

Return Address: Keith F. and Susan K. Groves
4126 SE 74th Avenue
Portland OR 97206

Skamania County
**Community Development
Department**

Skamania County Courthouse Annex
Post Office Box 1009
Stevenson, Washington 98648
Phone: 509 427-3900 Inspection Line: 509-427-3922

Administrative Decision

**APPLICANT/
PROPERTY
OWNER:** Keith F. and Susan K. Groves

FILE NO.: CA-13-03

PROJECT: To construct a single-family dwelling 50 feet from the Ordinary High Water Mark of an un-named Class IV Stream.

LOCATION: 421 River Road, Washougal
NE ¼ of the SW ¼ of Section 29, T2N, R5E, W.M.
Tax Parcel 02-05-29-3-0-0500-00

ZONING: Rural Lands 5 (RL5) of the West End Community Subarea

DECISION: Based upon the findings of fact, the application by Keith Frederick Groves, 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.

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. . The applicant shall maintain existing vegetation for 25' measured horizontally from the Ordinary High Water Mark (OHWM) and construction activity.
2. The applicant shall implement the use of a filter fence, straw bale, or some other type of barriers outside of the 25' mark.
3. The applicant shall prohibit all clearing and grading activity during the rainy season of November to March.
4. Side casting of material is prohibited within 25' of stream.
5. Stockpiled material shall be covered and located away from the stream.
6. The applicant shall re-plant all disturbed undeveloped areas with native vegetation.
7. The design of all buildings shall include downspouts and disperse runoff through the use of splash blocks, drywells, French drains, or similar devices that will prevent sheet flow into the Np (Class IV) un-named stream.
8. The applicant shall obtain all required permits from state and federal agencies.
9. The Critical Area Variance shall become void if the applicant does not commence development within two years or if the development is discontinued for one year or more.

Dated and Signed this 20 day of August 2013, at Stevenson, Washington.



Debbie Cazaré, Land Use Planner
Skamania County Community Development Department.

APPEALS

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 14 days from the date hereof. Appeal may 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.

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