STAFF REPORT

FILE NO: VAR-20-04

REQUEST: The applicants are requesting a variance from the required rear yard setback to construct a tractor shed/art studio. The request is to reduce the setback to five feet from twenty feet as required per the current zoning of the property under Northwestern Lake Residential 5 (NWRL-5).

<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>Ed and Diane Swick</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROPERTY OWNER:</td>
<td>Ed and Diane Swick, 251 Lakeside Drive, White Salmon, Washington</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>251 Lakeside Drive, White Salmon, Washington</td>
</tr>
<tr>
<td>PARCEL NO.:</td>
<td>03-10-03-0-0-0206-00</td>
</tr>
<tr>
<td>ZONING:</td>
<td>Northwestern Lake Residential 5 (NWLR-5)</td>
</tr>
<tr>
<td>COMPREHENSIVE PLAN DESIGNATION:</td>
<td>Rural 1</td>
</tr>
<tr>
<td>PARCEL SIZE:</td>
<td>2.04 acres</td>
</tr>
</tbody>
</table>

PROJECT DESCRIPTION:
The applicant has requested a variance to the rear yard setback in order to develop a 24 x 36-shed. The purpose of the shed is to provide equipment storage and some additional hobby space for the homeowners. The owners own a pottery business in White Salmon and are retiring from that business however would like to continue to have space for an art studio. (Attachment A – Applicant Application).

The subject property was created as lot 4 of the Amendment to Seward Short Plat, recorded on September 4, 1992. The 2.04-acre lot contains approximately 1-acre of “developable” land. The developable portion property is not encumbered by steeper slopes and further away from Little Buck Creek and the White Salmon River. An easement runs through the property almost bisecting it. The applicant is requesting a variance to reduce the rear yard setback to five feet from 20 feet in order to construct a tractor shed/art studio. The cleared and leveled area is
identified approximately 5 feet from the rear yard setback. A twenty-foot setback is the standard setback from the rear yard property line per NWLR-2 zoning for a conforming lot.

ATTACHMENTS:
(Attachment A) Variance Application VAR-20-04
(Attachment B) Public Notices
(Attachment C) Onsite Septic Evaluation Application OSS-20-01

SEPA:
The proposal is exempt from SEPA under WAC 197-11-800(1).

NOTIFICATION:
Notification sent of a public hearing to all adjacent property owners within 500 feet at least 20 days in advance of the hearing on April 27, 2020. A 10-day notice was published in the Skamania County Pioneer on May 6, 2020. (Attachment B)

COMMENTS FROM THE PUBLIC AND AGENCIES:

STAFF ANALYSIS OF APPLICABLE CODE CRITERIA:

TITLE 21 – ZONING

21.66.050 Residential 2 zone classification (R-2)
1.66.050 A. Allowable Uses. 12. Accessory equipment structures.
**Finding:** The applicant has proposed to build a 24’ x 36’ shed in order to house their tractor shed and maintain some space as an art studio which is an allowed use under the zoning code. The applicant currently owns a pottery shop and is interested in continuing pursuit of pottery as a retirement activity.

**21.66.050(F)(3)(c). Setbacks. Rear Yard.**

c. Rear Yard. A rear yard shall be provided of not less than twenty feet, including accessory buildings.

**Finding:** The standard setback for the zone is 20-feet for the rear yard from the property line. The applicant has stated per their narrative that based on the area already cleared and leveled and the proximity to the rear yard property line that they would like to reduce the setback from the property line to 5 feet from the rear yard.

**CHAPTER 21.16 – ADMINISTRATION**

**21.16.080 Hearing examiner—Duties and responsibilities.**

21.16.080 (B) Application for variances from the terms of this title, with the exception of minimum lot size/density and except for administrative variances ten percent or less (refer to Section 21.16.060); provided, that any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated, and that the following circumstances are found to apply:

**Finding:** The applicant is proposing a variance to reduce the setback to 5 feet from the rear yard. The standard setback for the zone is 20 feet from the rear property line. The administrator may approve a variance of 10% or less of the standard setback. Because this request exceeds 10%, a hearing is required before the hearing examiner.

1. Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under identical zone classification and/or special purpose district;

**Finding:** The area on the subject property suitable for the development is limited due to the presence of steep slopes, critical areas, and a private road easement on the property. The plat map below depicts the topographic slope percentage. Low percentage slopes are depicted in green and lighter colors and are considered easier to develop. Steeper slopes, those greater than 30%, are depicted in red or reddish colors. Structures and other features are depicted in yellow on the site plan. Much of the green area contains development including the property owners residence, driveway and septic drainfield, as well as the easement for Lakeside
Drive. The proposed building site is one of few areas on the property that is flat enough for a new shed. The proposed area also has access to the existing driveway, limiting the amount of grading necessary to develop and access the building.

The site proposed for the shed is the former location of the reserve area for the drainfield if the system were to fail. Washington Administrative Code (WAC) 246-272a-0210 requires that slopes not exceed 45% or 24 degrees for drainfield approval without a variance. The applicants, in 2019 submitted a permit application to move their reserve septic drainfield area (Attachment C), in order to utilize the proposed area for construction of the shed. The new reserve area is located north of the home site.

Little Buck Creek and the White Salmon River are located south and east of the subject property and have riparian buffers of up to 150 feet which further encumber the property and would limit development potential on the property.

A 60-foot wide easement also crosses through the 2.04-acre property, effectively bisecting the property and further reducing the available developable areas.

Strict enforcement of the setback requirements would deny the applicant of an accessory structure, which is an allowed use within the NWRL-5 zone enjoyed by other properties within the neighborhood that have accessory structures.

B. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the
vicinity and zone classification and/or special purpose district in which subject property is situated;

Finding: In consideration of granting of the variance, the applicant has moved their reserve drainfield area to another area of the property. The current area already has gravel and has been compacted by vehicle and equipment traffic which has a negative effect on the efficiency and usability of the area as a drainfield. The elevation of the proposed shop is approximately 15 feet lower than the neighboring residence to the north.

To date, the applicant has submitted an application to move their reserve drainfield for the purpose of using the proposed area for their equipment shed/art studio. No building permit has been submitted for the proposed shop. The slopes on the parcel in the vicinity of the proposed shed location. Additionally, the area is identified within a mapped landslide hazard area.

Mapped landslide hazard areas are defined under Skamania County Code 19.02.010 Definitions. “Landslide hazard areas” means areas subject to landslides based on a combination of geologic, topographic, and hydrologic factors.

Under 19.01.060 Regulated activities., section 4. Construction of the size of any structure is subject to review.

SCC 19.02.070 Exemptions does exempt structures under 200 square feet, which are exempt from building permits, however this structure is 864 square feet as proposed. Therefore, as a condition of approval, the applicant shall follow the Design Standards – Landslide Hazard Areas. Under 19.07.030 (E)(1).

1. Applicants proposing regulated activities within mapped landslide hazard areas or areas located within one hundred feet of mapped landslide hazard areas must complete a geotechnical letter documenting whether the hazard is present.

The applicant structure does not qualify for exemption from permits under SCC 15.08.030 of the international building code which references the international building code under Section 105.2 Building 1. One-story detached residential accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor rare does not exceed 200 square feet and the structure does not include any plumbing.

Structures under 200 square feet are still required to meet the applicable standard setback for the zone unless a variance is allowed under SCC 21.16.080 B.

The proposed structure is 864 square feet. Therefore, as a condition of approval, the applicant shall be required to obtain a building permit for the proposed building.
Finding: The uses proposed by the applicant for the proposed structure, Light home industry (in the case of the art studio) and accessory equipment structures are allowed uses in the Northwestern Lake Residential 2 zone. A conditional use permit is not applicable.

CONCLUSION: Based on the findings in this staff report, Planning staff recommends that the Hearing Examiner APPROVE the proposed variance, subject to the following conditions:

1. The variance shall allow the applicant to encroach on the rear yard setback by 15 feet but no closer than 5 feet to the year yard property line.

2. The applicant shall submit an application and obtain a building permit prior to construction of the proposed building.

3. The applicant shall provide a geotechnical letter to the Planning Department in accordance with Skamania County Code 19.07.030 at the time of building permit submittal. Should additional geotechnical investigation requirements be necessary as determined by the qualified professional hired by the applicant, then the applicant shall follow the Design Standards – Landslide Hazard Areas. Described under SCC. 19.07.030 (E)(2 through 4) as necessary and determined by the Community Development Department.

Dated and signed this 6th, day of May 2020, at Stevenson, Washington.

