

Return To:

BARRY R. Lutz
P.O. Box 1368
Stevenson, WA.
98648

HABITAT CONSERVATION AREA NOTICE	
Grantor:	<u>BARRY R. Lutz</u>
Grantee:	The Public
Tax Parcel #:	<u>02-07-01-10-3600.00</u>
Legal Description:	<u>LOT 2 LUTZ</u> <u>2006161129</u>
NOTICE: This site contains a habitat conservation area. Restrictions on use or alteration of the site may exist. For more information contact the City of Stevenson Planning Department.	
Habitat Mitigation Plan Recording #:	<u>N/A</u>



City of Stevenson

Critical Areas Permit

CAP2012-02
Lutz Demolition
7-05-2012

PROJECT

Barry & Rosanna Lutz are proposing the demolition of an existing home within the base buffer of the Columbia River, a Type S-Shoreline of the State, on Tax Lot # 02-07-01-10-3601. A habitat avoidance strategy memo has been prepared by Ben Schonberger of Winterbrook Planning based on a 2005 Habitat Assessment and Mitigation Plan prepared by The Resource Company.

BUFFER WIDTH

Per Table 18.13.095-1 of the Stevenson Critical Areas Code, the Columbia River has a base buffer of 150 feet. The home proposed for demolition lies entirely within this buffer.

FINDINGS

The following information is found to be fact about this proposal:

- 1) The applicant has submitted a complete application for a Critical Areas Permit.
- 2) The application has been reviewed for compliance with the Stevenson Critical Areas Code.
- 3) Based on the application review and the following seven (7) conditions, the proposal is deemed to adequately avoid and minimize impacts on the Columbia River habitat area and fully comply with the provisions of the Stevenson Critical Areas Code.

DECISION

The City of Stevenson Planning Department approves this proposal subject to the following conditions:

Prior to Start of Demolition

- 1) An erosion control fence shall be installed which entirely separates the demolition envelope from the Columbia River. This fence shall be durable, posted in the ground, and maintained throughout the period detailed on Page 3 of the Impact Avoidance Memo.
- 2) The applicant shall record a conservation covenant on this property using the attached deed notice form.

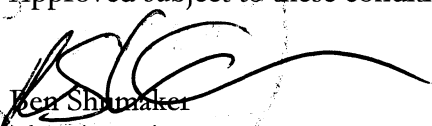
During & After Demolition

- 3) All demolition access and debris shall be hauled northward, away from the Columbia River as detailed on Page 3 of the Impact Avoidance Memo.
- 4) No demolition activities shall occur before July 1st, 2012 and the site shall be re-seeded and stabilized before the onset of wet weather on October 31st, 2012.
- 5) All plantings required through the 2005 Mitigation Plan shall be maintained as described on pages 3 and 4 of the Impact Avoidance Memo.

General

- 6) This permit is valid for one year from the date of issuance and shall expire at the end of that time unless, upon written request by the original permit holder or successor in title, an extension is granted according to SMC 18.13.040(D)(3).
- 7) Any person aggrieved by this decision may, within 30 days of the date of issuance, submit an appeal according to SMC 17.13.065.

Approved subject to these conditions,


Ben Shumaker
Planning Director

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