

Return Address: Robert Abercrombie and Lisa Gang  
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-15-010

**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.

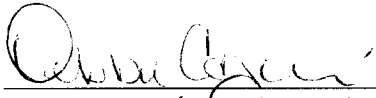
**Tax Parcel** 04-09-26-0-0-0308-00

**ZONING:** Residential 5 (R5)

**DECISION:** Based upon the record and the Staff Report, the application by Robert A. Abercrombie, described above, is found to be inconsistent with SCC Title 21 and Title 21A and is hereby **Approved with the following conditions.**

1. All applicable federal, state, and county permits shall be obtained prior to starting any construction and/or ground disturbance;
2. Prior to any ground disturbing activities, the applicant shall record the Decision with the Conditions of approval, and approved site plan with the County Auditor as a notice to Title;
3. Prior to any ground disturbing activities, the applicant shall install erosion control measures using best management practices. The erosion control measures shall be effective enough to prevent stormwater, sand, silt, clay particles, and/or soil from entering the Little White Salmon River;
4. Prior to any ground disturbance the applicant shall install a high visibility plastic or metal fence 50' from the ordinary high water mark;
5. All areas of disturbance shall be seeded with a grass mixture designed for Elk grazing and covered with a 4" thick layer of Certified Weed Free straw.
6. The shall plant native trees and shrubs at a ratio of 5 trees and 10 shrubs per 1,000 square feet area of disturbance with a three year monitoring period and a 75% survival rate;
7. At no time shall any trees and/or shrubs, excluding noxious weeds, be removed within 50' of the ordinary high water mark without further review by the County.

Dated and Signed this 14 day of March, 2016, at Stevenson, Washington.



Debbie Cazaré, Land Use Planner  
Planning Division

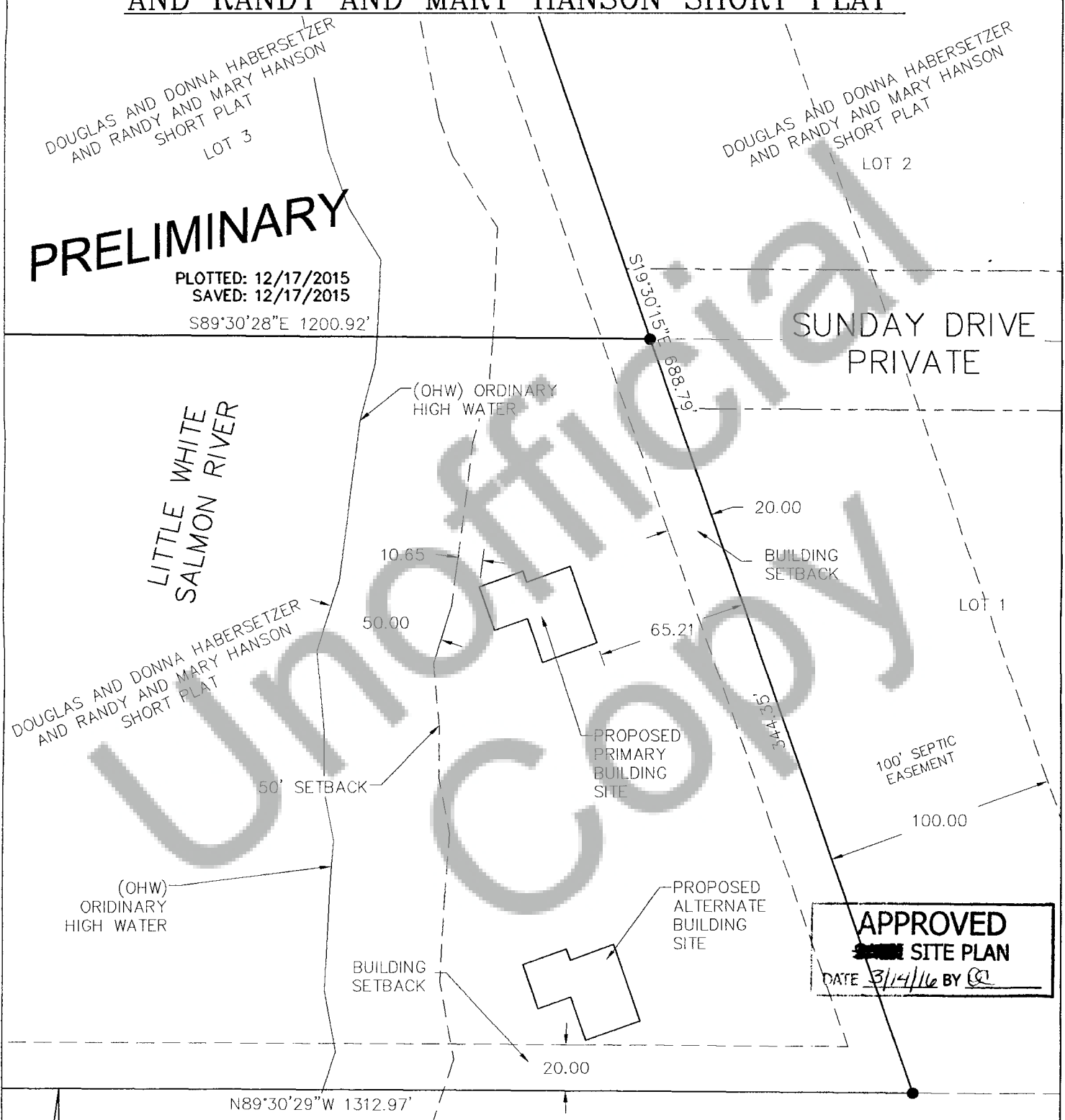
#### **APPEALS**

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.

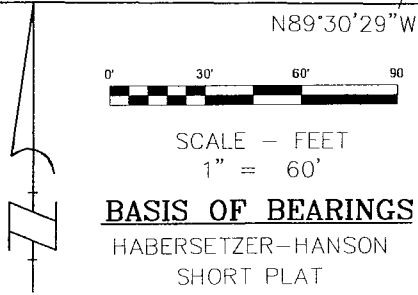
**PROPOSED BUILDING SITE**  
**LOT 4 OF THE DOUGLAS AND DONNA HABERSETZER**  
**AND RANDY AND MARY HANSON SHORT PLAT**

**PRELIMINARY**

PLOTTED: 12/17/2015  
 SAVED: 12/17/2015  
 S89°30'28"E 1200.92'



**APPROVED**  
~~PRELIMINARY~~ **SITE PLAN**  
 DATE 3/14/16 BY [Signature]



<b>SITE EXHIBIT</b> <b>LOT 4, HABERSETZER-HANSON SHORT PLAT</b> <b>SKAMANIA COUNTY, WA</b>	
 <b>Klein &amp; Associates, Inc.</b> ENGINEERING • SURVEYING • PLANNING 1411 13th Street • Hood River, OR 97031 TEL: 541-386-3322 • FAX: 541-386-2515	PROJECT: 14-12-04 FILE No: 141204-Site Plan-2.dwg FILE PATH: C:\Users\Work\Work\141204\Drawing LAYOUT: Layout Name SURVEYED: Initials DESIGN: Initials DRAFT: Initials APPROVE: Initials DATE: 12 / 17 / 2015 SHEET: 1 OF 1 SHEETS