Andrew Lembrick
Land Use Planner

APPEALS
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.
Attachment List to Exhibit 1

Attachment A – VAR-20-04 Application Pages 8-18
Attachment B – Public Notice Pages 19-37
Attachment C – OSS-20-03 Septic Site Evaluation Application Pages 38-48
VARIANCE (TITLE 21) APPLICATION

Applicant: Ed and Diane Swick E-mail: edswick@gorge.net
Address: PO Box 848 Home: ( )
251 Lakeside Dr. Work: ( )
Property Owner: White Salmon WA E-mail: 
Address: 98672 Home: ()
Work: ()

Location of Property: 251 Lakeside Dr.

Tax Lot/Parcel # 0310030002060 Total acres: 2.38

Please attach the Legal Description of the tax lot/parcel of this application. (Legal Description can be obtained from the County Auditor)

Project description: Describe your proposed project including details on use, size (width, length, and height) color, and construction materials of all existing and proposed structures.

24 x 36 Shop building 16' tall
Wood stick framed construction cedar siding
Brown green earth tones. To be used as an art studio and tractor shed.

Please indicate how your proposal meets the two criteria listed in this packet. (Attach additional pages for your answers).

I hereby certify that I have read and understand the Hearing Examiner process (attached).

Applicant signature(s): Diane Swick Date: 3-17-02

Owner signature(s): Ed Swick Date: 3-17-02

Signature of the property owner(s) authorizes Staff and other Agency personnel reasonable access to the site in order to evaluate the application.

FOR DEPARTMENT USE ONLY

Legal description attached: Yes / No Date received Date complete
Receipt # File #

VAR- 20-04

Skamania County Community Development Department – Variance Application
Updated as of April 29, 2014
RETURN TO
PUBLIC UTILITY DIST. No. 1
of Klickitat County
1313 S. Columbus
Goldendale, WA 98620

RIGHT-OF-WAY EASEMENT

Edward J. and Diane L. Swick,

KNOW ALL MEN BY THESE PRESENTS, for valuable considerations, the receipt and adequacy of which is hereby acknowledged, the undersigned party(ies) ("Grantor"). hereby grants and conveys to Public Utility District Number 1 of Klickitat County, a municipal corporation ("Grantee"), and its successors and assigns, a perpetual easement over, under and across the following described real property (the "Described Property"), lying in Klickitat County, State of Washington, and more particularly described as follows:

A Tract of land in the North ¼ of the Southwest ¼ of Section 3, Township 3 North, Range 10 East, W.M. in the county of Skamania, State of Washington, described as follows;
Lot 4 of Amended Charles Seward Short Plat, Recorded in Book 3 of Short Plats, Page 215, Skamania County Records.

TAX ID #: 03-10-03-0-0-0206-00.

(1) The Grantor hereby grants and conveys to Grantee the right, privilege and authority to, without further consideration, use the space above or below the surface thereof, to place, construct, reconstruct, alter, protect, repair, maintain, patrol, replace, operate and remove lines and devices for the overhead and/or underground transmission and distribution of electrical energy, including associated facilities and appurtenances as Grantee may from time to time require.

(2) The Grantor further grants unto the Grantee the right of ingress and egress over and across any portion of the property of Grantor adjoining the Described Property which the District may deem necessary to use in order to exercise the rights granted in paragraph (1) hereof.

(3) The Grantor further grants unto the Grantee, without further compensation, the right to disturb or alter the surface of or space above the Described Property, and to remove, cut down, and to cut and trim trees and shrubs to the extent Grantee deems necessary to exercise the rights granted in paragraph (1) hereof.

(4) The Grantors covenant for themselves, their heirs, successors and assigns that:
   a) they will not build or place, or allow to be built or placed, any structure of any kind over or under the electric facilities and that structure, if any, not be constructed closer than ten (10) feet from the nearest electric facilities; b) that if such a structure is built or placed, they will remove the same at the request of the Grantee at no cost to the Grantee, or in the alternative, pay the Grantee the cost of rerouting the utilities around the structure.

The right, duties, privileges and immunities created under this document shall inure to and be binding upon the heirs, successors, and assigns of the respective parties hereto.

The undersigned covenant that they are the owners of the above-described lands and that the lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

REAL ESTATE EXCISE TAX

N/A
AUG - 9 2007
PAID
SKAMANIA COUNTY TREASURER
IN WITNESS WHEREOF, the undersigned have set their hands and seals this
5th day of April, 2007.

[Signature]
Edward J. Swick
(l.s.)

