

Lauren Hollenbeck

From: Miriam van Gerpen <miriamvangerpen@gmail.com>
Sent: Tuesday, August 13, 2019 3:17 PM
To: Lauren Hollenbeck
Subject: Re: Haley Short Plat Subdivision pre-application meeting notes
Attachments: Anderson mobile home placement permit.pdf

Hi Lauren,

I found the recorded Covenant Running With The Land that addresses family-occupied v. renters. It doesn't disallow renters, it just stipulates that a Conditional Use Permit would be obtained first. I've attached it for your reference - the Covenant begins on page 32 of the attached document.

It may be of interest to Mr. Maul as well since we discussed it during our call.

Regards,
Miriam van Gerpen

On Mon, Aug 12, 2019 at 1:45 PM Miriam van Gerpen <miriamvangerpen@gmail.com> wrote:

Hi Lauren,

I left a message for Mr. Maul but haven't heard back yet. Is there a chance you could send me those pre-application meeting notes as we discussed so I have a chance to look at them before speaking with Mr. Maul?

Thanks so much,
Miriam van Gerpen



P O Box 9810
 Vancouver, Wa
 98666-9810
 1300 Franklin Street
 Phone 360-397-2375

PERMIT

Mobile Home Placement Permit

File No · **FIL-0106931**
 Fire District **5**

Received **1/31/2008**
 Notified **9/8/2009**
 Issued **10/5/2009**
 Expires **10/5/2011**
 Final
 Status **APR**

MOH2008-00008

INSPECTION REQUEST LINE: Bldg. 360-397-2477 Fire - 360-397-2186 ext 3395

Applicant	PLANNING SOLUTIONS 1601 BROADWAY VANCOUVER WA 98663	Phone	360-750-9000
Owner	DALE & LETA ANDERSON 21111 SE EVERGREEN HY CAMAS WA 98607	Phone	360-896-9000
Financing Lender			
Bonding Firm			



Team CUSRV	Inspector 1 5	Inspector 2	Project Name	Project #
Parcel # 1271550050			LT 2 SP 3-253	FIL-0106931
Site Address 21119 SE EVERGREEN HY CAM 98607				
Scope of Work	Review Type		Cross Reference	3-253

Project Description

2,100 SQ FOOT 30' X 70' MOBILE - ELE HEAT - ONE STORY - SEPTIC/WELL - ZN R1-10 - UH-20 - FLOOD - HAB - OUTSIDE WET - SHORE - SLOPE - SEPTIC/WELL -

	License Type	License #	Expire Date	Phone
	License Type	License #	Expire Date	Phone

*******Be Advised*******

- 1.) This permit is valid for 2 years (24 months) from issuance date. Work must be completed within permit period. Inspections do not extend the permit period. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.
 CODE: 20____ Ed. I.R C.
- 2.) No additional environmental review required at this time. If setbacks change from approved plot plan dated XXXXX an additional environmental review may be required. Please check with a Permit Technician prior to making any setback changes.
- 3.) RAIN DRAINS TO SPLASHBLOCKS PER PLAT NOTE
- 4.) Prior to occupancy permit the following must be completed and approved: Prior to issuance of the Final Occupancy Permit, the applicant shall implement the "Anderson Mitigation Plan" dated May 22, 2008 (see attached mitigation plan), which calls for the planting of thirty (30) Western redcedar, grand fir, or Douglas-fir seedlings using 10-12 foot spacing between the mobile home and the existing treeline. All planting shall take place between November 1 and March 31. Any deviation from this planting requirement will need to be approved by the County Habitat Biologist.
- 5.) Prior to occupancy permit the following must be completed and approved: Prior to issuance of the Final Occupancy Permit, the applicant shall record a conservation covenant with the County Auditor's Office. A copy of the recorded covenant shall be provided to the County Habitat Biologist prior to release of the Final Occupancy Permit.
- 6.) Prior to placement of the mobile home on the site, the applicant shall accurately mark the location of the 100-foot setback from the ordinary high water mark of the Columbia River.
- 7.) The mobile home and future carport shall be at least 5 feet north of the existing well house and 100 feet to the OHWM
- 8.) The applicant shall not remove any trees greater than 6" diameter on the property. Clearing shall be limited to grasses only.

Building Inspection Approval Card

File # FIL-0106931
 Permit # MOH2008-00008
 Fire Marshal/Date _____

Owner/Contractor PLANNING SOLUTIONS

Address 21119 SE EVERGREEN HY CAM 98607
 Health Department/Date _____

Call 360 397-2477 to request inspection or Web requests www.clark.wa.gov/permits
 For Complete IVR Info: go to www.clark.wa.gov/commdev/documents
 Zoning, Setbacks, and Foundation

Post
This
Side Up

IVR Call Number	App By	Date	Notes	App By	Date	IVR Call Number
105	Excavation/Forms		<i>verified 100' City Mark per 2/26/10</i>			Reinforced Steel 125
110	Footings - Steel			Setbacks 130		
115	Foundation Steel			Temporary Elect 135		
120	Interior Footings/Slab					
Under Ground & Utilities						
205	Groundwrk Plumbing			<i>Boe 11/5/10</i>		Sewer 220
210	Groundwrk Refrd Lns		<i>Boe 11/5/10</i>			Undergrnd Elect 225
215	Infiltration			Water Service 230		
Rough Inspections						
305	Bond Beam					Post Beam & Joist 345
310	Exhaust/Vent Ducts					Refrigeration Lines 350
315	Fireplace					Roof Sheathing 355
320	Framing					Shear Walls 360
325	Gas Piping					Sheetrock/Nailing 365
330	Heating Mechanical			<i>Boe 11/5/10</i>		Storm Sewer 370
335	Insulation				Tie Downs 375	
340	Plumbing				Tub & Shower 380	
Miscellaneous Inspections						
405	Ceiling Grid					Miscellaneous 420
410	Erosion Control					Site Drainage 425
415	Irrigation System					Special Inspection 430
				<i>Boe 11/5/10</i>		<i>Boe 11/5/10</i>
Final Inspections						
505	Building		<i>Boe 12/14/10</i>			Plumbing 545
	Driveway/Drainage					Road Approach 550
515	Fire			<i>Boe 12/24/10</i>		Roof Drains 555
	Gas Piping				Septic Tank Filled	
525	Heating/Ventilation					Sidewalk
599	Job Complete			<i>Boe 12/24/10</i>		Sign
	Landing/Deck/Stairs				Skirting	
	Landscape				Woodstove 580	
	Parking/Striping				Zoning	

Inspections without IVR #'s are not called into the system, but are part of a final building request
 Occupancy Permits are required prior to occupation of building
 This card shall be maintained in a conspicuous place on the job.

Approved Plans are required on the job site at the time of each inspection

For Electrical permits call: 896-2300 Health 397-8428 Fire 397-2477 (IVR) Hazel Dell Sewer 750-5876

Team **CUSRV** Inspector 1 **5**

Inspector 2

Project Name

Project #

Parcel # **1271550050**

LT 2 SP 3-253

FIL-0106931

Site Address **21119 SE EVERGREEN HY CAM 98607**

Scope of Work

Review Type

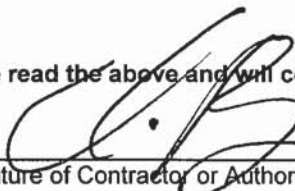
Cross Reference **3-253**

This includes no clearing, limbing, or pruning of native vegetation, including dead trees, for purposes of additional yard or view.

The applicant shall not remove native vegetation and/or conduct construction activity other than what is approved herein. Any further construction and/or clearing activity within the riparian HCZ not indicated on the attached site plan will be subject to additional county review.

- 9.) The applicant shall not remove native vegetation and/or conduct construction activity other than what is approved herein. Any further construction and/or clearing activity within the riparian HCZ not indicated on the attached site plan will be subject to additional county review.
- 10.) IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE BUILDER, THE OWNER, TO COMPLY WITH THE PROVISIONS OF THIS ORDINANCE. UPON OCCUPANCY, IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE THE CONTINUED COMPLIANCE WITH THE PROVISIONS OF THIS ORDINANCE. Each building or construction site shall have its address posted where it is clearly visible from the fire access road. Additional signs and/or numbers shall be installed where ever necessary to clearly indicate the location of the building.
Building numbers shall be a minimum of 4" high on a contrasting background.
- 11.) The applicant shall ensure 80% survival of plantings after 3 years. To ensure survival the applicant shall remove non-native vegetation such as blackberries that threaten these plantings, protect the plantings from animal browse, and water the plantings during the dry summer and fall months (July through September). Additionally, the applicant shall apply for yearly monitoring permit inspections and pay appropriate fees.
- 12.) LOMR-F, Dated 8-13-09 Case no. 09-10-1006A, Letter of Map revision based on Fill approved by FEMA ~ Flood Zone B, 1% annual chance flood elevation is 30.7' now with fill the lowest lot elevation is 32.5 NGVD 29, therefore the proposed structure is located outside the SFHA (Special Flood Hazard Area)
- 13.) This site is within an area of known potential archaeological resources. If evidence of such resources are discovered in the course of construction, builder shall stop work immediately and notify the Office of Archaeology and Historic Preservation in Olympia, Washington, and the Clark County Department of Community Development. Failure to stop work and notify these agencies may result in civil fines and/or charges of a Class C Felony.
- 14.) "Prior to final occupancy, a final acceptance of the water system must be approved by Clark County Health District, applicant/contractor is required to submit this approval to Clark County Building Department, Customer Service"

I have read the above and will comply with requirements.



 Signature of Contractor or Authorized Agent

10/5/09

 Date

This permit, the inspection record and approved plans must be posted on site.



Certificate of Occupancy

Clark County
Community Development
Building Division

This certificate issued pursuant to the requirements of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of Clark County regulating building construction or use.

For the following.

