

Return To:

David Birney
Po box 1517
Steverson, WA 98648

HABITAT CONSERVATION AREA NOTICE

Grantor: City of Stevenson

Grantee: The Public

Tax Parcel #: 03-75-36-3-0-0200

Legal Description: Abbreviated legal. sec 36 + 03 r 75
Full legal exhibit A.

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 #: CAP2017-02



City of Stevenson **Critical Areas**

Written Determination of Exemption

CAP2017-02
Birney Homesite
6-27-2017

PROJECT

David & Lisa Birney are proposing construction of a single-family residential home on property located on East Loop Road (Tax Parcel 03-75-36-3-0-0200). According to the Stevenson Critical Areas map, this property contains Potentially Unstable Slopes and a Type Ns Seasonal Non-Fish Bearing Stream. The stream is described in a memo prepared by Ed Salminen, Hydrologist with Watershed Professionals Network, LLC, dated 5/22/17.

CRITICAL AREA PRESENCE ON PROPERTY

The memo prepared by Salminen confirms the presence at the site of an unnamed seasonal tributary to Vallett Creek. Table 18.13.095-1 of the Critical Areas Code establishes a 50' base buffer from such Type Ns- Seasonal Non-Fish Bearing Stream. This buffer has been marked in the field.

IMPACT TO CRITICAL HABITAT AREA/BUFFER

The location of the stream and buffer are on this site leaves a great deal of buildable area on the site. While no specific building location has been proposed as part of this application, construction within the buildable area can occur without impacting critical areas or their buffers.

FINDINGS

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

- 1) The applicants have submitted a complete application for a Critical Areas Permit and Written Determination of Exemption.
- 2) The applicants have prepared and submitted an assessment from a qualified professional on this site.
- 3) The assessment contain findings and conclusions that support this Written Determination for Exemption.
- 4) The assessment lacks specific recommendations for this project and this lack supports the conditions attached below.

DECISION

The City of Stevenson Planning Department issues a Written Determination of Exemption subject to the following conditions:

Prior to the Start of Construction

- 1) Buffer Marking. The outer edge of all buffer areas shall be clearly staked, flagged, and fenced in the field. The polka dot marking shall be supplemented with markers that are clearly visible, durable, posted in the ground, and maintained throughout the duration of construction activities.
- 2) Deed Notice. The applicant shall record a deed notice on this property using the attached notice form. The deed notice should reference the memo prepared by Watershed Professionals Network, which shall also be recorded.
- 3) Stormwater. The home plans shall be designed to accommodate stormwater consistent with the City of Stevenson Engineering Standards for Public Works Construction.
- 4) Slope Hazards. Any construction within 10 feet of the top slope for the stream area shall be reviewed by a licensed geotechnical engineer prior to approval of a building permit.

General

- 5) Any person aggrieved by this decision may, within 30 days of the date of issuance, submit an appeal according to SMC 18.13.065.

Beyond these conditions, the City further recommends the applicants contact the Washington Department of Fish & Wildlife prior to development within or near the ordinary high water mark for the unnamed tributary to Vallett Creek:

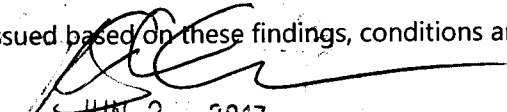
- Department of Fish & Wildlife: Sam Kolb, Samuel.Kolb@dfw.wa.gov, (360) 260-6365.

LIMITATIONS

This Written Determination of Exemption applies only to the above described project's review under the City of Stevenson Critical Areas Code. This exemption expressly does not apply to the following:

- 1) Development of the above described project occurring more than one year from the date of issuance unless an extension is granted under SMC 18.13.040(D)(3).
- 2) Any development other than that described above that may be within or outside of the Type Ns Seasonal Non-Fish Bearing stream or the buffers associated with this critical area.
- 3) Any disturbance of ground areas, native vegetation or significant trees outside of the project limits.
- 4) Any additional Stevenson Municipal Code section other than SMC 18.13, which may regulate development of this type, especially those related to site grading.
- 5) Any State of Washington or United States regulations which may apply to development in geologically hazardous areas, streams or the buffers associated with these critical areas.