[Signature]
Diane L. Swick
(l.s.)

State of Washington

County of Klickitat

On this 5th day of April, 2007, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Edward Swick and Diane Swick, to me known to be an individual(s) described in who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

[Signature]
Wanita M. Gordon

NOTARY PUBLIC in and for the State of Washington Residing at: White Salmon
When recorded return to:
Edward and Diane Swick
PO Box 848
White Salmon, WA 98672

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward J Swick, Diane L Swick
for and in consideration of
in hand paid, conveys, and warrants to

GRANTEE(S) Edward J and Diane L Swick trustee of the Edward J and Diane L Swick Living Trust
the following described real estate, situated in the County of Skamania, State of Washington:

Legal Desc: Lot 4, SEWARD SP BK 3 PG 181 – AMENDED BK 3/PG 215
Additional Legals on page 3
Tax Parcel Number(s): 03-10-03-0-0206-00

3D 189
JUL 24, 2013
Exempt
Receiving Attorney Deputy
# Skamania County
## Community Development Department
- Building/Fire Marshal
- Environmental Health
- Planning

Skamania County Courthouse Annex
Post Office Box 1009
Stevenson, Washington 98648
Phone: 509-427-3900 Inspection Line: 509-427-3922

---

## SITE EVALUATION RESULTS LETTER

[THIS IS NOT A PERMIT FOR THE INSTALLATION OF A SEPTIC SYSTEM]

<table>
<thead>
<tr>
<th>Application Date:</th>
<th>3/2/2020</th>
<th>Environmental Health ID Number:</th>
<th>OSS-20-03</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant Name(s):</td>
<td>Ed &amp; Diane Swick</td>
<td>Site Visit Date:</td>
<td>3/4/2010</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>PO Box 848, White Salmon WA 98672</td>
<td>Tax ID#</td>
<td>031003-0020600</td>
</tr>
</tbody>
</table>

The Sewage Treatment & Disposal Site Evaluation that you requested has been completed for the property located at: **251 Lakeside Drive, White Salmon**

- **Approved** - Based on information provided and the test pit findings, a site on the property was found that meets current minimum acceptable standards for siting an onsite sewage system. Specific system type will be established by the submitted design and proposed vertical separation, however, soils and site may qualify for the following type of system, depending on the development proposal:
- **Proposed primary drainfield:** Gravity Distribution w/ TL “E”

### Specific Conditions of Approval:

1. A conforming on-site sewage system (OSS) design must be submitted for review, and approved, prior to permit release.
2. Keep designated initial and reserve OSS areas (location of test pits) protected from grading and/or compaction during further site development.
3. The drainfield component of the OSS, including the designated reserve area, must be a minimum of 100' from any area well or surface water.
4. Water adequacy has not been demonstrated. A WAV application and review is required prior to release of building permits.
5. Maintain all required minimum setbacks between all the OSS components and area water & utility lines, building foundations, easements, and property lines (see enclosed table of required setbacks).
6. Maximum Trench Depth: 24” max

<table>
<thead>
<tr>
<th>1. Application Rate (Perc Rate): 0.6 gal/sq. ft./day per design proposal (soil type 5)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Distribution Method: x Gravity</td>
</tr>
<tr>
<td>3. Treatment Level: A B C x E</td>
</tr>
<tr>
<td>4. Design Flow: Minimum design flow of 360 gallons per day (3 bedroom)</td>
</tr>
</tbody>
</table>

### 5. Additional Comments:
- See Soil Log for additional notes, conditions, and/or design info

**X** This evaluation is valid for the purchase of a permit for FIVE YEARS. (Any modifications to the site may result in site approval being voided)

Site Evaluation Expiration: n/a

**Additional fees are due PRIOR TO:**
1. Design Review & Approval, and
2. Permit Issuance (Pending Design Approval)

**See current fee schedule for specific fees**

---

Nikki Rohan
Environmental Health Specialist

3/4/20

Date
**SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT: ONSITE SEWAGE SITE & SOIL EVALUATION DATA**

