

Return Address: Cory Alan Henning
33714 SE 27th St
Washougal, WA 98671

**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:**

Cory Alan Henning

FILE NO.:

CA-17-04

PROJECT:

A Critical Area Variance to the Washougal River to construct a 2 bedroom single-family dwelling and a well for potable water. The Critical Area Variance will reduce the required 100 foot riparian buffer to 51 feet.

LOCATION:

9842 Washougal River Road, Washougal

ZONING:

Rural Lands 2 (RL2)

DECISION:

Based upon the findings of fact, the application 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.

1. The applicant/property owner shall record the Conditions of Approval as a Notice to Title with the County Auditor.
2. The Critical Area Variance shall become void if the Applicant does not commence the development within 2 years or if the development is discontinued for 1 year or more.
3. The applicant shall use best management practices to protect the river during construction which include erosion control, and replanting all undeveloped disturbed areas with native vegetation. Appropriate erosion and sediment controls include silt fencing and/or straw bales installed parallel to the stream prior to the beginning of construction and maintained until vegetation is re-established.
4. The Applicant shall remove any invasive species within a 20-ft. deep buffer along the existing bank. The applicant shall plant this buffer area with new native species, including trees, shrubs, and grass to prevent erosion and control sedimentation. A planting plan will be required at the time of building permit application.

Dated and signed this 22nd day of November, 2017, at Stevenson, Washington.



Alan Peters
Assistant Planning Director

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.