Mobile home

Single family residence

Use classification _____

Group R-3 Type construction 5

File no. 106931 Bldg. permit no. MOH2008-8

Owner of building Dele Anderson

Building address 2119 SE Evergreen Hwy

Building official J. A. [Signature]

By [Signature] Date 12/14/2010

Post in a conspicuous place

NOT TO BE REMOVED EXCEPT BY BUILDING OFFICIAL

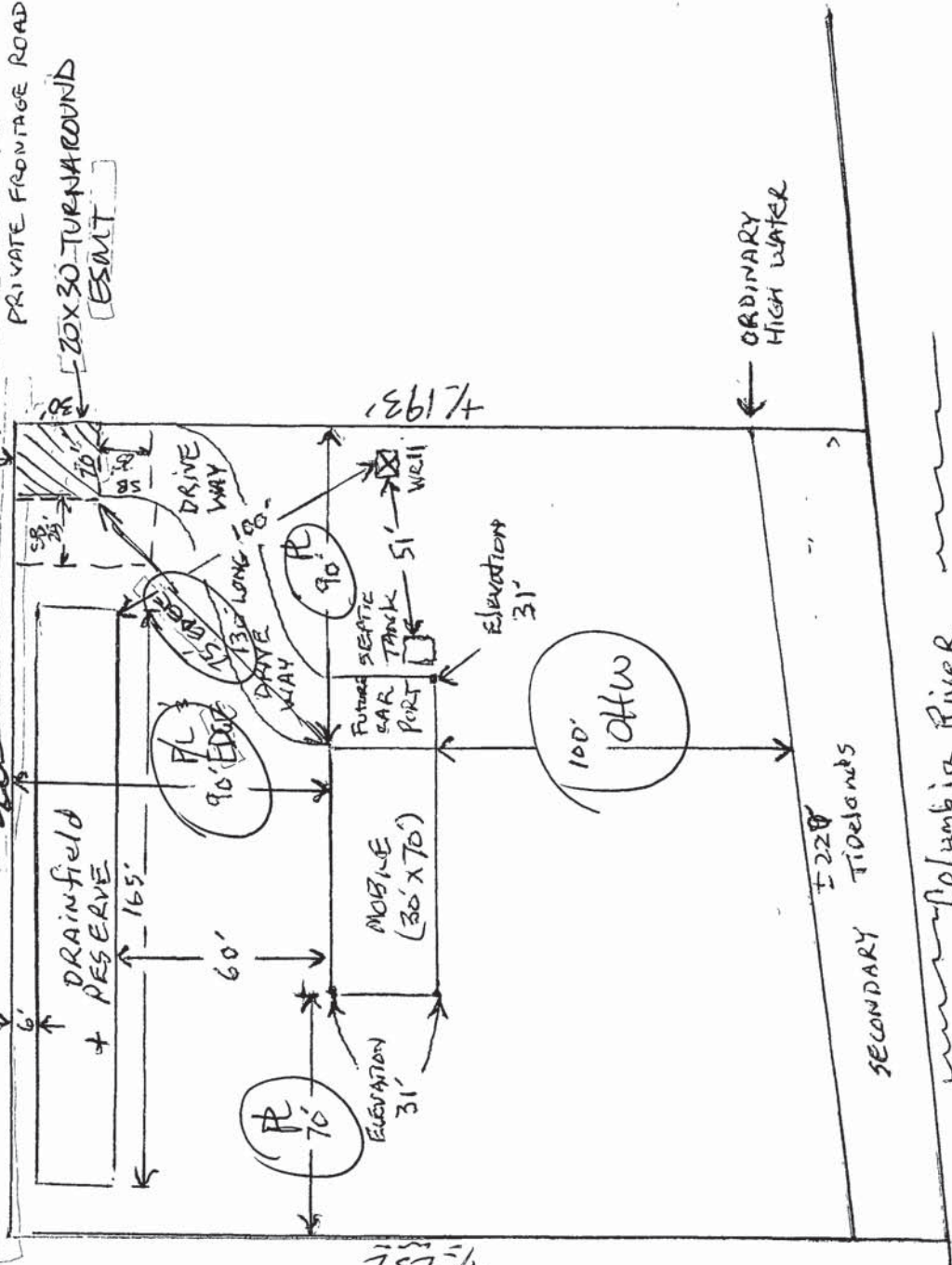
- 1) OVER 1 ACRE LOT
- 2) PARCEL # 127155-005
- 3) ANDERSON = OWNER

EVENGREEN HIGHWAY

Railroad

TO RR KING

20' WIDE PRIVATE FRONTAGE ROAD
 PRIVATE FRONTAGE ROAD
 DRIVEWAY CONNECTS TO PRIVATE FRONTAGE ROAD
 20x30 TURNAROUND
 ESMT



ORDINARY HIGH WATER

± 22'±
 SECONDARY TIDELANDS

Columbia River

**EROSION CONTROL
 REQUIRED**
 See Attached Plan

PLOT PLAN APPROVED AS SHOWN
 ANY CHANGES / ALTERATIONS REQUIRE RESUBMITTAL

Parcel: 2119 SE EVERGREEN HY
 Address: R1-10 W-20 DRIVAY RE-1
 Use Zone: Minimum Zoning Subsets
 Front: 2500E Rear: ENVRO
 Side: 10' R Side: 10' R
 Comments: These are only conti Attach
 Date: WE 9/1/04
 Date: 7/14/08

Residential Building Permit Application

Revised 8/23/05

Permit Number: MOH2008-8



proud past, promising future

CLARK COUNTY WASHINGTON

*** All shaded areas are required to be filled out prior to submittal of application ***

Property Owner Information:	
Name <u>DALE ANDERSON</u>	
Mailing Address: <u>2111 SE EVERGREEN HWY CAMAS, WA</u>	
Phone Number: <u>(360) 896-9000</u> Cell Number: _____ Fax Number: _____	
E-Mail Address: <u>deapropertymgr@yahoo.com</u>	
<input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Contact Information:	
Name: <u>DALE ANDERSON PLANNING SOLUTIONS</u>	
Mailing Address: <u>14707 SE RIVERSHORE DRIVE VAN. WA 98683</u>	
General Contractor's License #: _____ Phone #: <u>(360) 896-9000</u>	
Cell # _____ Fax #: _____ E-Mail Address: <u>deapropertymgr@yahoo.com</u>	
Certified Erosion Control Person: _____ Phone # _____	
Application Type:	
<input type="checkbox"/> New Single Family Residential <input type="checkbox"/> Same-as Plan <input type="checkbox"/> Residential Addition <u>PCK # _____</u> <input type="checkbox"/> Detached Garage/Shop <input checked="" type="checkbox"/> Mobile Home Placement <input type="checkbox"/> Hardship Mobile Placement <input type="checkbox"/> House Move <input type="checkbox"/> Other: _____	Proposed: <input checked="" type="checkbox"/> One Story <input type="checkbox"/> Two Story Existing number of bedrooms: _____ Proposed number of bedrooms: _____
	Type of heat: <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Natural Gas <input type="checkbox"/> Other: _____
If you are NOT building a new residence, please identify what other permits you need: <input type="checkbox"/> Road Approach - Public Roads <input type="checkbox"/> Mechanical (furnace, gas piping, woodstove, heat pump) <input type="checkbox"/> Plumbing (water service, moving fixtures, lawn sprinklers) <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Adult Foster Care for WABO <input type="checkbox"/> Guest House <input checked="" type="checkbox"/> None of the above	Square Footage: Proposed Finished: <u>2,100 +/-</u> Proposed Unfinished: _____ Proposed Basement Finished: _____ Proposed Basement Unfinished: _____ Proposed Garage: _____ Proposed Carport: <u>100 +/-</u> Existing House: _____ Proposed Deck: _____
Project Valuation (Building Materials & Labor Only): _____ Deck Valuation (Unless Under Truss Roof Line): _____ Patio Cover Valuation: _____	Proposed Deck Under Truss Roof Line (If In Conjunction with a new SFR): _____ WABO Client Area: _____
Project description (including proposed overall footprint dimension and any decks, awnings carports...): <u>RELOCATE MOBILE HOME FROM LOT # 127155-000 to LOT # 127155-005</u> <u>BUILD MOBILE CARPORT</u>	
Utilities:	
<input checked="" type="checkbox"/> Septic System <input type="checkbox"/> Sewer, District: _____	<input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Community Well <input type="checkbox"/> Public Water, District: _____
Property Location:	
Address: _____	
Subdivision Name (if applicable): <u>2-253</u>	Lot Number or Parcel Number: <u>127155-005 Lt. 2</u>
Staff to complete. Environmental Constraints:	
<input checked="" type="checkbox"/> Archaeological <input type="checkbox"/> Geologic Hazard <input checked="" type="checkbox"/> Habitat	<input checked="" type="checkbox"/> Floodplain <input checked="" type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Wetlands/Hydric Soils <input type="checkbox"/> Wildlife Interface Area
	<input type="checkbox"/> SEPA <input type="checkbox"/> Columbia Gorge Scenic Area <input type="checkbox"/> Forest Practice <input type="checkbox"/> None
Applicant Initials: _____	Staff Initials: _____
	Current Zoning: <u>R1-10 (OH-20)</u>

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements errors, and/or omissions may be sufficient cause for denial or revocation of the permit.