**APPLICANT:** Ed + Diane Swick

**Address of Site:** 251 Lakeside Dr

**Tax Parcel Number:** 03-10-03-0-0-0206

**Legal Description:** Quarter Section Section 3 Township 3N Range 10E

---

## SOIL PROFILES

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<tr>
<th>TEST HOLE</th>
<th>DEPTH</th>
<th>TEXTURE</th>
<th>COLOR</th>
<th>MOTTLES</th>
<th>ROOTS</th>
<th>STRUCTURE</th>
<th>APPL RATE</th>
<th>OBSERVATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>0-32</td>
<td>L</td>
<td>Brn</td>
<td>NO</td>
<td>Many &amp;*</td>
<td>msha</td>
<td>0.6</td>
<td>*new designated rescue</td>
</tr>
<tr>
<td></td>
<td>32-50</td>
<td>L</td>
<td>Brn</td>
<td>slight</td>
<td>few def</td>
<td>msha</td>
<td>0.6</td>
<td></td>
</tr>
</tbody>
</table>

**Loc:**
**Slope %:**
**Dir:**

**WEATHER CONDITIONS:**
- Clear ( ) Cloudy ( ) Precipitation ( ) Extreme Dryness ( ) Other:

**LANDFORMS:**
- Floodplain ( ) Terrace ( ) Upland ( ) Sideslope ( ) Open Depression ( ) Closed Depression ( ) Other:

**VEGETATION:**
- Pastured ( ) Forested ( ) Cleared ( ) Wetland ( ) Other:

**MAJOR LIMITING FACTOR (S):** (Water Table / Soil Suitability / Setbacks / Lot size / Slope) / OTHER:

**Soil Type Observed:**

**ADDITIONAL COMMENTS:**
- Maintain 1001 Well

**EVALUATOR’S SIGNATURE:**

**DATE:** 5/4/20

---

*Attachment A*
**Proposed Usage for System:**
- Single-Family Residence / Multi Family Residence / Community Residential
- Non-Residential Use
- Non-Domestic Waste

**Maximum Gallons of Sewage Flow / Day:**

**All Systems (Unless Waiver Granted):**
- 100' from wells and surface water
- 5' from Property lines to Sidewall of Trenches
- 10' from Foundation to Sidewall of Trenches
- Note: Maintenance Required, every ( ) years
  (Inspection, Pumping & Repair if Needed, Report to Health Officer)
- Add 250 gallons to Septic Tank if garbage disposal is used
- Right of Entry must be granted to Health Officer for monitoring

**Proposed System Components:**
- Existing / New
- Require System Design Gravity / Pressure / Pretreatment / Waiver

(See WDOH/TRC Guidelines for Alternative Systems)
- Septic Tank Size: 1000 / 1250 / 1500 / (gal)
- Drain Field / Basal Area Size: (sq ft)
- Application Depth = (inches)
- Lift / Equal distribution] Pump (will/may) be necessary.
- Proposed Use of Existing tank if 750/ (gal), concrete, good condition
  (must be inspected and pumped / repaired if needed)
- Treatment by (before / after) Septic Tank
- Propose (end of each line / ground-water / ) Monitoring Ports.
- Propose (0 / 20 / 40) percent Reduction for Gravelless Drainfield.

**Additional Requirements:**
- Minimum lot size
- Site located within or near an (established / apparent)
  (Environmentally Sensitive area / Area of Special Concern)
  (Well-Head Protection Area / other )
- Agency approval required from

**Additional Comments & Requirements:**

**Water Supply:**
- Group A Public __Group B Public Water __Individual (Well/Surface/Spring)

**Comments:**

**Existing Water**

**Health Officer Use Only:**
- PROPOSAL DENIED BECAUSE (Water Table / Soil Suitability / Setbacks / Lot Size / Other: )

Recommended: Explore Other Areas on Site _ Apply for Winter Evaluation

**Comments:**

**Health Officer:** ____________________________ **Date:** ____________

**Health Officer Use Only:**
- APPROVED

This evaluation was reviewed and found to meet minimum acceptable standards for siting an onsite sewage system on this site. Any changes to the site or conditions affecting the site may void this evaluation.

**Site Evaluation Results are Valid for Two (2) Years From Date Below:**

**Health Officer:** ____________________________ **Date:** 3/4/20
Ed and Diane Swick proposal

We are requesting a variance on the 20' building setback requirement for a 2 acre or larger parcel. Our property is mostly sloped with a few options as to where to place a pole barn shop building.

With the easement for Lakeside Dr going right through the middle of the parcel and most of the southern half being unusable we are only able to utilize 1 acre or less of the property.

