground disturbance for the trench, water trough and fence shall be 3.3 acres.
6. The proposed water pipeline shall be consistent with the applicable Natural Resources Conservation Service Conservation Practice Standards for Livestock Pipeline (Code 516), Watering Facility (Code 614) and Fence (Code 382) unless such a standard would be inconsistent with Chapter 350-81, Land Use Ordinance, Columbia River Gorge Commission Administrative Rules. In such cases, the standards identified in Chapter 350-81, Land Use Ordinance will prevail.

Scenic Resource Conditions

7. All fencing materials must be dark earth toned in color.
8. The watering troughs and appurtenances including stabilizing rock must be dark earth toned in color.

9. Any existing trees that are removed from the date of the Director's Decision onward must be replaced consistent with the requirements of Rule 350-81-350, and the Grassland Landscape setting requirements (To address 350-81-520(3)(a)(B)(i)).

Cultural Resource Conditions

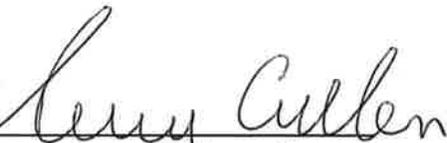
10. If cultural resources are discovered during construction activities, all activities within 100 feet of the cultural resources shall immediately cease and the applicants shall notify the Gorge Commission within 24 hours of discovery. The cultural resources shall remain as found; further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.
11. If human remains are discovered during construction activities, all activities shall cease immediately upon their discovery. Local law enforcement, the Executive Director and Indian Tribal governments shall be contacted immediately. Further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.

Natural Resource Conditions

12. Areas that have been trenched for the pipeline plus the temporary corridor built to excavate the trench for the pipeline shall be replanted with native vegetation.
13. The area of ground disturbed by the installation of the watering troughs less the amount of that ground covered with rock for stabilization shall be re-seeded with native vegetation.
14. Eight Mile Creek is defined by Washington State Department of Natural Resources N class water. The creek is intermittent at the point where the water pipeline crosses it. The stream buffer zone is defined as 50 feet.
 - a. The applicant shall inspect the pipeline during the wet season and maintain these conditions for as long as this water pipeline is in place;
 - b. No heavy equipment shall be used in the stream buffer;
 - c. The corridor needed to lay the pipeline in the stream buffer area shall be the minimum needed to complete the placement, and all natural vegetation shall be retained to the greatest extent possible;
 - d. All disturbed areas within the stream buffer must be replanted with native vegetation;
 - e. The applicant shall work with the Washington Department of Fish and Wildlife to evaluate this specific proposal and specify periods for in-water work, per 350-81-570(6)(c)(A); and
 - f. Temporary and permanent control measures will be applied to minimize erosion and sedimentation when riparian areas are disturbed, including slope netting, berms and ditches, tree protection, sediment barriers, infiltration systems and culverts.
15. The water pipeline shall not be co-located with the Eight Mile Creek culvert that crosses Dalles Mountain Road.

16. Pressure relief valves and the pipeline shall be maintained regularly to ensure that water flow in the pipeline does not create excessive runoff and erosion anywhere along the length of the pipe.
17. All machinery and equipment to be used in this project must be cleaned immediately after construction to minimize the spread of weeds identified as invasive species by the Washington Invasive Species Council, Washington State Recreation and Conservation Office. Reducing Accidental Introductions of Invasive Species, State Agency Field Work Protocols, including Protocol for Working Outdoors on Land, Protocol for Working in the Water and Specialize Consideration for Construction and Restoration Projects must be followed.

DATED AND SIGNED THIS 10th day of August, 2015 at White Salmon, Washington.

p.p 
Krystyna U. Wolniakowski
Executive Director (Interim)

EXPIRATION OF APPROVAL:

Commission Rule 350-81-044 governs the expiration of this Director's Decision.

This decision of the Executive Director becomes void on the 10th day of August, 2017 unless construction has commenced in accordance with Commission Rule 350-81-044(4).