Dale Anderson by CB
Applicant/Authorized Signature

1/31/08
Date

ARCHAEOLOGICAL PREDETERMINATION REVIEW DECISION

Form DS1501



Project Name: LT 2 SP 3-253
Case Number: ARC2008-00019
Staff: Todd Miles Ext.5998
Decision Date: 4/4/2008

ARCHAEOLOGICAL REVIEW COORDINATOR'S RECOMMENDATIONS



A formal archaeological resource survey is not necessary



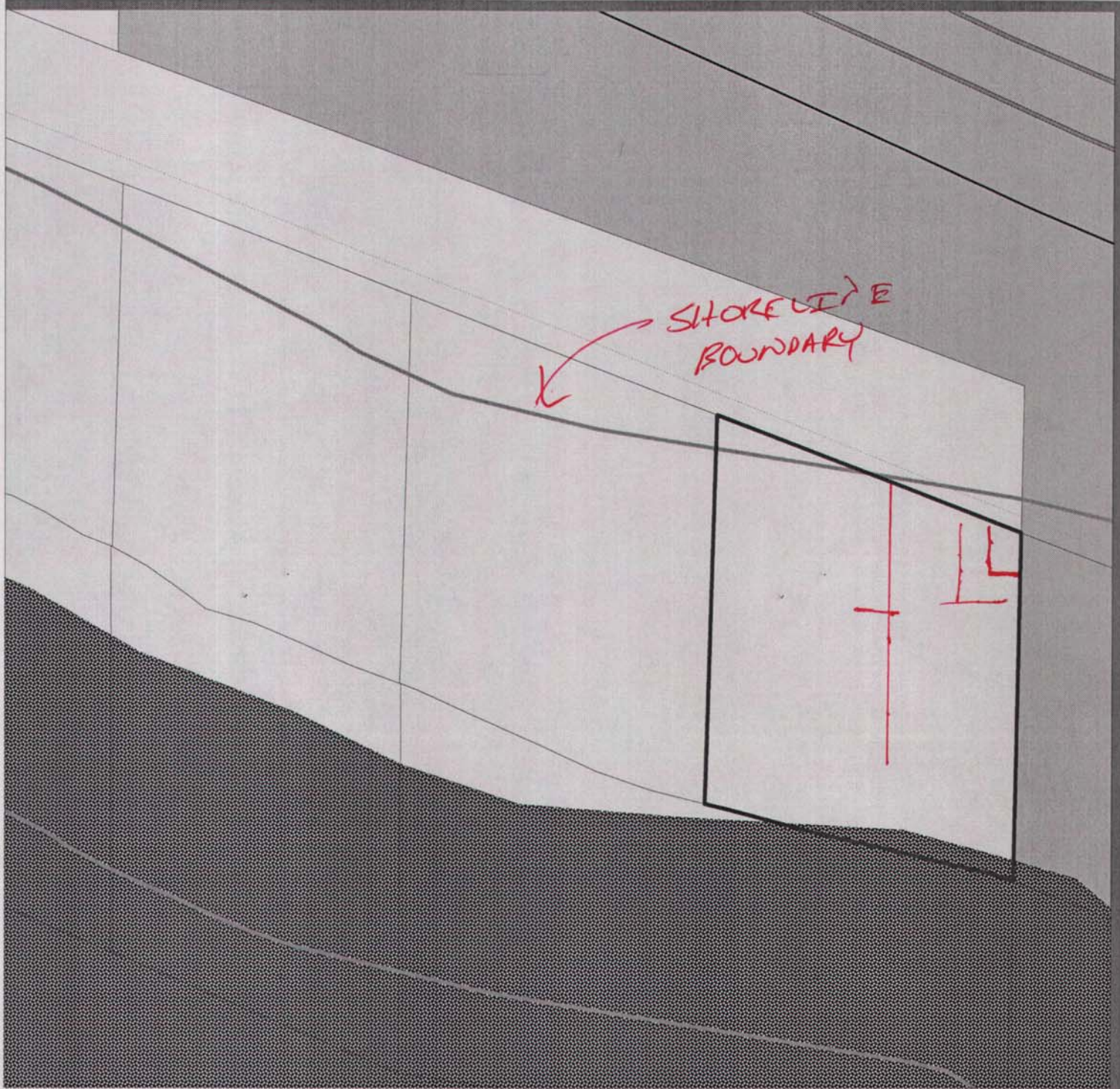
Further work is necessary



The report has been deemed incomplete or inadequate See additional comments

ADDITIONAL COMMENTS

Recommendation: No further archaeological work is recommended at this time.



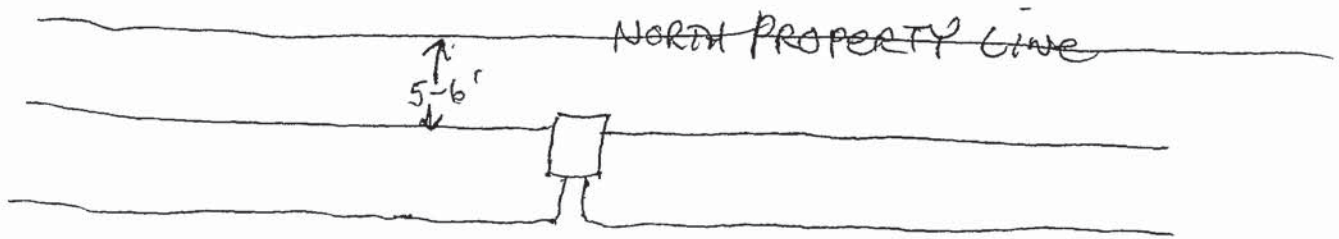
(Scale 1:1200)

50 0 50 100 Feet

1" = 100' MAP SHOWING WETLAND
AREAS & SHORELINE BOUNDARY

River Drain field (New LOT)

- ① 5' off North property line
- ② 4' from center of DISTRIBUTION BOX
- ③ 4 drain field lines (83.25' Long - each one)
- ④ 3' trench width
- ⑤ 8' on center between drain fields



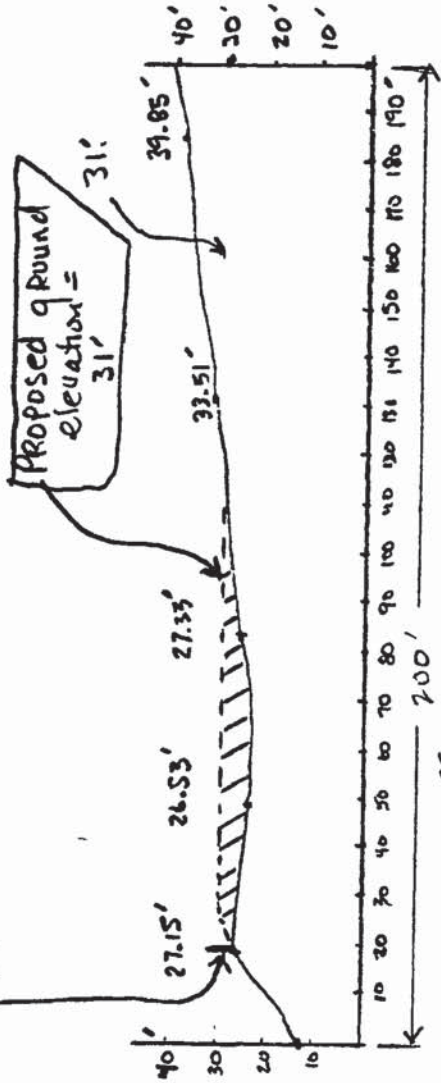
EROSION CONTROL PLAN # CC-291-93

Site location:
 2111 SE EVERGREEN HWY
 CAMAS, WA 98607

MAILING ADDRESS & PHONE
 DAVE E. ANDERSON
 14707 SE RIVERSHORE DR.,
 VANCOUVER, WA 98683
 896-9000

* INSTALL EROSION CONTROL FENCING
 (PLASTIC WITH WOOD STAKES) ALONG
 THE COMPLETE SOUTH EDGE &
 WRAPPED AROUND THE WEST & EAST
 CORNERS

← DRAINAGE



NORTH →

~~~~~ = existing elev.  
 ~~~~~ = Gill area  
 1/4" = 10'
 1" = 40'

Columbia River

Southwest Washington Health District

PERMIT

ON-SITE SEWAGE DISPOSAL SYSTEM

THIS PERMIT MUST BE POSTED ON JOB SITE BEFORE WORK IS STARTED

DATE: 05/09/1997 VOID DATE: 05/09/1998 ID #: 91072309

Dale E. Anderson
Dale E. Anderson
14707 SE Rivershore Drive
Vancouver, WA

RELEASE
98684
REQUIRED

VOID AFTER 1 YEAR
UNLESS RENEWED

PERMISSION IS HEREBY GRANTED TO INSTALL AN ON-SITE SEWAGE DISPOSAL AT THIS SITE. TO BE APPROVED, THE FOLLOWING REQUIREMENTS ARE TO BE INCLUDED AND THE SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH REGULATIONS. THE DISPOSAL SYSTEM MUST BE LOCATED IN THE SPECIFICALLY APPROVED AREA. AN INSPECTION BY THE HEALTH DISTRICT IS REQUIRED PRIOR TO COVERING. THE FOLLOWING ARE THE MINIMUM DESIGN REQUIREMENTS:

PROPERTY LOCATION AND/OR ADDRESS OF SEWAGE SYSTEM:

East of 21111 SE Evergreen Highway
LOT#: 19 East

ANY MODIFICATIONS TO THE SITE MAY RESULT IN THIS PERMIT BEING VOIDED!

- * APPROVED FOR: CONVENTIONAL SYSTEM
- * CONDITIONS/LOCATION OF APPROVAL: APPROVED FOR 5 BEDROOM RESIDENCE
- * Maintain 100 ft from wells & 200 ft from surface water. Stay 5 ft from
- * property lines. Reserve area for replacement. Pump will be necessary with
- * screen alarm. Install 333 ft of drainfield with 3 ft trench width. Maximum
- * trench depth 18 inches. SEPTIC SYSTEM TEMPORARY - URBAN AREA PENDING
- * PUBLIC SEWER. NO OCCUPANCY UNTIL SEWAGE SYSTEM IS INSTALLED AND APPROVED
- * BY THE SWWHD. Install as per design submitted and approved 05/04/1998 by
- * SK. MANDATORY MAINTENANCE REQUIRED: SYSTEM INSPECTION, PUMPING IF NEEDED,
- * REQUIRED AT LEAST EVERY 4 YEARS.

All systems must be installed
by an approved installer.

- * CAUTION: PRIVATE WATER SOURCES ARE REQUIRED TO BE APPROVED BY THE
- * HEALTH DISTRICT PRIOR TO BUILDING PERMIT ISSUANCE.

