

Return Address: Robert A. Abercrombie  
61 Sunday Drive  
Bingen WA 98605

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:** Robert A. Abercrombie

**PROPERTY OWNER:** Robert A Abercrombie and Lisa R. Gang

**FILE NO.:** CA-15-06

**PROJECT:** Construction of a Single-family Dwelling and associated infrastructure 51 feet from the Ordinary High Water Mark (OHWM) of the Little White Salmon River

**LOCATION:** Sunday Drive  
N 1/2 of the NW 1/4 of the NW 1/4 of the SE 1/4 of Section 26, T4N, R9E, W.M.

**Tax Parcel** 04-09-26-0-0-0303-00

**ZONING:** Residential 5 (R5)

**DECISION:** Based upon the record and the Staff Report, the application by Robert A. Abercrombie, 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 with the following conditions.**

Approval of the proposed development does not indicate that the parcel is buildable. Proof of on-site septic system and of potable water is required prior to the issuance of a building permit. These issues are under the jurisdiction of Skamania County's Building Division and the Skamania County Environmental Health Division.

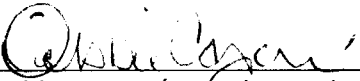
Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

#### **CONDITIONS OF APPROVAL:**

The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 21 and Title 21A. **This decision, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor.** SCC §21A.03.040(B)

1. All federal, state, and county permits applicable to this project shall be obtained;
2. Prior to any ground disturbing activities, the Administrative Decision with the conditions of approval shall be recorded with the County Auditor as a Notice to Title;
3. This Critical Area Variance is not valid if any appeals are filed or until the termination of the 14-day appeal period whichever comes first;
4. This Critical Areas Variance shall become void if the development does not commence within two years or if development is discontinued for one year or more;
5. Erosion control measures based on best management practices shall be in place prior to any ground disturbance activities;
6. All recommendations of the approved Restoration Plan prepared by Environmental Technology Consultants dated September 31, 2015 shall be followed;
7. Only the minimal amount of vegetation necessary to construct the proposed single-family dwelling and associated infrastructure shall be removed. The removal of any vegetation beyond the scope of this proposal including the removal of danger trees as defined by WAC 222-21-010 is prohibited within the 100' protected buffer of the Little White Salmon River unless the applicant submits new Critical Area Variance application for review;
8. Best management practices for the retention and dispersion of stormwater as identified in the Stormwater Manual for Western Washington published by Washington State Department of Ecology shall be used during preconstruction, construction, and post construction;
9. Prior to receiving a Certificate of Occupancy from the building division, the applicant shall provide documentation demonstrating that an adequate on-site well and on-site septic system were properly installed in accordance with the local health jurisdiction and state health department.

Dated and Signed this 9 day of November, 2015, at Stevenson, Washington.

  
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Debbie Cazaré, Land Use Planner  
Planning Division

**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.