Commission Rule 350-81-044(4) specifies that commencement of construction means actual construction of the foundation or frame of the approved structure.

Construction must be completed within two years of the date that the applicant commenced construction. The date of the Executive Director's preconstruction inspection to confirm the location of the proposed structural development as required by this decision shall be considered the date the applicant commenced construction, unless the applicant demonstrates otherwise.

Once the applicant has commenced construction of one element in this decision, the applicant will need to complete all elements in this decision in accordance with Commission Rule 350-81-044. The Commission does not use different "commencement of construction" dates for different elements in this decision.

The applicant may request one 12-month extension of the time period to commence construction and one 12-month extension to complete construction in accordance with Commission Rule 350-81-044(6). The applicant must submit the request in writing prior to the expiration of the approval. If the applicant requests an extension of time to complete construction after commencing construction, the applicants shall specify the date construction commenced. The Executive Director may grant an extension upon determining that conditions, for which the applicants were not responsible, would prevent the applicants from commencing or completing the proposed development within the

applicable time limitation. The Executive Director shall not grant an extension if the site characteristics and/or new information indicate that the proposed use may adversely affect the scenic, cultural, natural or recreation resources in the National Scenic Area.

APPEAL PROCESS:

The appeal period ends September 9, 2015.

The decision of the Executive Director shall be final unless a Notice of Intent to Appeal and Petition is filed with the Commission within thirty (30) days of the date of this decision by the applicant or any person who submitted comment. Information on the appeal process may be obtained at the Commission office.

NOTES:

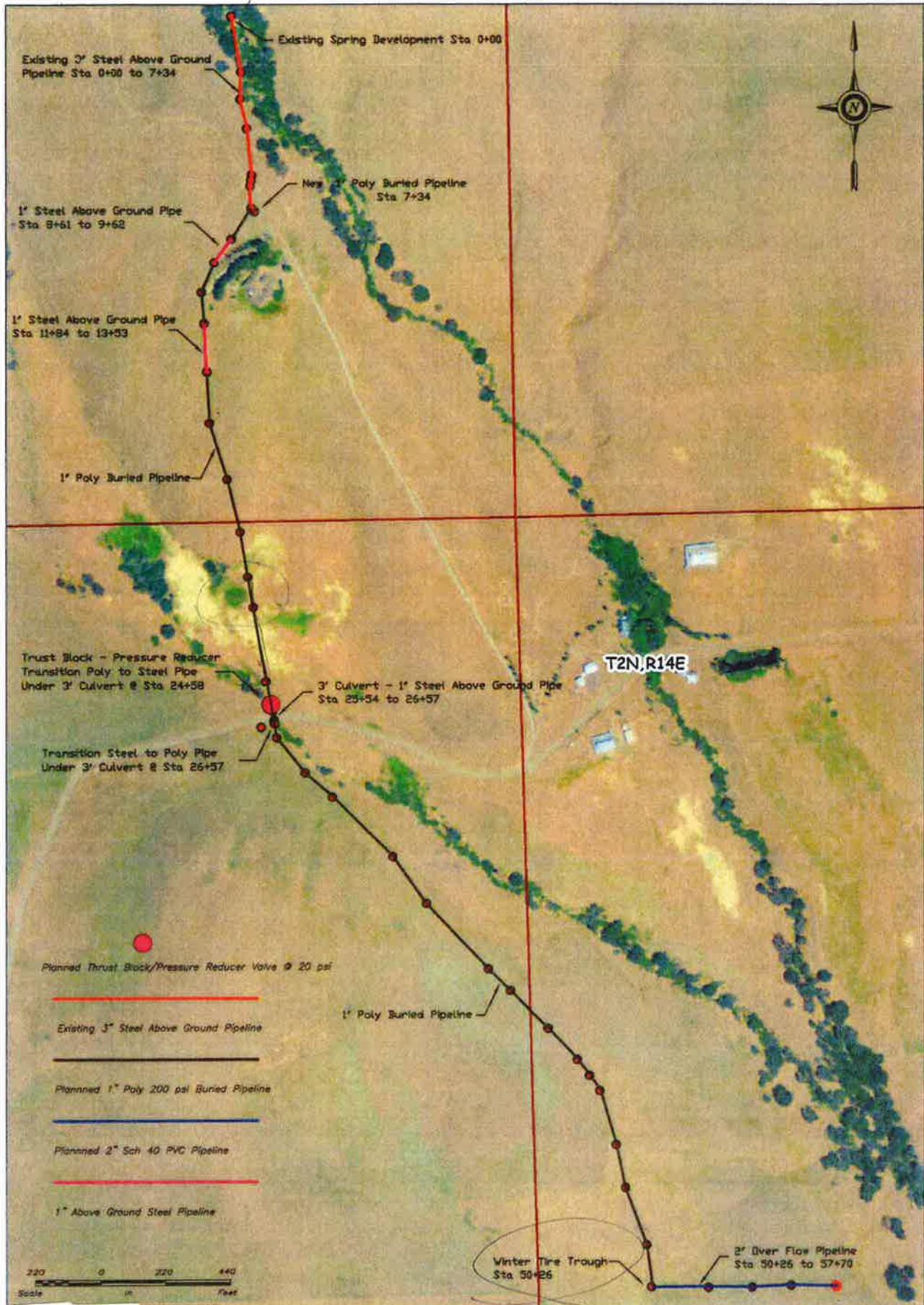
Any new land uses or structural development such as residences; garages, workshops, or other accessory structures; or additions or alterations not included in the approved application or site plan will require a new application and review.

