

Skamania County, WA  
Total:\$211.50  
ADMIN  
Pgs=9  
Request of: STEVE PATZER

**2021-003301**

09/30/2021 01:38 PM



Return Address: Steve Patzer  
532 Skamania Landing Road  
Skamania, WA 98648

## **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:** Steve Patzer

**FILE NO.:** NSA-13-14

**DESCRIPTION:** Proposed addition and remodel of an existing single-family dwelling. The addition includes new living space on the east and south elevations of the dwelling and covered porches south of the dwelling which shade the proposed windows.

**LOCATION:** 532 Skamania Landing Road, Skamania and identified as Skamania County Parcel #02-06-34-1-4-4700-00

**LEGAL:** Lot 25 & W 46'8 Lot 24 Blk 1 Woodard Marina Estates Bk A/Pg 114-115 W/Shorelands

**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 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:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side yard:** 5 feet. **Rear yard:** 15 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. 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.
5. The applicant shall be responsible for the proper maintenance and survival of any planted vegetation.
6. 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.
7. 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](mailto:permitcenter@co.skamania.wa.us).
8. The applicant shall plant six additional trees to screen the new development. One tree shall be located on the north elevation and five trees shall be planted on the south elevation as shown on the landscaping plan.

9. With the exception of those colors explicitly allowed to match the existing dwelling, the proposed development shall be dark earth-tone in color. This includes any new and existing trim and masonry surfaces. The following colors submitted by the applicant are consistent with this condition and are hereby approved:  
Trim: Cloverdale Paint – Cast in Stone  
Stone: To match existing natural stone (dark brown, dark gray)  
Retaining wall: Stained to match existing natural stone (dark brown, dark gray)  
Any proposed changes to these colors shall be submitted for review by the Community Development Department prior to construction.
10. The exterior of buildings be composed of nonreflective materials or materials with low reflectivity. The proposed fiber cement siding and architectural composite roofing satisfy this condition. The proposed materials including wood siding, natural stone, architectural composite shingles, and concrete satisfy this requirement.
11. All new windows shall have a visible light reflectivity rating less than 11%. South facing windows shall be permanently shaded with deep eaves of 6 ft. or more per the approved plans. Any windows in groupings exceeding 50 sq. ft. of glass shall be separated by at least 12 inches.
12. 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.
13. Siding, windows, and roofing on the new addition shall be the same color as the existing dwelling. Any changes to these colors, or any colors used that are not already on the existing dwelling shall be dark earth-tone in color and must be submitted to the Community Development Department for approval.
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. All planted trees shall be native to the setting or commonly found in the area and shall be coniferous to provide winter screening, satisfying this condition.
16. All areas disturbed during construction shall be revegetated with native vegetation to the maximum extent practicable.
17. Erosion control measures and Best Management Practices shall be used during all construction activities.
18. New plantings shall not intrude further into the 100-ft. buffer of the OHWM than the existing ornamental landscaped areas.
19. All natural vegetation shall be retained to the greatest extent practicable, including aquatic and riparian vegetation.
20. Temporary and permanent control measures shall be applied to minimize erosion and sedimentation, including slope netting, berms and ditches, tree protection, sediment barriers, and Best Management Practices.

21. The 100-ft. water resource buffer shall be retained in its natural condition except for work allowed under Section 22.20.020(A)(2) and approved with this application. Where buffer disturbance occurs during project development, revegetation with native vegetation shall be required and shall provide and maintain habitat diversity beneficial to the fish, wildlife and native plants.
22. It is recommended that an archaeological monitor be present during excavation activities.
23. 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.
24. 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 June 18, 2018, at Stevenson, Washington.