SEPTIC TANK SIZE: 1500 GALLON CAPACITY
(Add 50% to tank capacity for garbage grinders)

NUMBER OF DISTRIBUTION BOXES: ONE
NUMBER OF DISPOSAL FIELD LINES: 4 OR MORE
TOTAL LENGTH OF LINES: 333 FEET WITH THREE FOOT TRENCH WIDTH
WASHED GRAVEL UNDER PIPE: 6 INCHES
COVER FROM ORIGINAL GRADE TO TOP OF DRAINFIELD:
18 INCHES MAXIMUM DEPTH.

Install per
design

BY: Steve Keirn / *sonvil*
SANITARIAN

INSTALLER: _____ CALLED IN: _____ TYPE OF USE: _____

A SEPTIC SYSTEM PERMIT DOES NOT ENSURE ALL OTHER COUNTY REQUIREMENTS ARE MET. IT IS RECOMMENDED THAT APPROPRIATE AGENCIES ARE CONTACTED (i.e. PLANNING, PUBLIC WORKS, BUILDING DEPARTMENT)

VANCOUVER OFFICES — 2000 Fort Vancouver Way, Vancouver, WA 98663 Phone: 695-9215
SKAMANIA COUNTY OFFICE — P.O. Box 162, Stevenson, WA 98648 Phone: 427-5138
GOLDENDALE OFFICE — County Court House, Goldendale, WA 98620 Phone: 773-4585
WHITE SALMON OFFICE — P.O. Box 427, White Salmon, WA 98672 Phone: 493-1558

Curtis, Melissa

From: Curtis, Melissa
Sent: Friday, August 28, 2009 1 59 PM
To: Brooks, Terri
Subject: RE Evergreen Mobile Home (MOH 2008-00008)

Terri,

Can you keep me posted on the SEPA and the HAB permit and ARC when they get APPROVED Wendy is on vacation until the 8th and wanted me to keep things going while she is gone

This case is new to me, so this is the first time that I have looked at this case
Also, was a flood permit required It does not look like they applied for one?

8/28/2009

Tidemark Advantage [Melissa Curtis - MRC] - [Activity for MOH2008-00008]

File Edit Options Window Help

Exit
 New
 Open
 Task List
 GBE
 GIS
 Close
 View
 Add
 Delete
 Sign Off
 Print
 Documents

| Description | Menu Code | Date1 | Date2 | Date3 | Assigned To | Disp | Done By | Notes |
|-----------------------------|-----------|------------|-------|------------|-------------|------|---------|-----------------------|
| Override - Parcel Hold:M110 | | | | 6/10/2009 | | | WDB | |
| Permit to Expire | A0236 | | | 9/23/2008 | | | | NOTIFIED |
| Override - Parcel Hold:M110 | | | | 10/27/2008 | | | SD | |
| Permit to Expire | A0236 | | | 3/27/2009 | | | | NOTIFIED |
| Override - Parcel Hold:M110 | | | | 4/3/2009 | | | SD | |
| Permit to Expire | A0236 | | | 5/28/2009 | | | | NOTIFIED |
| Print Application Summ | A0500 | | | 6/2/2009 | | | TDB | |
| Environmental Recs/Re | C0100 | 1/31/2008 | | | | CO | TDB | According to David |
| Zoning Recs/Revws | C0040 | 1/31/2008 | | | | CO | | MEETS MIN R1-10 S |
| Water/Well Approval | RC0200 | 1/31/2008 | | | | CO | BDM | BDM 4/30/08 - NO V |
| Environmental Recs/Re | C0100 | 1/31/2008 | | | | CO | BDM | ARC PREDETERMIN |
| Miscellaneous Action | M0400 | | | 4/3/2009 | | CO | SD | 4/3/09 - Customer i |
| Environmental Recs/Re | C0100 | 1/31/2008 | | | | CO | BDM | APPROVED SEPA F |
| Verify Tif district & Rat | A0800 | 1/31/2008 | | | | CO | BDM | THIS IS IN THE CITY |
| Environmental Recs/Re | C0100 | 1/31/2008 | | | | CO | BDM | PLOT PLAN TO TEF |
| Potential Flood Review | C0097 | 1/31/2008 | | | | CO | BDM | NEEDS FLOOD PLA |
| Environmental Recs/Re | C0100 | 1/31/2008 | | | | CO | BDM | HAB PERMIT ROUTI |
| Print Application Summ | A0500 | | | 1/31/2008 | | DONE | BMJ | |
| Rtd to Drange/Recv/R | C0060 | 1/31/2008 | | 1/31/2008 | | DONE | BMJ | RAIN DRAINS TO S |
| Sewer/Septic Approv | C0210 | 1/31/2008 | | 4/16/2008 | | DONE | BLB | Release Letter OS' |
| Addressing Recs/Rev | C0050 | 1/31/2008 | | 2/14/2008 | | DONE | BMJ | BDM 2/14/08 - ACC |
| Receive Application** | A0010 | | | 1/31/2008 | | DONE | BMJ | |
| File Location | M0410 | | | 2/14/2008 | | DONE | BMJ | HOLD BIN WAITING |
| Additional Info Reqst'd | C0110 | 9/12/2008 | | 9/12/2008 | | DONE | MLD | REC'VD FLOODPLA |
| Permit Ext Reqst'd/90 | CA0120 | 4/3/2009 | | 4/3/2009 | | DONE | SD | still waiting on feme |
| Environmental Recs/Re | C0100 | 4/30/2008 | | 4/30/2008 | | DONE | TDB | Shoreline permit no |
| Permit Ext Reqst'd/90 | CA0120 | 6/10/2009 | | 6/10/2009 | | DONE | WDB | permit exp 7-3-09 - |
| Permit Ext Reqst'd/90 | CA0120 | 7/17/2008 | | 7/17/2008 | | DONE | MLL | EXTENDING NON-IS |
| Sewer/Septic Approv | C0210 | 4/30/2008 | | 7/14/2008 | | DONE | BMJ | approved for 3 bed |
| Permit Ext Request'd/18 | A0140 | 10/27/2008 | | 10/27/2008 | | DONE | SD | OK TO EXTEND NO |
| Hold ** | M0500 | 10/27/2008 | | | | HOLD | SD | WAITING FOR SEP/ |
| Miscellaneous Action | M0400 | | | 1/27/2009 | | INFO | SD | email from app - w |
| Environmental Recs/Re | C0100 | 9/15/2008 | | | | ROUT | KEC | |

View/Add Activities

Start |
 Inbox - Micros... |
 ClarkView 3 ... |
 Tidemark Ad... |
 FW: Evergreen... |
 RE:

Melissa Curtis, CP7

Permit Technician
 Department of Community Development
 Permit Services Division

Curtis, Melissa

From: Baird, Wendy
Sent: Thursday, August 27, 2009 9 18 PM
To: Curtis, Melissa
Subject: FW Evergreen Mobile Home (MOH 2008-00008)
Attachments: RE Evergreen Mobile Home (MOH 2008-00008)



RE: Evergreen
Mobile Home (MOH..

Melissa would you please review and email the customer back if they still need to submit anything.

Thank you.

M7K20872 Approved for 3d
7-14-08

Hab 20816

Wendy Vacation 8-28-9-7
Terri Vac-back 8-31

Curtis, Melissa

From: Brooks, Terri
Sent: Wednesday, August 26, 2009 8:48 AM
To: Chris Baumann, Baird, Wendy
Cc: DEA Investments
Subject: RE Evergreen Mobile Home (MOH 2008-00008)

First thing that has to happen is I need to finish the SEPA review I couldn't finish it until we had this It should be going out by the end of the week though I have it pretty much done just need to proof it, add some wording and see what needs to be changed

Terri Brooks
Clark County, Planner
360-397-2375 Fax 360-759-5148
terri_brooks@clark.wa.gov

Everything at your fingertips at: www.clark.wa.gov/commdev

From: Chris Baumann [<mailto:chrisb@planningsolutionsinc.com>]
Sent: Wednesday, August 26, 2009 8:27 AM
To: Baird, Wendy; Brooks, Terri
Cc: DEA Investments
Subject: Evergreen Mobile Home (MOH 2008-00008)

Wendy & Terri,

Here is the final LOMAR-F from FEMA for the Evergreen MH placement permit (MOH 2008-00008) Please let me know when the placement permit is ready for pick-up and what fees (if any) are due

Thanks,
Chris Baumann, LA
Principal - Director of Landscape Architecture

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David Weston

From: Brooks, Terri [Terri.Brooks@clark.wa.gov]
Sent: Wednesday, January 23, 2008 11:37 AM
To: David Weston
Subject: RE: Home Placement Question

Its in a Conservancy shoreline area which requires a 100 foot setback from the OHWM I talked with Susie and they don't have a permit that you fill out available at this time. You just come in and submit everything and they type it up in the computer. There is an informational handout here
<http://www.co.clark.wa.us/commdev/applicationsN.html#construction>

Habitat will also have to weigh in on the setback to the river

Terri Brooks, Planner II
Clark County Community Development
1300 Franklin Street, 3rd floor
PO Box 9810
Vancouver, WA 98666-9810

(360) 397-2375 ext. 4885
FAX: (360) 759-5148
E-mail: terri.brooks@clark.wa.gov

From: David Weston [mailto:davidw@planningsolutionsinc.com]
Sent: Wednesday, January 23, 2008 11:20 AM
To: Brooks, Terri
Subject: Home Placement Question

Terri,
I have a question regarding how close to the river a home can be placed assuming the home is out of the flood plain? The lot that is in question is 127155-000. Also, can you direct me towards the Clark County's Mobile Home Placement Application?
Thank you for your help,

David Weston
Planning Solutions, Inc.
1601 Broadway, Vancouver, WA 98663
Vancouver Phone: 360-750-9000
Vancouver Fax: 360-750-9201
E-mail: davidw@planningsolutionsinc.com

<http://www.planningsolutionsinc.com>

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Curtis, Melissa

From: Baird, Wendy
Sent: Tuesday, September 08, 2009 9:37 AM
To: Curtis, Melissa
Subject: FW: Evergreen MH Placement Permit (MOH 2008-00008)

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com]
Sent: Tuesday, September 08, 2009 9:35 AM
To: Baird, Wendy
Subject: Evergreen MH Placement Permit (MOH 2008-00008)

Hi Wendy – See below, just checking in on the Evergreen MH Placement Permit

Chris Baumann, LA
Planning Solutions, Inc

From: Chris Baumann
Sent: Wednesday, September 02, 2009 3:03 PM
To: Baird, Wendy
Cc: 'Brooks, Terri'
Subject: RE: Evergreen MH No Rise

Wendy – See below Looks like we are finally getting close to finishing this project up Other than the below referenced covenant is there anything else we need before the placement permit is issued?