Attachments:

Staff Report for C14-0009

Approved site plan and elevations

DEC0014.09



Sizemore, Jim
 ...Property Owner: WA Parks & Recreation
 C14-0009
 Section 6, 7 and 8, T2N, R14E

PLAN MAP
JAMES SIZEMORE
QIP 130SH C.I.# 2-3
 KLICKITAT WASHINGTON

	DESIGNED	DATE
	CB	1/14
	DRAWN	CB
	CHECKED	
	APPROVED	

TTC
 8/10/15
 5/19/18

Conservation Plan Map

Date: 3/5/2013

Customer(s): JAMES A SIZEMORE

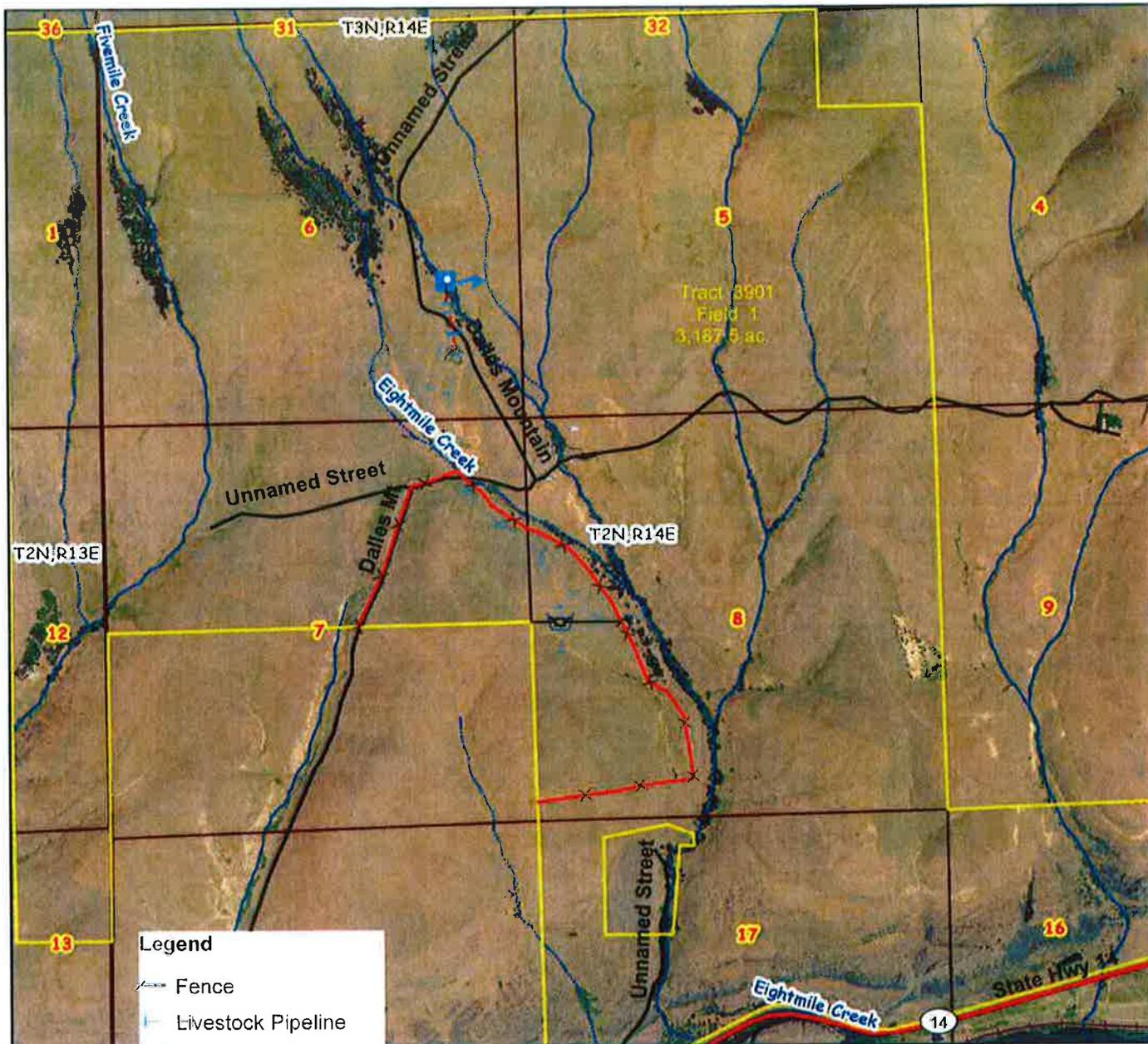
Field Office: GOLDENDALE SERVICE CENTER

Agency: USDA - NRCS

Assisted By: KONRAD BOMBERGER

State and County: WA, KLICKITAT

Approximate Acres: 4797.5



- Legend**
- Fence
 - Livestock Pipeline
 - Watering Facility
 - Existing 4" Pipeline
 - Existing Fence
 - Existing Spring box
 - Consplan
 - Townships
 - Sections

1:24,000



5/10/18
21

Conservation Plan Map

Date: 2/3/2015

Customer(s): JAMES A SIZEMORE
State and County: WA, Klickitat County, Washington

Field Office: GOLDENDALE SERVICE CENTER
Agency: USDA - NRCS
Assisted By: KONRAD BOMBERGER



Legend

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-  Fence
-  Livestock Pipeline
-  Consplan
-  Townships
-  Sections
-  24K Quad Map Index