Alan Peters, AICP  
Assistant Planning Director

Unofficial  
Copy

**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.

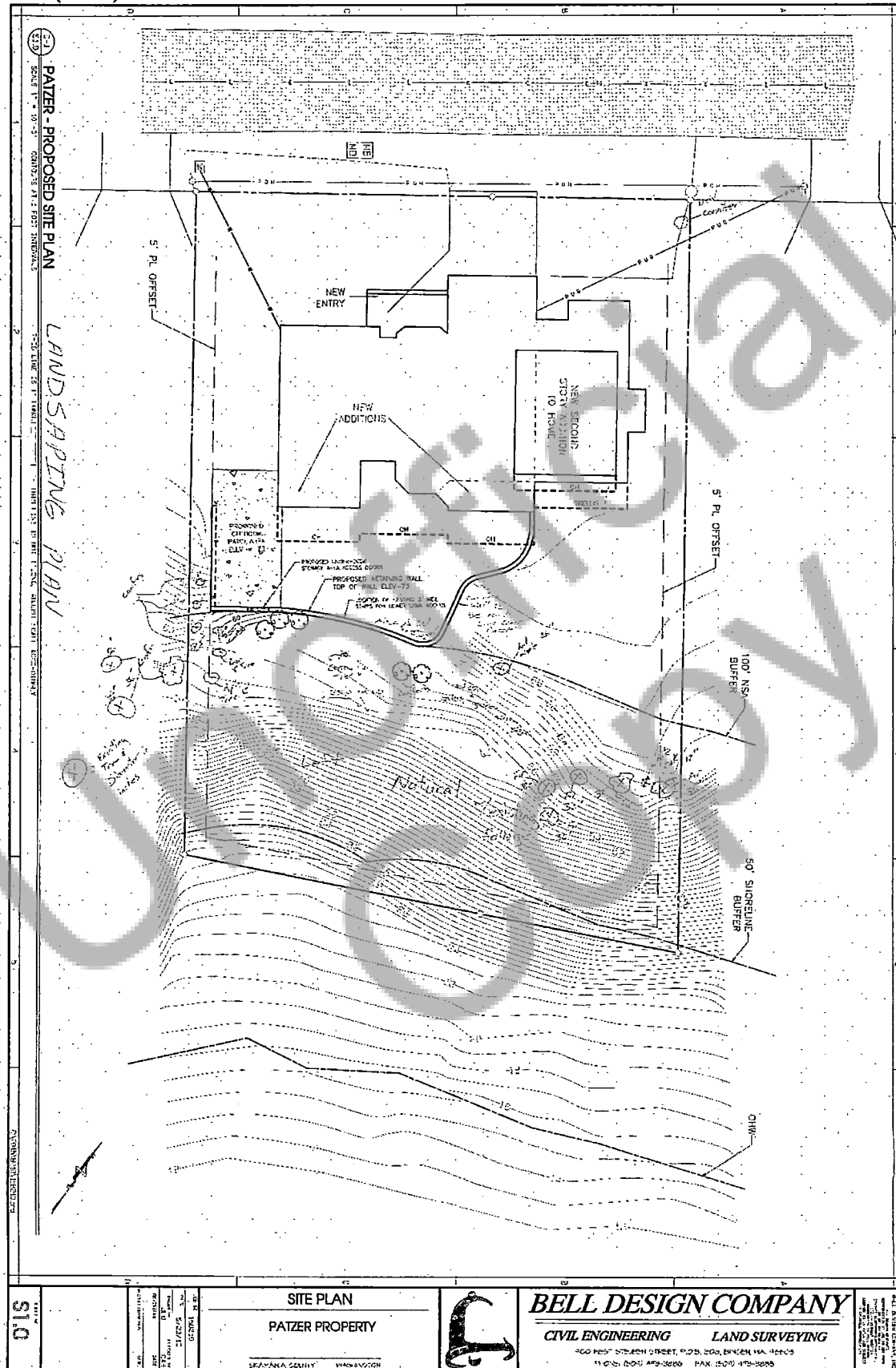
The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying 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:**