Also, are there any fees due?

Thanks,

Chris Baumann, LA
Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov]
Sent: Wednesday, September 02, 2009 3:00 PM
To: Chris Baumann
Cc: Baird, Wendy
Subject: RE: Evergreen MH No Rise

You don't have to wait for the appeal period to be over but you will need to get that covenant going that only Dale or his family will be living in the mobile home This was the mitigation measure Prior to issuance of the mobile home placement permit for the mobile home, the applicant shall record a covenant to Clark County in a form approved by the Prosecuting Attorney's office guaranteeing that only the applicant's family will reside in the mobile home unless a shoreline conditional use permit is obtained. It shall also indicate that if the Clark County Shoreline Management Master Program is revised not to require permits the covenant shall be null and void.

And you might want to check with Permit Services to see if you still need anything like well or septic approval

Terri Brooks
Clark County, Planner
360-397-2375 Fax 360-759-5148
terri_brooks@clark.wa.gov

Everything at your fingertips at: www.clark.wa.gov/commdev

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com]
Sent: Wednesday, September 02, 2009 2:57 PM
To: Brooks, Terri
Subject: RE: Evergreen MH No Rise

Thanks Something is going on with the County email We are getting email from everybody else but for some reason email from the County to us was not working for awhile It seems to be working now

Will the placement permit be issues after the appeal period? Or?

Chris Baumann, LA
Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov]
Sent: Wednesday, September 02, 2009 2:52 PM
To: Chris Baumann
Subject: RE: Evergreen MH No Rise

The placement permit is issued separately I tried to e-mail you twice this morning with the habitat answers and both times it came back as undeliverable

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terri_brooks@clark.wa.gov

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From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com]
Sent: Wednesday, September 02, 2009 2:46 PM
To: Brooks, Terri
Subject: RE: Evergreen MH No Rise

Terri – I just a copy of the SEPA Determination and Habitat Permit Decision Is this also the placement permit or will that be issued separately?

Chris Baumann, LA
Planning Solutions, Inc

9/8/2009

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov]
Sent: Wednesday, September 02, 2009 9:36 AM
To: Chris Baumann
Subject: RE: Evergreen MH No Rise

Before I even send this to them, here is my take There were no trees that size in the area where the mobile home was going and we don't make the call about the safety of a tree - you have to hire an arborist for that The large trees are quite a distance from where the mobile home is supposed to be going so tree protection interfering shouldn't be an issue But I will still ask them about it

Terri Brooks
Clark County, Planner
360-397-2375 Fax 360-759-5148
terri_brooks@clark.wa.gov

Everything at your fingertips at: www.clark.wa.gov/commdev

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com]
Sent: Wednesday, September 02, 2009 9:04 AM
To: Brooks, Terri
Subject: RE: Evergreen MH No Rise

Tern – We have a couple of comments See below Let me know what you think

Thanks,

Chris Baumann, LA
Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov]
Sent: Tuesday, September 01, 2009 1:56 PM
To: Chris Baumann
Subject: RE: Evergreen MH No Rise

Here are the habitat conditions and the SEPA mitigation measures in case you want to get to work on any of them

Conditions

1 The applicant shall not remove any trees greater than 6" diameter on the property unless located within the foundation area of the proposed residence Clearing shall be limited to grasses only. This includes no clearing, limbing, or pruning of native vegetation, including dead trees, for purposes of additional yard or view

2 The applicant shall install tree protection fencing along the dripline of protected trees within the habitat area prior to any groundbreaking activities Any excavation necessary within the dripline of protected trees will require a report from a certified arborist ensuring future tree survival. Tree protection may be adjusted inward of the dripline of protected trees if the dripline extends over the proposed residence and is approved by the County Habitat Biologist

3 Prior to placement of the mobile home, the applicant shall review existing tree health with the County Habitat Biologist If any existing trees are determined to be a potential hazards to the new residence the applicant shall hire a certified arborist to assess the health of ~~any~~ the black cottonwood trees that ~~might~~ may pose a hazard to the new mobile home and submit that report to the county

9/8/2009

habitat biologist for review

4 Prior to issuance of the Final Occupancy Permit, the applicant shall implement the "Anderson Mitigation Plan" dated May 22, 2008 (see attached mitigation plan), which calls for the planting of thirty (30) Western redcedar, grand fir, or Douglas-fir seedlings using 10-12 foot spacing between the mobile home and the existing treeline. All planting shall take place between November 1 and March 31. Any deviation from this planting requirement will need to be approved by the County Habitat Biologist.

5 The applicant shall ensure 80% survival of plantings after 3 years. To ensure survival the applicant shall remove non-native vegetation such as blackberries that threaten these plantings, protect the plantings from animal browse, and water the plantings during the dry summer and fall months (July through September). Additionally, the applicant shall apply for yearly monitoring permit inspections and pay appropriate fees.

6 Prior to issuance of the Final Occupancy Permit, the applicant shall record a conservation covenant with the County Auditor's Office. A copy of the recorded covenant shall be provided to the County Habitat Biologist prior to release of the Final Occupancy Permit.

7 The applicant shall not remove native vegetation and/or conduct construction activity other than what is approved herein. Any further construction and/or clearing activity within the riparian HCZ not indicated on the attached site plan will be subject to additional county review.

1. Prior to issuance the mobile home placement permit for the mobile home, the applicant shall record a covenant to Clark County in a form approved by the Prosecuting Attorney's office guaranteeing that only the applicant's family will reside in the mobile home unless a shoreline conditional use permit is obtained. It shall also indicate that if the Clark County Shoreline Management Master Program is revised not to require permits the covenant shall be null and void.

2. Prior to placement of the mobile home on the site, the applicant shall accurately mark the location of the 100-foot setback from the ordinary high water mark of the Columbia River.

3. The mobile home and future carport shall be at least 5 feet ~~north~~ from ~~of~~ the existing well house.

Tern Brooks
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From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com]
Sent: Tuesday, September 01, 2009 10:37 AM
To: Brooks, Terri
Subject: RE: Evergreen MH No Rise

Thanks Terri

Chris Baumann, LA
Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov]

9/8/2009

Sent: Tuesday, September 01, 2009 10:34 AM
To: Chris Baumann
Subject: RE: Evergreen MH No Rise

Nope - they know its sooooo close to being issued I need the go ahead from Michelle (flood plain) so I can mail the SEPA It is all printed and ready to go though!

Terri Brooks
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terri_brooks@clark.wa.gov

Everything at your fingertips at: www.clark.wa.gov/commdev

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com]
Sent: Tuesday, September 01, 2009 10:07 AM
To: Brooks, Terri
Subject: RE: Evergreen MH No Rise

Hi Terri – Do you think we need to extend the permit again as I think our 90 day extension is up in a week or so

Chris Baumann, LA
Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov]
Sent: Wednesday, June 10, 2009 4:44 PM
To: Chris Baumann
Subject: RE: Evergreen MH No Rise

I talked to Wendy and they are going to extend the permit 90 days

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FAX (360) 759-5148
E-mail terri_brooks@clark.wa.gov

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com]
Sent: Wednesday, June 10, 2009 12:12 PM
To: Brooks, Terri
Subject: RE: Evergreen MH No Rise

9/8/2009

Thanks Terri – I'll be happy when this project is done We are also trying to get somebody at FEMA to tell us what is taking so long

Chris Baumann, LA
Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov]
Sent: Wednesday, June 10, 2009 12:10 PM
To: Chris Baumann
Subject: RE: Evergreen MH No Rise

I'll go down there after lunch

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E-mail terri_brooks@clark.wa.gov

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com]
Sent: Wednesday, June 10, 2009 12:10 PM
To: Brooks, Terri
Subject: RE: Evergreen MH No Rise

Yes, today A voice mail from a guy at the building dept who said he was on the phones today but couldn't understand his name He indicated no response from Mike and they would have to kick out the app if they couldn't confirm we were making progress

Chris Baumann, LA
Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov]
Sent: Wednesday, June 10, 2009 12:07 PM
To: Chris Baumann
Subject: RE: Evergreen MH No Rise

Did you hear that today? There was a bunch of e-mails going back and forth between Wendy, Susi and I yesterday about that I told them when you submitted the information and that the holdup is on FEMA's end

Terr Brooks, Planner II

9/8/2009

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From: Chris Baumann [<mailto:chrisb@planningsolutionsinc.com>]
Sent: Wednesday, June 10, 2009 11:58 AM
To: Brooks, Terri
Subject: RE: Evergreen MH No Rise

Thanks Terri – FYI, the building dept is threatening to kick the placement permit application out unless they hear from Mike that progress is being made on the LOMAR-F

Chris Baumann, LA
Planning Solutions, Inc

From: Brooks, Terri [<mailto:Terri.Brooks@clark.wa.gov>]
Sent: Wednesday, June 10, 2009 11:51 AM
To: Chris Baumann
Subject: RE: Evergreen MH No Rise

I finally got ahold of him Monday (he finally called me) and he said he did not have it but that he had to call FEMA anyway and would ask about it I haven't heard another word I'll try to call him also

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E-mail terri_brooks@clark.wa.gov

From: Chris Baumann [<mailto:chrisb@planningsolutionsinc.com>]
Sent: Wednesday, June 10, 2009 11:39 AM
To: Brooks, Terri
Subject: FW: Evergreen MH No Rise

9/8/2009

Hi Terri – Do you know if Mike is on vacation or still at the County We and the Building Dept have been trying to get a hold of him but no response

