

Return Address: Kurt and Ann Nordquist
802 Skamania Landing Road
Stevenson, WA
98648

Skamania County, WA
Total: \$108.50
ADMIN
Pgs=6

2020-000284

02/04/2020 09:28 AM

Request of: KURT AND ANN NORDQUIST



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: Kurt and Ann Nordquist

FILE NO.: NSA-19-12

DESCRIPTION: Remove existing garage and replace with two-story garage addition. Scope of work includes removal of an accessory building, minor grading, septic, and landscape improvements.

LOCATION: 802 Skamania Landing Road, and identified as Skamania County Parcel No. 02-06-35-2-3-0200-00.

LEGAL: Lots 2 and 3, Block 1, Woodard Marina Estates, according to the recorded plat thereof, recorded in Book 'A' of Plats, Page 115, in the County of Skamania, State of Washington. EXCEPT that portion conveyed to John A. Backstrand *et ux* by Instrument recorded September 7, 1995 in Book 152, Page 282. TOGETHER with Shorelands of the Second Class as conveyed by the State of Washington and fronting and abutting said Lots 2 and 3.

ZONING: GMA - Residential 1 (R-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.

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.

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 development shall be consistent with the approved site plan on file with Skamania County Community Development, 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 the 100-foot Columbia River buffer protections required by SCC 22.20.020(H) to allow development as shown on the approved site plan.
4. The following minimum lot line setbacks shall apply for all structures except fences: **FRONT YARD:** forty-five (45) feet from the centerline of the street or road or fifteen (15) feet from the front property line, whichever is greater; **SIDE YARD:** five (5) feet; **REAR YARD:** fifteen (15) feet. All development shall be consistent with the approved site plan, unless modified by conditions of approval.
5. The garage addition shall not accommodate a cooking area or kitchen facility and shall not be used to establish a separate dwelling unit. Building plans will be evaluated to ensure the addition is not provided with any provisions to accommodate a future kitchen facility (venting, range hood, etc.). Community Development Staff shall conduct an interior inspection of the addition prior to final approval to verify compliance with this condition.
6. Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted and shall be limited to the maximum extent practical. Areas left bare after construction shall be reseeded with native vegetation promptly and prior to final inspection.
7. Except as is necessary for site development or safety purposes, the existing tree cover screening the development from key viewing areas shall be retained. All of the required screening trees shall be coniferous.
8. Project applicants shall be responsible for the proper maintenance and survival of all planted vegetation required in this administrative decision.

9. At least three new trees and at least six shrubs shall be planted in the area shown on the approved site plan. Three of these trees shall be coniferous to provide winter screening. All required trees and shrubs shall be selected from the "Recommended Plants for Screening" list found in the Scenic Resources Implementation Handbook, and sized to provide sufficient screening to make the development visually subordinate within five years or less from the commencement of construction.
10. Landscaping shall be installed as soon as practicable, and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.
11. The exterior of the addition shall be dark earth-tones in color. The exteriors include, but are not limited to, sides, doors, decks, concrete, gutters, roofs and trim. The following colors submitted by the applicant are consistent with this condition and are hereby approved: for the building exterior walls and trim – Bridger Steel corrugated siding "A606 weathering steel" (appears dark brown); unspecified dark brown stain – (appears dark brown). Stonework - Montana Stoneworks "Montana antique" (appears dark brown). Roofing - GAF Timberline composite shingles- "driftwood" (appears dark grey). Trim: unspecified – "USC Crimson" – appears dark red/brown.
12. The use of Certainteed composite shake shingles in the "Cedar Blend" colorway is DENIED. The applicant shall submit an alternate, dark earth tone color siding to the Community Development department for review and approval prior to its application.
13. Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to application. Community Development staff shall inspect for sufficiently dark earth-toned finishes prior to final approval. The applicant may be required to apply additional coats of stain to render sufficiently dark earth tones on the finished construction.
14. The exterior of buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity. The proposed use of vinyl cedar shake and weathering steel siding, natural wood trim and composite 3-tab shingles meets this condition. The use of painted metal is not allowed. Any proposed changes to these materials shall be submitted for review by the Community Development Department prior to construction.
15. 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.
16. New development shall extend no closer to the Columbia River than existing development on the parcel. The garage addition shall be constructed no closer than 53 feet from the Ordinary High Water Mark (OHWM) of the Columbia River and the patio expansion shall be constructed no closer than 48 feet from the OHWM of the Columbia River, as shown on the approved site plan.

17. The development shall be constructed using best management practices. Areas disturbed during construction shall be rehabilitated to the maximum extent practicable.
18. A 100' water resource buffer is required as shown in the approved site plan. Disturbed areas shall be revegetated with vegetation native to the Columbia River Gorge region.
19. Trees removed from the 100' Columbia River water resource buffer shall be replanted at a 1:1 ratio elsewhere within the buffer. All replacement trees shall be species native to the Columbia River Gorge.
20. The applicant shall adhere to all other applicable laws, including SCC Title 20, "Shoreline Management."
21. An Inadvertent Discovery Plan embodying the provisions of SCC 22.22.060 (Condition #22) and SCC 22.22.070 (Condition #23) shall be prepared and posted in a conspicuous place at the development site and shall remain posted until all project activities are concluded.
22. 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.
23. 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 November, 2019, at Stevenson, Washington.

Mike Beck

Mike Beck
Planner

NOTE:

Any new development not included in the approved site plan on file with the Skamania County Community Development department 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 Reservation
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