The flat section above the house would make a suitable reserve drain field and allow us to build a pole barn shop with the new 5' property line setback.
Ed and Diane Swick proposal

We are requesting a variance on the 20' building setback requirement for a 2 acre or larger parcel. Our property is mostly sloped with a few options as to where to place a pole barn shop building.

With the easement for Lakeside Dr going right through the middle of the parcel and most of the southern half being unusable we are only able to utilize 1 acre or less of the property.

The flat section above the house would make a suitable reserve drain field and allow us to build a pole barn shop with the new 5' property line setback.
NOTICE OF PUBLIC HEARING
VARIANCE

You are being notified of this application, and hearing before the Hearing Examiner, as an adjacent property owner or interested party. Comments will be accepted in writing, at or before the hearing, or orally at the hearing. Please send comments to the above address.

Hearing Date: Monday, May 18, 2020 at 5:30 PM
Hearing Location: This meeting will tentatively be held via remote video conference, or if in person, at the Skamania County Courthouse Annex Basement Meeting Room, at 170 NW Vancouver Ave, Stevenson WA.

The hearing may be held via remote video conference, in accordance with direction from the State of Washington. Visit www.skamaniacounty.org or Alan Peters at apeters@co.skamania.wa.us for meeting updates and instructions on how to participate.

Applicant: Ed and Diane Swick, 251 Lakeside Drive, White Salmon Washington
File No.: VAR-20-04
Location: 251 Lakeside Drive
Parcel No.: 03-10-03-0-0-0206-00
Zoning: Northwestern Lake Residential 2 (NWLR-2)
Description: Applicant is requesting a variance to reduce the rear yard setback from 20 feet to 5 feet in order to place a 864 square foot equipment storage shed/art studio.

Additional information regarding this application is available at: https://www.skamaniacounty.org/departments-offices/community-development/application-notices
NOTICE DATE: APRIL 27, 2020
NOTICE OF PUBLIC HEARING
BEFORE THE SKAMANIA COUNTY HEARING EXAMINER

The Skamania County Hearing Examiner will hold a public hearing on Monday, May 18, 2020, at 5:30 PM, to consider the following applications received by the Community Development Department:

<table>
<thead>
<tr>
<th>FILE NUMBER:</th>
<th>DESCRIPTION OF PROPOSAL:</th>
<th>LOCATION:</th>
<th>PARCEL NO.:</th>
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</thead>
<tbody>
<tr>
<td>SHR-20-01 (SHORELINE)</td>
<td>The applicant requests a Shoreline Substantial Development Permit, a Shoreline Conditional Use Permit, and a Critical Areas Variance in order to construct a ten-unit motel with associated trails and parking on the Columbia River outside Stevenson, WA.</td>
<td>45092 State Highway 14, Stevenson, WA 98648</td>
<td>03-75-36-3-1000-00</td>
</tr>
<tr>
<td>CA-20-01 (CRA)</td>
<td></td>
<td>A parcel in the SW ¼ of Section 36, T3N, R7.5E of the W.M.</td>
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<tr>
<td>CA-20-01 (VAR)</td>
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<tr>
<td>VAR-20-04 (VAR)</td>
<td>Applicant is requesting a variance to reduce the rear yard setback from 20 feet to 5 feet in order to place a 864 square foot equipment storage shed/art studio.</td>
<td>251 Lakeside Drive, White Salmon</td>
<td>03-10-03-0-0206-00</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paradise Rock, LLC</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2122 Mabee Mines Road, Washougal, WA 98671</td>
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<tr>
<td>Ed and Diane Swick</td>
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<tr>
<td>251 Lakeside Drive, White Salmon, Washington</td>
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Due to current circumstances related to the COVID-19 pandemic and Washington’s “Stay Home, Stay Healthy” order, this meeting will tentatively be held via remote video conference, or if in person at the Skamania County Courthouse Annex Basement Meeting Room, at 170 NW Vancouver Ave, Stevenson WA.

Please visit www.skamaniacounty.org/hearingexaminer for updates on the meeting venue and instructions on how to participate, or email Alan Peters at apeters@co.skamania.wa.us to be notified of any updates.
Comments will be accepted in writing, at or before the hearing, or orally at the hearing. If you bring written testimony or other documents to present at the hearing, the Hearing Examiner requests submission of at least three (3) copies for the record (one copy for the Hearing Examiner and two copies for the staff). Due to COVID-19, written comments are preferred and should be sent to permitcenter@co.skamania.wa.us. Comments may also be sent to the Community Development Department at P.O. Box 790 Stevenson, Washington 98648. Comments must address the review criteria and any comments received are a matter of public record.