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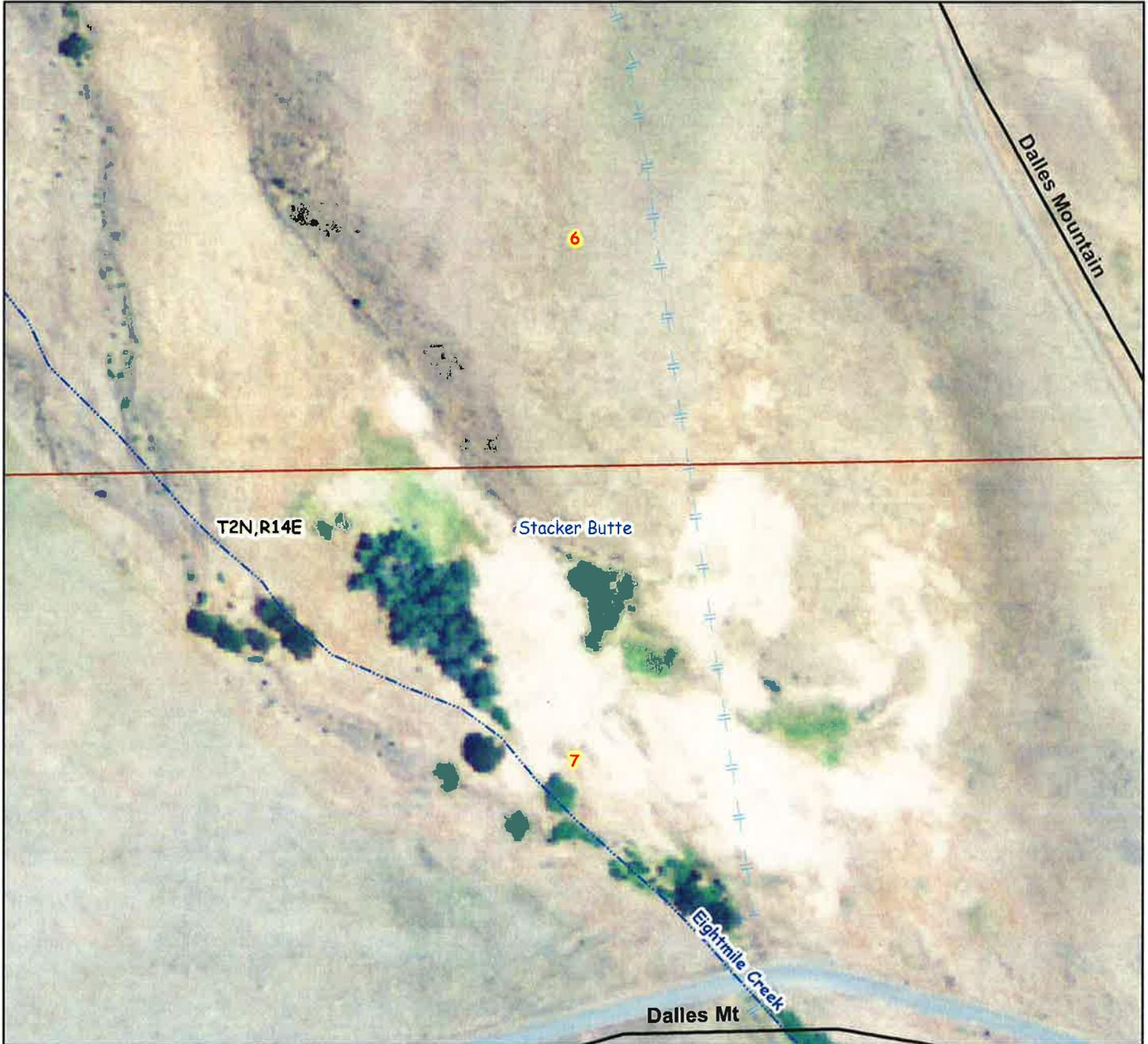
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Conservation Plan Map

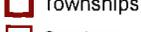
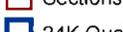
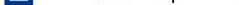
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State and County: WA, Klickitat County, Washington