Chris Baumann, LA
Planning Solutions, Inc

From: Chris Baumann
Sent: Friday, June 05, 2009 8:12 AM
To: Soliwoda, Mike
Subject: FW: Evergreen MH No Rise

Hi Mike – See below, looks like you may have received something from FEMA? Hopefully the LOMAR-F? Let me know I was getting ready to start pestering FEMA but if you have received it I don't want to irritate them

Thanks,

Chris Baumann, LA
Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov]
Sent: Friday, June 05, 2009 8:09 AM
To: Chris Baumann
Subject: RE: Evergreen MH No Rise

I talked to Mike the other day and he thought he had it but wasn't sure I asked him to send it to me and have not gotten anything yet

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FAX (360) 759-5148
E-mail terri_brooks@clark.wa.gov

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com]
Sent: Friday, June 05, 2009 8:08 AM
To: Brooks, Terri
Cc: David Weston
Subject: RE: Evergreen MH No Rise

Hi Terri,

Have you heard anything from FEMA on the LOMAR-F? I would think they would send it directly to the client but

9/8/2009

he has not heard anything yet Of course FEMA is crazy slow We got the no-rise approved by FEMA and requested they finish the LOMAR-F about a month ago Once again we are coming up on another deadline for the placement permit application thus we may need to request another extension

Chris Baumann, LA
Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov]
Sent: Friday, March 13, 2009 10:49 AM
To: Chris Baumann
Subject: RE: Evergreen MH No Rise

397-6118 ext 4061 And no he has not told me anything I will be on vacation for a couple weeks starting next Thursday So with the assumption this flies past FEMA and the site gets taken out of the flood plain I am going to have a staff report ready to go once we get the ok

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E-mail terri.brooks@clark.wa.gov

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com]
Sent: Friday, March 13, 2009 10:46 AM
To: Brooks, Terri
Subject: FW: Evergreen MH No Rise

Hi Terri – I have been emailing Mike Soliwoda on the no-rise info status but have not heard back Do you have an update or phone number for him? I can try and call Thanks

Chris Baumann, LA
Planning Solutions, Inc

From: Chris Baumann
Sent: Friday, March 13, 2009 10:44 AM
To: Soliwoda, Mike
Subject: FW: Evergreen MH No Rise

Hi Mike – Just checking in again on the no-rise info for the Evergreen MH project Our client is very anxious to get this taken care of Apparently FEMA will only except this information from Clark County thus we want to make sure you are in receipt of the info submitted and have forwarded it on to FEMA

9/8/2009

Please let me know

Thanks,

Chris Baumann, LA
Planning Solutions, Inc

From: Chris Baumann
Sent: Tuesday, March 10, 2009 10:43 AM
To: Soliwoda, Mike
Subject: RE: Evergreen MH No Rise

Mike,

Can you confirm that the no-rise info for this project has been sent to FEMA?

Thanks,

Chris Baumann, LA
Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov]
Sent: Tuesday, March 10, 2009 10:45 AM
To: Chris Baumann
Cc: Soliwoda, Mike
Subject: RE: Evergreen MH No Rise

Chris,
I sent this to Mike Soliwoda on March 4th I don't know if it has been forwarded to FEMA though

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E-mail terri_brooks@clark.wa.gov

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com]
Sent: Monday, March 09, 2009 1:16 PM
To: Brooks, Terri
Subject: FW: Evergreen MH No Rise

Terri – Any word on this? Want to make sure you got it

9/8/2009

Chris Baumann, LA
Planning Solutions, Inc

From: Chris Baumann
Sent: Wednesday, March 04, 2009 3:23 PM
To: 'Brooks, Terri'
Cc: 'DEA Investments'
Subject: Evergreen MH No Rise

Terri – Here is a signed copy of the No-Rise Let me know if you need anything else

Chris Baumann, LA
Planning Solutions, Inc

From: Chris Baumann
Sent: Wednesday, March 04, 2009 12:00 PM
To: 'Brooks, Terri'
Subject: RE: RE: Dale Anderson contacts

Yes, Mark indicated that the County needed to forward this to FEMA Once FEMA has it they will issue the LOMAR-F to us Once we have the LOMAR-F we can final the placement permit I will get a signed copy to you

Chris Baumann, LA
Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov]
Sent: Wednesday, March 04, 2009 12:04 PM
To: Chris Baumann
Subject: RE: RE: Dale Anderson contacts

Aren't we supposed to forward this to FEMA for you? Since I wasn't directly involved with your dealings with Mark would you update me on that please?
Also, The no rise certification is not signed

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9/8/2009

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com]
Sent: Wednesday, March 04, 2009 11:55 AM
To: Brooks, Terri
Subject: FW: RE: Dale Anderson contacts

Terri – Here is the “no-rise” info that was sent to Mark Damon on 2/25/09 I know Mark is not at the County any longer thus any idea where it may have gone? Can you direct this to where it needs to go or should we officially submit it at the front counter under the mobile home placement permit application?

Chris Baumann, LA
Planning Solutions, Inc

From: DEA Investments [mailto:deapropertymgr@yahoo.com]
Sent: Wednesday, March 04, 2009 11:22 AM
To: Chris Baumann
Subject: Fw: RE: Dale Anderson contacts

chris - here is the documentation and email from chris at west consulting. dale

--- On **Wed, 2/25/09**, **Chris D. Bahner** <cbahner@westconsultants.com> wrote:
From: Chris D. Bahner <cbahner@westconsultants.com>
Subject: RE: Dale Anderson contacts
To: deapropertymgr@yahoo.com
Date: Wednesday, February 25, 2009, 3:13 PM

Dale,
Attached is the memorandum that documents the “No-Rise” analysis for your property I will be mailing you a signed hard copy of the memorandum in addition of sending a copy to FEMA and the County

Thanks,

Chris Bahner, P.E., D. WRE

From: DEA Investments [mailto:deapropertymgr@yahoo.com]
Sent: Thursday, February 19, 2009 1:23 PM
To: Chris Bahner
Cc: Chris Baumann
Subject: Dale Anderson contacts

Chris -

For my project - the NO FILL documents-

The contact at Clark County is Mark Damon
his phone # is 360-397-2375 ext. 4258
his address is Clark County Community Development, 1300 Franklin Street , Vancouver , WA 98661
his email is mark.damon@clark.wa.gov

9/8/2009

The contact at FEMA is John Graves
his email is john.graves1@dhs.gov

Any questions - please call me at 360-896-9000 or email me.

Thanks, Dale

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Community Development Customer Service

Property Fact Sheet

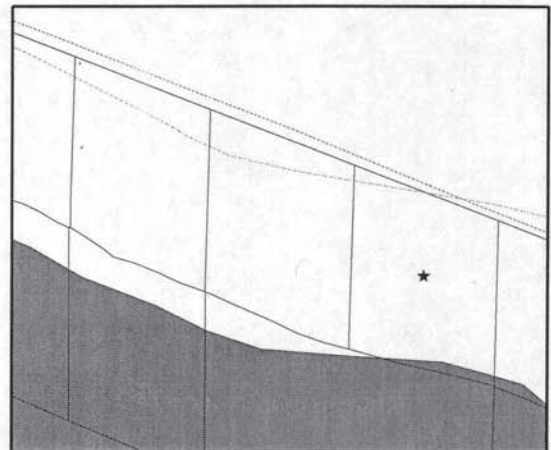
Parcel Information

Assr_sn: 127155-005
Owner: ANDERSON DALE E & LETA TRST
Sitaddr: CAMAS, 98607
Legal: #19A L DURGAN DLC AKA **LOT 2** SP3-253 1.05A
Mailname: ANDERSON DALE E & LETA TRST
Pt1desc: Unused platted land.
Assr_ac: 1.05
Landval: \$615,500
Bldvl: \$0
Totprop: \$615,500

LOT 2
PROPOSES MOH
PLACEMENT

Report Findings: mlq.mrpt

FIRM Panels: 5300240430B
Fire District: 5
School District: Camas
Sanitary Sewer District: Camas
Wildland: No Mapping Indicators
Arch Predictive: High (80 - 100 percent)
Arch Predictive: Moderate-High (60 - 80 percent)
CARA (Critical Aquifer Recharge Areas): Category 2 Recharge Areas
Comprehensive Plan: UL
Relative Earthquake Hazard Areas: No Mapping Indicators
Priority Habitat & Species: Riparian Habitat Conservation Area
Zoning: R1-10
Zoning Overlay: Urban Holding - 20 (UH-20)
Quarter Section Quadrant: SE 1/4 of Section 08 T1R3E WM
Slope: 15 - 25 percent
Slope: 10 - 15 percent
Slope: 5 - 10 percent
Slope: 0 - 5 percent
NWI Wetlands: U
NWI Wetlands: R1UBV
Trans. Impact Fee Areas: Camas
Soil Classification: NbB
Landslide Component - Geol. Haz. Ord.: Slopes > 15%
Landslide Component - Geol. Haz. Ord.: No Mapping Indicators
Wetland Inventory: 1
Flood Zone Designation: Floodway
Flood Zone Designation: Floodway Fringe
Flood Zone Designation: Flood Transition Area
Municipal Jurisdiction: Clark County



★ Selected Parcel

Located In: SE 1/4 of Section 08 T1R3E WM

Report Date: Jan 31, 2008



NOTE

THIS DATA IS COMPILED FROM MANY SOURCES AND SCALES. CLARK COUNTY MAKES THIS INFORMATION AVAILABLE AS A SERVICE, AND ACCEPTS NO RESPONSIBILITY FOR ANY INACCURACY, ACTUAL OR IMPLIED.