Please visit www.skamaniacounty.org/publicnotices to view application materials for these proposals.

Alan Peters, AICP
Assistant Planning Director
File No: SP-19-07

**Description:** The proposal (Irwin Short Plat) is for a two-lot short plat of approximately 1.005 acres. Lot 1 consists of a 0.718-acre parcel which has an existing single-family dwelling and a shop. Lot 2 consists of a 0.287-acre (12,501 square feet) parcel which has an existing cardlock refueling facility complete with diesel and gas dispensers, piping and underground storage tanks (USTs). Lot 1 is already connected to an on-site septic system and public water provided by the Skamania County PUD. Lot 2 has no septic or water and is not intended for residential use. Access to each of the lots will be off of Carson Frontage Road, a public road accessed off of Wind River Highway.

**Location:** 211 Carson Frontage Road, Carson, WA

**Zoning:** Carson Community Subarea Commercial

**Parcel No.:** 03-08-17-4-0-1000-00

**Proponent:** Wilcox and Flegel; **Owner:** James I and Shirley L. Irwin

---

File No: SP-19-04

**Description:** The proposal (Baldwin Short Plat) is for a three lot Short Plat of approximately 34.36 acres. Lot 1 will be 10 acres, Lot 2 will be 13.32 acres and Lot 3 will consist of 11.04 acres. Lot 2 contains an existing single-family dwelling and detached garage. Each of the proposed lots will use onsite septic systems and private individual wells. Each of the lots are proposed to access off of Skye Road through two existing road approaches. Lots 2 and 3 will be accessed by a shared driveway.

**Location:** SW ¼ of the SW ¼ of T2N, R5E of the Willamette Meridian. 3592 Skye Road, Washougal, Washington.

**Zoning:** West End Rural Lands 10 (WE-RL10)

**Parcel No.:** 02-05-18-0-0-0803-00

**Proponent:** Helen and Larry Baldwin

---

Hearing Examiner Applications

File No: SHR-20-01/CA-20-01

**Description:** The applicant requests a Shoreline Substantial Development Permit, a Shoreline Conditional Use Permit, and a Critical Areas Variance in order to construct a ten-unit motel with associated trails and parking on the Columbia River outside Stevenson, WA.

**Location:** 45092 State Highway 14, Stevenson, WA 98648, a parcel in the SW ¼ of Section 36, T3N, R7.5E of the W.M.
File No: SHR-20-02/CA-20-02

Description: The applicant requests a Shoreline Substantial Development Permit and Critical Areas Variance in order to construct several improvements to the Swift Forest Camp related to the Americans with Disabilities Act (ADA). The applicant will install new pathways, a new dock access ramp, a new ADA play structure, and several ADA picnic tables.

Location: A parcel of land located in the NE ¼ of Section 34, T7N, R6E of the W.M. on the northeast side of the Swift Reservoir, south of USFS 90 Road.

Parcel No.: 07-06-34-0-0-0100-00

Proponent: PacifiCorp c/o Brett Horton, 825 NE Multnomah Street, Suite 1800, Portland, OR

Please Note: This hearing will be held via remote video conference. Comments will be accepted until the date of the hearing. Revised Hearing Notice, Application Materials

Enter Comments

File No: VAR-20-04

Description: The applicant is requesting a variance to reduce the rear yard setback from 20 feet to 5 feet in order to place an 864 square foot equipment storage shed/art studio.

Location: 251 Lakeside Drive, White Salmon, WA

Parcel No.: 03-10-03-0-0-0206-00

Proponent: Ed And Diane Swick, 251 Lakeside Drive, White Salmon, Washington

Please Note: This hearing will be held via remote video conference. Comments will be accepted until the date of the hearing on May 18, 2020. Application Materials

Enter Comments
NOTICE OF PUBLIC HEARING VARIANCE

You are being notified of this application, and hearing before the Hearing Examiner, as an adjacent property owner or interested party. Comments will be accepted in writing, at or before the hearing, or orally at the hearing. Please send comments to the above address.

Hearing Date: Monday, May 18, 2020 at 5:30 PM
Hearing Location: This meeting will tentatively be held via remote video conference, or if in person, at the Skamania County Courthouse Annex Basement Meeting Room, at 170 NW Vancouver Ave, Stevenson WA.

