

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.

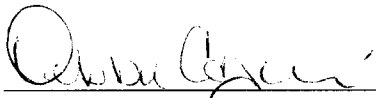
Tax Parcel 04-09-26-0-0-0308-00

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'

DOUGLAS AND DONNA HABERSETZER
 AND RANDY AND MARY HANSON
 SHORT PLAT
 LOT 2

SUNDAY DRIVE
 PRIVATE

LITTLE WHITE
 SALMON RIVER

(OHW) ORDINARY
 HIGH WATER

20.00

BUILDING
 SETBACK

LOT 1

10.65

50.00

65.21

PROPOSED
 PRIMARY
 BUILDING
 SITE

50' SETBACK

100' SEPTIC
 EASEMENT

100.00

(OHW)
 ORDINARY
 HIGH WATER

BUILDING
 SETBACK

PROPOSED
 ALTERNATE
 BUILDING
 SITE

APPROVED
~~PRELIMINARY~~ SITE PLAN

DATE 3/14/16 BY [Signature]

20.00

N89°30'29"W 1312.97'



SCALE - FEET
 1" = 60'

BASIS OF BEARINGS
 HABERSETZER-HANSON
 SHORT PLAT

SITE EXHIBIT
LOT 4, HABERSETZER-HANSON SHORT PLAT
SKAMANIA COUNTY, WA

KA
Klein & Associates, Inc.
 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:\Klein Work\Klein Work\141204\Drawing
 LAYOUT: Layout Name
 SURVEYED: Initials
 DESIGN: Initials
 DRAFT: Initials
 APPROVE: Initials
 DATE: 12 / 17 / 2015
 SHEET: 1 OF 1 SHEETS