

Return Address: Shawn & Tina VanPelt
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Doc # 2007168102
Page 1 of 5
Date: 10/29/2007 02:48P
Filed by: SHAWN B VAN PELT
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$44.00

Skamania County
**Department of Planning and
Community Development**

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 509 427-3907

Administrative Decision

**APPLICANT/
PROPERTY
OWNER:**

Shawn & Tina VanPelt

FILE NO.:

CA-07-08

PROJECT:

A variance request to reduce the 100 foot Critical Area buffer for Wind River to approximately 51 feet and to reduce the 25 foot Critical Area buffer for a Class V Creek to approximately 13 feet in order to construct a single-family dwelling, install an engineered septic system, driveway and associated utilities

LOCATION:

211 Old Blaisdell Road, Stabler; Section 23 of T4N, R7E, W.M. and identified as Skamania County Assessor Tax Lot #04-07-23-3-4-1000-00.

LEGAL:

Lot 6 Murphy Tracts, located in the Southwest quarter of the Southeast quarter (SW ¼ of SE ¼) of Section 23, Township 4 North, Range 7 E.W.M. Recorded in Book, Page.

ZONING:

Residential 1 (R1).

DECISION:

Based upon the findings of fact, the application by Shawn and Tina VanPelt, described above, **subject to the conditions set forth in this**

Decision, is found to be consistent with SCC Title 21 and Title 21A and is hereby approved.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

This decision shall become void if the development action is not undertaken within two years of the date of the decision or the development action, once undertaken, is discontinued for any reason for one year or more.

CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 21 and Title 21A. **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 §21A.03.040(B).

1. Re-vegetation of disturbed areas is necessary to reduce wind and water erosion, sedimentation of tributaries of the Wind River, and the propagation of weeds. Therefore, all undeveloped disturbed areas shall be re-vegetated with native tree and shrub type riparian vegetation.
2. The 100 foot buffer from the ordinary high water mark of the Wind River and the 25 foot buffer from the ordinary high water mark of the Class V stream shall be left in its natural state and shall not be mowed, fertilized, or otherwise maintained except for development purposes consistent with the proposed request.
3. Sedimentation and erosion are likely to occur during construction of the proposed project. Steps to prevent sediment from entering Trout Creek and Martha Creek must be taken by the applicant at all times throughout the project. Steps to prevent erosion may include the use of silt fencing, straw bales, coir fabric, and/or other methods as necessary to protect the water quality of Trout Creek and Martha Creek.
4. The subject property lies within a high probability area for cultural resources, but no known sites are present. Therefore, the following procedures shall be affected if and when cultural resources are discovered during development.
 - A. Halt Activity All development and 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 Planning Department within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify Indian tribal governments within 24 hours.

Dated and Signed this 9 day of October, 2007, at Stevenson, Washington.

Nicole Hollatz
Nicole Hollatz, Associate Planner
Skamania County Department of Planning and Community Development

APPEALS

You may appeal this Administrative Variance to the Critical Areas Ordinance decision within 14 days of the date listed above, but submitting a Notice of Administrative Appeal form and appeal fee of \$500 to the Planning Department at P.O. box 790, Stevenson, WA 98648. You should be prepared to make specific factual objections on the appeal form.

cc: Interested parties
Washington State Department of Fish & Wildlife
Building Department

STAFF SITE PLAN



