



Skamania County
**Community Development
Department**

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May 4, 2009

Allen Fiksdal, Manager
Energy Facility Site Evaluation Council
905 Plum Street SE, 3rd Floor
PO Box 43172
Olympia, WA 98504-3172

Subject: Certificate of Land Use Consistency Review for Whistling Ridge Wind Energy Project

Dear Mr. Fiksdal:

Skamania County has reviewed the Application for Site Certification that was submitted to the Washington State Energy Facility Site Evaluation Council on March 10, 2009 for the Whistling Ridge Energy Project. The application was reviewed to determine if the project was consistent or inconsistent with applicable County land use plans and zoning ordinances.

If the application had been submitted to the County, the project would require the following county issued reviews and permits: a SEPA Review, a Conditional Use Permit (only for the portion of the project located within the zoned area), a National Scenic Area (NSA) Permit (only for the portion of the project related to road and intersection widening that is located within the NSA), Building Permits, Critical Area Review (outside of the NSA), On-site Septic Permit, Well Drilling Inspection, and a Water Availability Verification Evaluation (W.A.V.E) Application. However, the final requirements and conditions of approval for the project would be determined by EFSEC during their review process.

Zoning Update:

In December 2007, the County began work to revise Title 21, the current Zoning Ordinance. Part of the update process was to try and incorporate small and large-scale energy facilities into the County regulations. The County's SEPA decision (A Determination of Non-Significance) for the zoning draft was appealed by two organizations. In their appeal, the organizations were requesting the County to prepare an EIS for non-project actions that may lead to significant adverse impacts. On February 19,

2009, the Hearing Examiner decided in favor of the appellants, the Determination of Non-Significance was reversed, and remanded to the County for preparation of an EIS. Since this decision, the map and text updates for the Zoning Ordinance project have permanently been placed on hold. It has not been decided whether or not the County will continue with this project or start from scratch when the zoning update process resumes. There is no scheduled time to return to the zoning project. The current adopted zoning is what applies to this project, drafts of "proposed" or "future" zoning ordinances or any Hearing Examiner review of such documents have no basis or bearing on this application before EFSEC. Only 7 of the potential 50 turbines are even located within an area that has a zoning classification. The remainder of the project area is unzoned.

Consistency Review:

After reviewing the location of the proposed Whistling Ridge Wind Energy Facility project I find that the project is consistent with the following land use codes and maps: SCC Title 21 Zoning Code, SCC 21A Critical Areas, Title 24 Clearing and Grading, the Comprehensive Plan, and resource maps. The project is not within SCC Title 20 (Shorelines) jurisdiction.

After reviewing the location of the proposed road improvements, SCC Title 22 Columbia River Gorge National Scenic Area Ordinance, and the resource maps, I find the road improvement portion of the application consistent with SCC Title 22 with conditions of approval. I further find that similar road improvement projects (road widening, realignments, etc.) have been found consistent with SCC Title 22 in the past.

For more detailed findings see the attached staff reports.

Sincerely,



Karen A. Witherspoon, AICP,
Community Development Department Director

cc: Jason Spadaro, SDS Lumber
Board of County Commissioners

Attachments: Staff Report
Zoning Map