Field Office: GOLDENDALE SERVICE CENTER
Agency: USDA - NRCS
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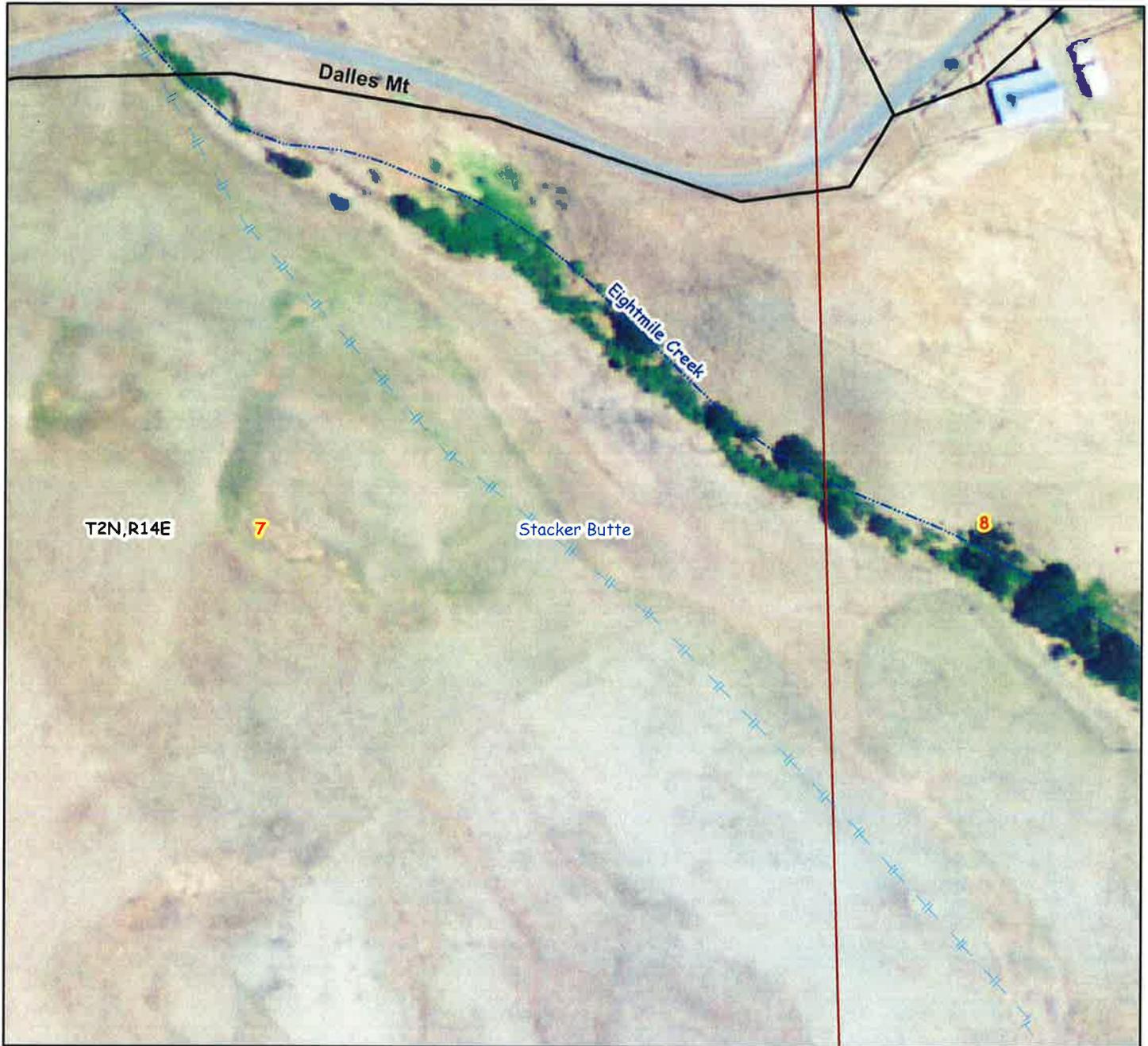
TE 8/10/15

Conservation Plan Map

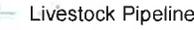
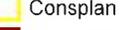
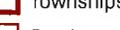
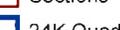
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Customer(s): JAMES A SIZEMORE
State and County: WA, Klickitat County, Washington

Field Office: GOLDENDALE SERVICE CENTER
Agency: USDA - NRCS
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Legend