Issued based on these findings, conditions and limitations,


JUN 27 2017
Ben Shumaker
Planning Director

Enclosed:

- Ed Salminen Memo Watershed Professionals Network, LLC 5/22/2017 (3 pages)



May 22nd, 2017
MEMORANDUM

To: Ernie Birney, Associate Broker, Windermere Realty
From: Ed Salminen, Hydrologist, WPN
Subject: Stevenson property stream setback

Ernie:

Per your request, I have prepared the following memo summarizing required stream setbacks for two parcels of undeveloped land within the Stevenson Washington city limits. The properties in question are identified as Parcel Numbers 03753630029100 and 03753630020000 (Figure 1). Please note that parcel locations are as mapped by Skamania County in their MapSifter web application¹. All setbacks and other annotations shown in Figure 1 are for illustrative purposes only and are not intended to show actual surveyed locations.

There is an unnamed stream bordering the southeast portion of the parcels (Figure 1). The Stevenson, Washington Critical Areas & Geologic Hazards Map² identifies this stream as Non-Shoreline (NS), Seasonal Non-Fish Bearing. According to Table 18.13.095-1 (Riparian Habitat Buffer Areas) for the Stevenson, Washington Code of Ordinances³ the required riparian buffer width is 50 feet from the ordinary high water mark (OHWM). Note that the Critical Areas map also shows an area of "Potentially Unstable Slopes" along the creek in this location. No assessment of the stability of the lot was conducted as part of this setback assessment.

On Friday May 12th, I visited the site and marked locations along the OHWM and the approximate 50-foot setback. Slope was measured using a hand-held clinometer, and slope distances for the setback were adjusted to horizontal. The approximate locations of these flagged points are shown on Figure 1. All points were marked using 1" white flagging with red polka dots (Figure 2). Locations along the OHWM were labeled "OHWM" using a permanent marker. Locations along the approximate 50-foot setback were marked "Approx. 50' setback". There were several wooden stakes in the central portion of the parcels. One of these stakes (approximate location shown in Figure 1) was also marked with flagging.

Please let me know if I can be of further assistance to you in this matter.

Sincerely,

Ed Salminen, Hydrologist
 Member Watershed Professionals Network, LLC

¹ <http://skamaniawa.mapsifter.com/defaultHTML5.aspx?parcel=03753630020000>

² http://ci.stevenson.wa.us/wp-content/uploads/2013/02/MapCriticalAreas12_08.pdf

³ https://www.municode.com/library/wa/stevenson/codes/code_of_ordinances?nodeId=TIT18ENPR



Figure 1. Parcel map showing location of ordinary high water mark (OHWM) and approximate 50-foot setback.



Figure 2. Sample of flagging used to mark OHM and an approximate 50' setback.

Exhibit A

Little Boundary Line Adjustment/Lot Line Elimination – Legal Description

NEW LEGAL DESCRIPTION

FOR COMBINED TAX PARCEL 03-75-36-3-0-0200 & 03-75-36-3-0-0291

Lots 1 & 2 of the Rupprecht Short Plat, recorded in Book T of Short Plats, Page 30, in the City of Stevenson, State of Washington, hereinafter irrevocably bound as one legal parcel of record.

Skamania County Assessor
Date 5/31/17 Parcel 03-75-36-3-0-200
03-75-36-3-0-291

ym

This boundary line adjustment is exempt
from City and State platting regulations as
provided by RCW 58.17.040(6).


Stevenson Planning Administrator

OLD LEGAL DESCRIPTION

FOR UNCOMBINED TAX PARCEL 03-75-36-3-0-0200 & 03-75-36-3-0-0291

Lot 1 and 2 of the Rupprecht Short Plat, recorded in Book T of Short Plats, Page 30, in the City of Stevenson, State of Washington.