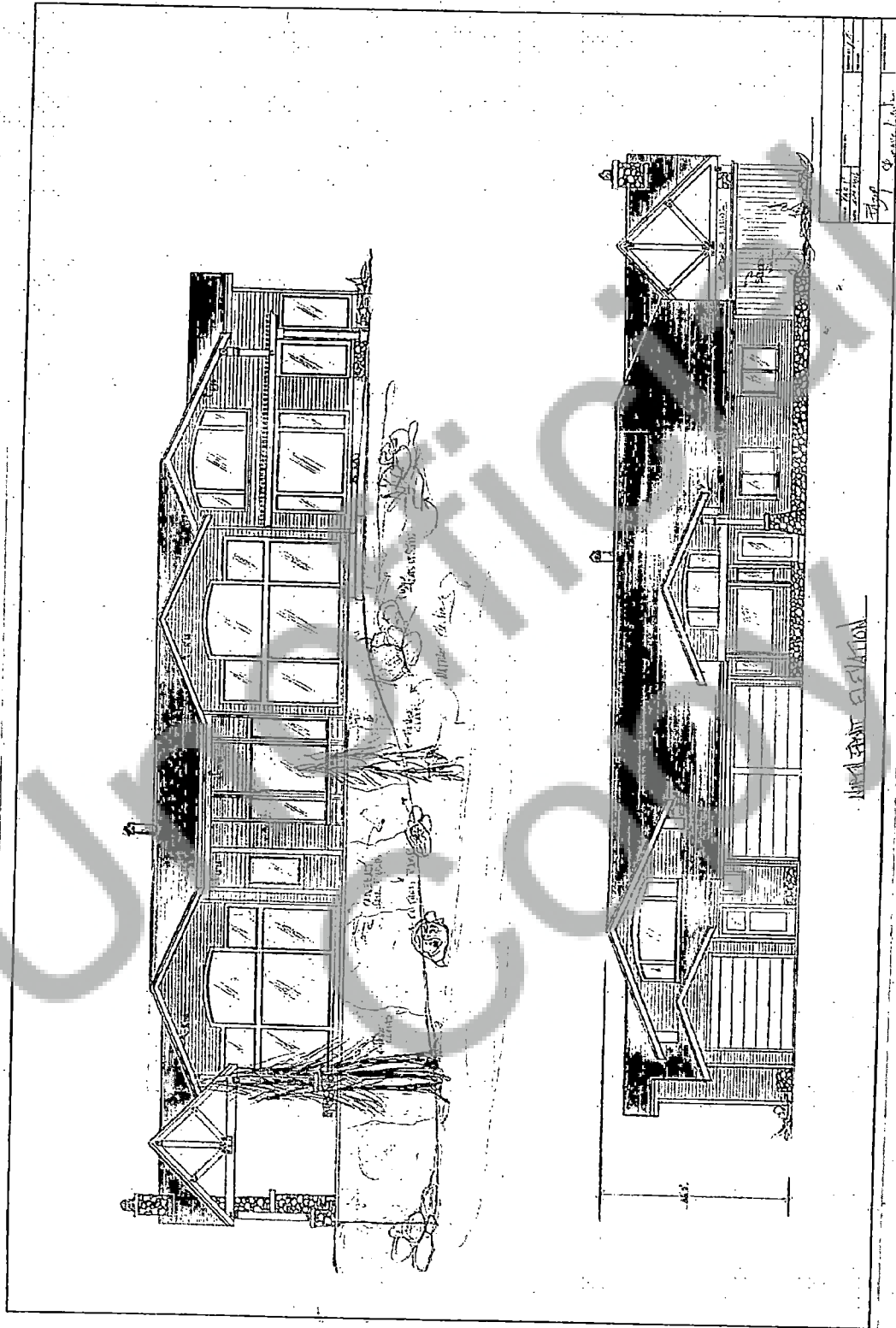
Persons submitting written comments in a timely manner  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Cowlitz Tribe  
Department of Archaeology and Historic Preservation  
Columbia River Gorge Commission  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



NSA-13-14 (Patzner)



**Elevations**  
NSA-13-14 (Patzner)





# Elevations

NSA-13-14 (Patzer)