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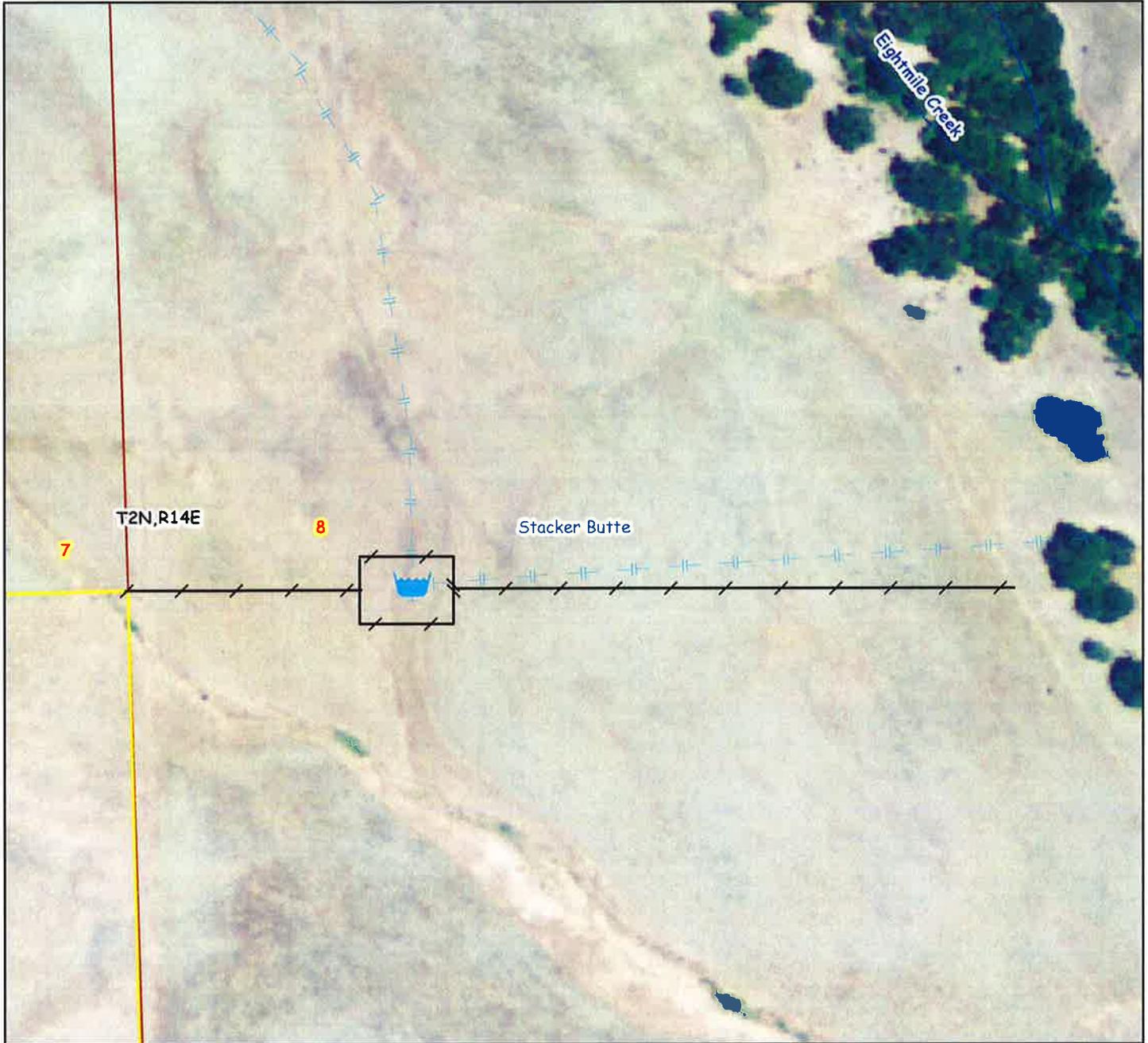
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Conservation Plan Map

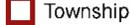
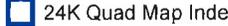
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State and County: WA, Klickitat County, Washington

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5/10/15
TC 8/10/15