Community Development Customer Service

Property Fact Sheet

Parcel Information

Assr_sn. 127155-000
Owner: ANDERSON DALE E & LETA TRST
Sitaddr: 21111 SE EVERGREEN HY, CAMAS, 98607
Legal: #19 L DURGAN DLC AKA LOT 1 SP3-253 1.17A

Mailname: ANDERSON DALE E & LETA TRST

Pt1desc. Mobile home converted to real property

Assr_ac: 1.17
Landval: \$533,600
Bldvl: \$3,200

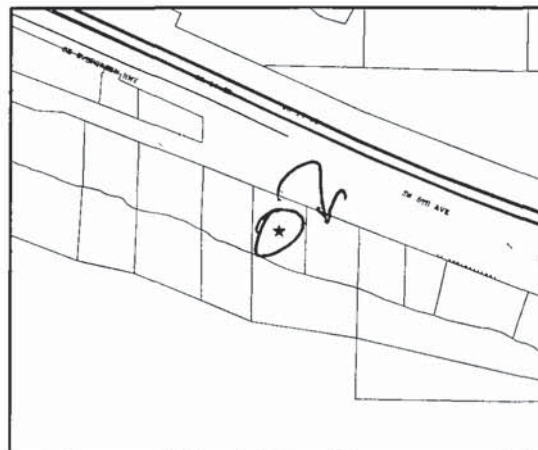
Totprop: \$536,800

MOH CURRENTLY
LOCATED ON
THIS LOT

C90T0089

Report Findings: mlq.mrpt

| | |
|--|------------------------------------|
| FIRM Panels: | 5300240430B |
| Fire District | 5 |
| School District | Camas |
| Sanitary Sewer District | Camas |
| Wildland. | No Mapping Indicators |
| Arch Predictive | High (80 - 100 percent) |
| Arch Predictive | Moderate-High (60 - 80 percent) |
| CARA (Critical Aquifer Recharge Areas) | Category 2 Recharge Areas |
| Comprehensive Plan: | UL |
| Landslide Component - Geol. Haz Ord | Slopes > 15% |
| Landslide Component - Geol Haz Ord | No Mapping Indicators |
| Relative Earthquake Hazard Areas. | No Mapping Indicators |
| Priority Habitat & Species: | Riparian Habitat Conservation Area |
| Zoning. | R1-10 |
| Zoning Overlay | Urban Holding - 20 (UH-20) |
| Quarter Section Quadrant | SE 1/4 of Section 08 T1R3E WM |
| Flood Zone Designation | Floodway |
| Flood Zone Designation | Floodway Fringe |
| Flood Zone Designation | Flood Transition Area |
| Slope | 15 - 25 percent |
| Slope | 10 - 15 percent |
| Slope. | 5 - 10 percent |
| Slope | 0 - 5 percent |
| NWI Wetlands | U |
| Soil Classification | N5B |
| Trans Impact Fee Areas | Camas |
| Municipal Jurisdiction | Clark County |



★ Selected Parcel

Located In SE 1/4 of Section 08 T1R3E WM

Report Date Jan 31, 2008

NOTE

THIS DATA IS COMPILED FROM MANY SOURCES AND SCALES
CLARK COUNTY MAKES THIS INFORMATION AVAILABLE AS A SERVICE,
AND ACCEPTS NO RESPONSIBILITY FOR ANY INACCURACY, ACTUAL
OR IMPLIED



4607275 MULTI

RecFee - \$128.00 Pages: 5 - CHRIS BAUMANN
Clark County, WA 10/1/09 3:00 PM

5

After recording, return to:



MICHAEL SIMON
Landerholm, Memovich,
Lansverk & Whitesides, P.S.
P.O. Box 1086
Vancouver, WA 98666-1086

Tax Lot 127155-005
Section 8, T1, R3E

Space Above for Recording Information Only

(SE 1/4 of sect. 8 T1R3E of W.M.)

AGREEMENT AND COVENANT RUNNING WITH THE LAND

A Covenant to Clark County, Washington, a political subdivision of the State of Washington ("County"), by Dale E. Anderson and Leta L. Anderson (collectively "Anderson"), as owner of certain real property in Clark County, and legally described in Exhibit A, which Anderson seeks approval of necessary permits to establish a single-family residence ("Property") to provide for one single family residence; whereby Anderson and County mutually covenant that when the Property described in Exhibit A is granted the necessary permits to establish a single-family residence, the Property will be used as a residence only by Anderson or by their family. These limited uses will not require a shoreline conditional use permit.

Anderson covenants and agrees with County on behalf of themselves and all of their heirs, assigns and successors in interest into whose ownership the Property might pass, as follows: it being specifically agreed to that this is a covenant which touches, concerns, enhances, benefits and runs with the real property of Anderson.

1. **Title.** Anderson is the sole and exclusive owner of the real property situated in Clark County, Washington, legally described in Exhibit A attached hereto.

2. **Conditions.** The Property shall be subject to the following condition:

a. The single-family residence to be located on the Property shall be used by Anderson or their family members and may not be occupied or leased to any non-family members unless a shoreline conditional use permit is first obtained.

b. If the Clark County Shoreline Management Master Program is revised to not require such permits, this Covenant shall be null and void.

3. **Remedies.** This Covenant may be enforced by the County or Anderson in any or all of the following ways:

AGREEMENT AND COVENANT RUNNING WITH THE LAND - 1
ANDD02-000001 - 264836

LAW OFFICES OF
LANDERHOLM, MEMOVICH,
LANSVERK & WHITESIDES, P.S.
805 Broadway Street, Suite 1000
P.O. Box 1086
Vancouver, WA 98666-1086
(360) 696-3312
(360) 696-2122 (Facsimile)

a. By bringing a suit in any court of competent jurisdiction to prevent such occupancy or lease.

b. For an injunction to cause specific performance of this Agreement, or other appropriate relief as may be deemed desirable by the party enforcing this Agreement.

4. **Binding.** This Covenant shall remain in full force and effect until amended, modified or terminated by the action of the County in proceedings appropriate for that purpose. Nothing in this Covenant shall be construed as limiting in any way the authority of County, or its governmental successors, from approving amendments or modifications to this Covenant at the request of Anderson, their heirs, assigns or successors in interest. It is expressly provided that this Covenant may be amended, modified or terminated solely by the approval of the County, or its governmental successors, at the request of Anderson, their heirs, assigns or successors, and under no circumstances shall any approval by any other person or entity be required in order for Anderson to amend, modify or terminate this Covenant in whole or in part.

5. **Filing.** This Agreement shall be filed with the Clark County Auditor so as to appear as a covenant within the chain of title for the Property.

6. **Severability.** If any provision of this Agreement, or the application of the provision to any person or circumstances, is declared invalid, then the rest of the Agreement, or the application of the provision to other persons or circumstances, shall not be affected.

7. **Successors.** This Agreement and all of its provisions, and each of them shall be binding upon Anderson, and any and all of their heirs, assigns and successors in interest into whose respective ownership the Property may pass, and any obligation made herein by Anderson shall be enforceable against all of their heirs, assigns and successors of interest into whose ownership real property may pass, and all of them.

DATED this 30 day of September, 2009.

9/30/09
Date

9/30/09
Date

10-1-09
Date

Dale E. Anderson
Dale E. Anderson

Leta L. Anderson
Leta L. Anderson

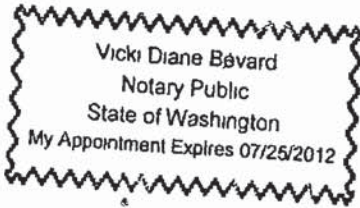
APPROVED AS TO FORM ONLY:

[Signature]
By: _____
Its: Deputy Prosecuting Attorney

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Dale E. Anderson signed this instrument, on oath stated it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 9-30, 2009.



Vicki Diane Bevard
NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: 7-25-2012

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Leta L. Anderson signed this instrument, on oath stated it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 9-30, 2009.



Vicki Diane Bevard
NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: 7-25-2012

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that W/A signed this instrument, on oath stated that he was authorized to execute this instrument and acknowledged it as the Deputy Prosecuting Attorney of Clark County, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 10-1, 2009.

W/A
NOTARY PUBLIC for the State of Washington,
Residing in the County of Clark
My Commission Expires: _____

Exhibit A

Lot 2 of the Plat recorded in Book 3 of Short
Plats at page 253, Records of Clark County,
Washington and located in the southeast quarter
of Section 8, Township 1 North, Range 3 East of
the Willamette Meridian.

SHORT PLAT

PORTION SE 1/4 OF SE 1/4, SECTION 8, T. 1N., R. 3E., WM
 CLARK COUNTY, WASHINGTON
 ASSessor'S PARCEL NO. OF ORIGINAL TRACT, TAX LOT 19
 SERIAL NO. 22155-008 SHORT PLAT FILE # 92-011-813
 SOUTHWEST WASHINGTON HEALTH DISTRICT
 THIS PLAT IS APPROVED IN GENERAL ONLY, ALL LAND-USES
 MUST COMPLY WITH THE RULES AND REGULATIONS IN
 EFFECT AT THE TIME OF IMPLEMENTATION AND/OR
 PERMIT APPLICATION

AN APPROVED MUNICIPAL PUBLIC WATER SYSTEM IS REQUIRED
 X AN APPROVED COMMUNITY PUBLIC WATER SYSTEM IS REQUIRED
 LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS,
 SUBJECT TO HEALTH DISTRICT APPROVAL
 AN APPROVED PUBLIC SEWER SYSTEM IS REQUIRED.

X LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE
 TREATMENT SYSTEMS, SUBJECT TO HEALTH DISTRICT APPROVAL.
 HEALTH DISTRICT OFFICER: Michael J. Penator DATE: 4 Aug 98

PUBLIC SERVICES APPROVED:
 County Clerk: Peter Larson DATE: 10/11/98
 Planning Director: Michael J. Penator DATE: 10/15/98

ASSESSOR: Ben Shannahan DBC DATE: 10-30-98
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.010
 LAWS OF WASHINGTON, TO BE KNOWN AS SHORT PLAT
 IN THE COUNTY OF CLARK, STATE OF WASHINGTON

AUDITOR: Ben Shannahan DBC DATE: 10-30-98
 FILED FOR RECORD THIS 30th DAY OF October, 1998
 IN BOOK 3 OF SHORT PLATS AT PAGE 253 AT THE
 REQUEST OF DALE ANDERSON

AUDITOR'S RECEIVING NO. 3022897
 DEPT/COUNTY AUDITOR: Anna Hopkins for Elizabeth Luca DATE: 10/29/98

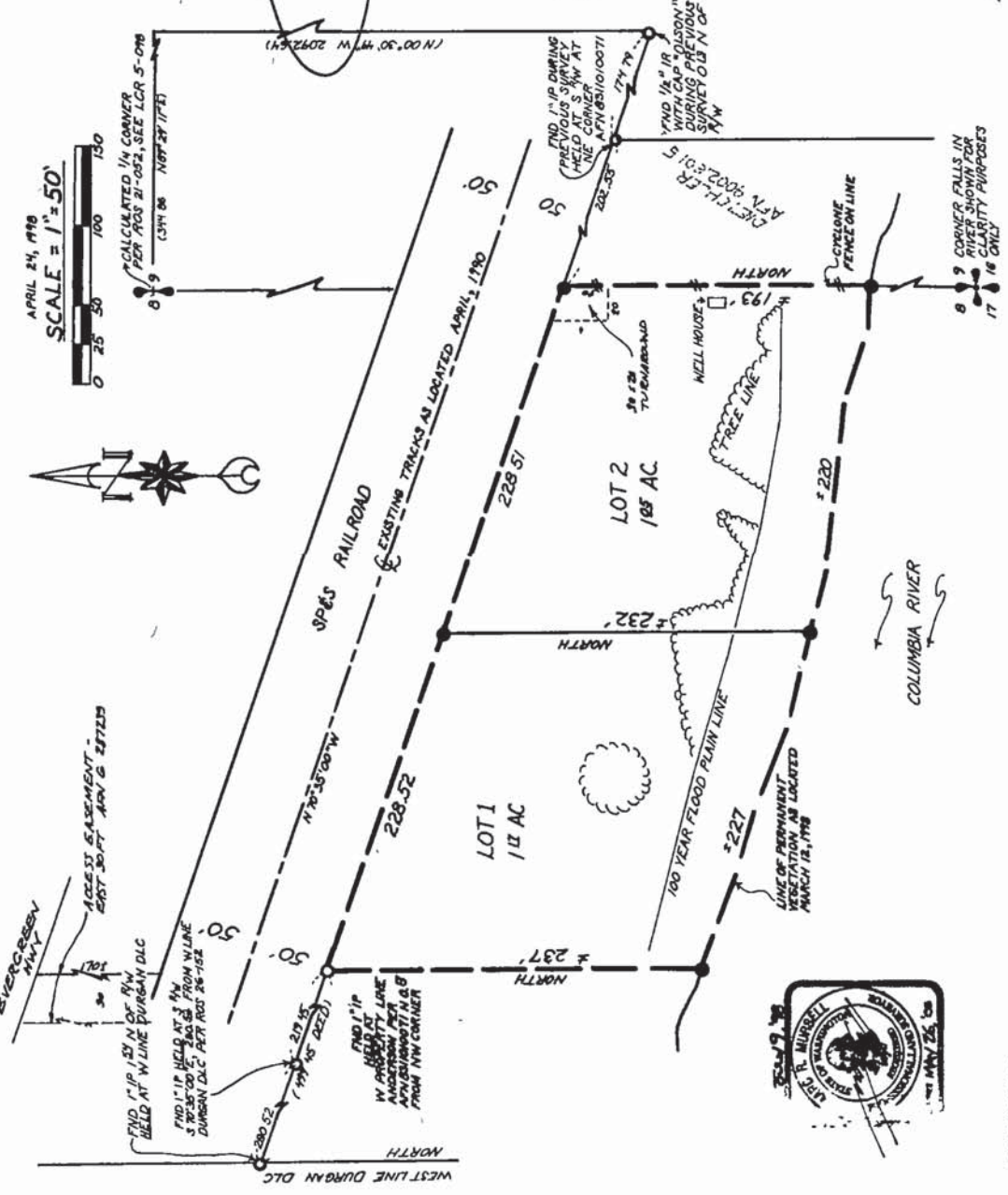
SURVEYOR'S CERTIFICATE
 THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF
 LANDS ACTUALLY SURVEYED BY ME OR UNDER MY
 DIRECTION IN CONFORMANCE WITH THE PROVISIONS
 OF RCW 58.17 LAWS OF WASHINGTON

MARK MURSELL
 REGISTRATION NO. 30495
 DATE: 10/29/98

BICKFORD-MURSELL SURVEYING
 130 MAIN STREET
 VANCOUVER, WASHINGTON 98660
 TELEPHONE: (360) 693-1361
 (509) 224-1407

SHEET 1 of 2
 JOB NO.
2096

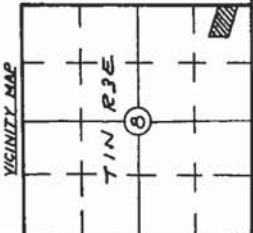
APRIL 24, 1998
 SCALE = 1" = 50'



LEGEND
 O FOUND EXISTING MONUMENT
 ● SET 1/2\" x 2\" IRON ROD WITH
 YELLOW CAP STAMPED 'MURSELL 2868'
 (*) RECORD DATA FILE #03-28-157
BASE OF BEARING
 PG 26-157

LEGAL DESCRIPTION
 APN 000220035 U2W TO ANDERSON
 APN 000220015 ANDERSON TO DIETCHLER
 APN 831010011 U2W TO ANDERSON
TRAVERSE DATA
 CLOSURE = 1 1/160

EQUIPMENT USED
 LIETTE S1M 3K AND
 SONIVA SET 5K
 RAN RANDOM TRAVERSE,
 TRAD. MONUMENT SHOWN,
 BASED ON FEEDS & PRIOR
 SURVEYS CALCULATED
 S.D. LOT PER FEDERAL
 APPROVAL AND SET
 MONUMENT AS SHOWN



BK 3 Pg 253
P. 2 of 2

SHORT PLAT

PORTION SE 1/4 OF SE 1/4 SECTION B, T 11N, R 3E, WM
CLARK COUNTY, WASHINGTON
ASSESSOR'S PARCEL NO. OF ORIGINAL TRACT, TAX LOT 19
SERIAL NO. 12355-000 SHORT PLAT FILE #2-511-B13

NOTES:

- a. DOWNSPOUTS SHALL BE DIRECTED AWAY FROM THE BUILDINGS ONTO ANY FLASH BLOCKS SHALL BE SET BACK AT LEAST 25 FEET FROM ANY DRIVE, DRIVEWAY OR DRIVE PAVEMENT.
- b. ANY BUILDINGS SHALL BE LOCATED WITHIN THE BANK OF THE SITE SHALL BE RETAINED.
- c. ADDITIONAL SETBACKS SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION IF ANY FILL OVER 30 CUBIC YARDS IS PROPOSED.
- d. NO WATER WITHDRAWS IN EXCESS OF 5000 GALLONS PER DAY OR FOR IRRIGATION OF MORE THAN ONE-HALF ACRE OF LAWN OR NONCOMMERCIAL GARDEN WILL REQUIRE A WATER RIGHT PERMIT FROM THE STATE DEPARTMENT OF ECOLOGY.
- e. ALL WATER WELLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF WASHINGTON WELLS REPORTS MUST BE SUBMITTED TO THE STATE DEPARTMENT OF ECOLOGY WITHIN 30 DAYS AFTER COMPLETION OF A WELL.
- f. ALL WATER WELLS THAT MAY BE DRILLED MUST BE A MINIMUM OF 100 FEET FROM ANY EXISTING WELLS AND MUST BE LOCATED WITHIN 100 FEET OF SOLID WASTE LANDFILLS.
- g. EVIDENCE OF AN ADEQUATE WATER SUPPLY SHALL BE REQUIRED BEFORE A BUILDING PERMIT CAN BE ISSUED FOR ANY BUILDING REQUIRING POTABLE WATER DISCHARGE OF SEDIMENT-LADEN RUNOFF OR OTHER POLLUTANTS TO WATERS OF THE STATE MAY BE IN VIOLATION OF CHAPTER 90-48-WATER POLLUTION CONTROL AND CHAPTER 173-201 WAC-WATER QUALITY STANDARDS FOR SURFACE WATERS OF THE STATE OF WASHINGTON, AND MAY BE SUBJECT TO ENVIRONMENTAL PROTECTION ACT.
- h. EVIDENCE OF PROTECTION AGAINST EROSION EQUIVALENT TYPE OF PROTECTION AGAINST EROSION SHALL BE REQUIRED, REPPROPOSED WITH CLEAN DURABLE RIPRAP OR GIVEN SOME OTHER EQUIVALENT TYPE OF PROTECTION AGAINST EROSION.
- i. PURSUANT TO CHAPTER 18 65 OF CLARK COUNTY CODE, THE PARK IMPACT FEE FOR THIS PLAT IS \$100 PER 1000 SQUARE FEET OF IMPACT AREA. THESE FEES FOR BUILDING PERMIT APPLICATIONS FILED AFTER AUGUST 4, 1978, THESE FEES DO NOT CONSTITUTE LIENS AGAINST THE LOTS IN THIS SUBDIVISION, BUT ARE COLLECTED AS A CONDITION OF INITIAL BUILDING PERMIT ISSUANCE. SAID PARK CONTRIBUTION FOR SERVICES PROVIDED BY \$600 PER LOT FOR A DEVELOPER CONFORMANT TO RESOLUTION NO. 1993-08-01, NO FURTHER DIVISIONS OF THESE LOTS SHALL BE PROPOSED.
- j. THE TURNAROUND PROVIDED ON LOT 2 IS INTENDED FOR EMERGENCY USE ONLY. TURNAROUNDS SHALL BE MAINTAINED OPEN AT ALL REASONABLE TIMES. FURTHER, SHALL BE UNOBSTRUCTED BY ALL VEHICLES AT ALL REASONABLE TIMES.



BICKFORD-MURSELL SURVEYING
1310 MAIN STREET
VANCOUVER, WASHINGTON 98660
TELEPHONE (360) 673-1561
(503) 224-1407

SHEET 2 of 2
000 APR
2096

BK 3 Pg 253
P. 2 of 2