The hearing may be held via remote video conference, in accordance with direction from the State of Washington. Visit www.skamaniacounty.org or Alan Peters at apeters@co.skamania.wa.us for meeting updates and instructions on how to participate.

Applicant: Ed and Diane Swick, 251 Lakeside Drive, White Salmon Washington
File No.: VAR-20-04
Location: 251 Lakeside Drive
Parcel No.: 03-10-03-0-0-0206-00
Zoning: Northwestern Lake Residential 2 (NWLR-2)
Description: Applicant is requesting a variance to reduce the rear yard setback from 20 feet to 5 feet in order to place a 864 square foot equipment storage shed/art studio.

Additional information regarding this application is available at: https://www.skamaniacounty.org/departments-offices/community-development/application-notices

NOTICE DATE: APRIL 27, 2020
VARINACE (TITLE 21) APPLICATION
(Please complete application in ink)

Applicant: Ed and Diane Swick  E-mail: edswick@gorge.net
Address:  PO Box 848  Home: ( )
         251 Lakeside Dr.  Work: ( )
Property Owner: White Salmon WA  E-mail:
Address:  98672  Home: ( )
         Work: ( )

Location of Property: 251 Lakeside Dr.
Tax Lot/Parcel # 031003002060  Total acres: 2.38

Please attach the Legal Description of the tax lot/parcel of this application. (Legal Description can be obtained from the County Auditor)

Project description: Describe your proposed project including details on use, size (width, length, and height) color, and construction materials of all existing and proposed structures.

24 x 36 Shop building 16' tall
Wood stick framed construction cedar siding
Brown green earth tones. To be used as an art studio and tractor shed.

Please indicate how your proposal meets the two criteria listed in this packet. (Attach additional pages for your answers).

I hereby certify that I have read and understand the Hearing Examiner process (attached).

Applicant signature(s): Diane Swick  Date: 3-17-02

Owner signature(s): Ed Swick  Date: 3-17-02

Signature of the property owner(s) authorizes Staff and other Agency personnel reasonable access to the site in order to evaluate the application.

FOR DEPARTMENT USE ONLY

Legal description attached: Yes / No
Date received
Receipt #

File #

Skamania County Community Development Department – Variance Application
Updated as of April 29, 2014
RETURN TO
PUBLIC UTILITY DIST. No. 1
of KLICKITAT COUNTY
1313 S. Columbus
Goldendale, WA 98620

RIGHT-OF-WAY EASEMENT

Edward J. and Diane L. Swick,

KNOW ALL MEN BY THESE PRESENTS, for valuable considerations, the receipt and adequacy of which is hereby acknowledged, the undersigned party(ies) ("Grantor") hereby grants and conveys to Public Utility District Number 1 of Klickitat County, a municipal corporation ("Grantee"), and its successors and assigns, a perpetual easement over, under and across the following described real property (the "Described Property"), lying in Klickitat County, State of Washington, and more particularly described as follows:

A Tract of land in the North 1/4 of the Southwest 1/4 of Section 3, Township 3 North, Range 10 East, W.M. in the county of Skamania, State of Washington, Described as follows;
Lot 4 of Amended Charles Seward Short Plat, Recorded in Book 3 of Short Plats, Page 215, Skamania County Records.

TAX ID #: 03-10-03-0-0-0206-00.

(1) The Grantor hereby grants and conveys to Grantee the right, privilege and authority to, without further consideration, use the space above or below the surface thereof, to place, construct, reconstruct, alter, protect, repair, maintain, patrol, replace, operate and remove lines and devices for the overhead and/or underground transmission and distribution of electrical energy, including associated facilities and appurtenances as Grantee may from time to time require.

(2) The Grantor further grants unto the Grantee the right of ingress and egress over and across any portion of the property of Grantor adjoining the Described Property which the District may deem necessary to use in order to exercise the rights granted in paragraph (1) hereof.

(3) The Grantor further grants unto the Grantee, without further compensation, the right to disturb or alter the surface of or space above the Described Property, and to remove, cut down, and to cut and trim trees and shrubs to the extent Grantee deems necessary to exercise the rights granted in paragraph (1) hereof.

(4) The Grantors covenant for themselves, their heirs, successors and assigns that: a) they will not build or place, or allow to be built or placed, any structure of any kind over or under the electric facilities and that structure, if any, not be constructed closer than ten (10) feet from the nearest electric facilities; b) that if such a structure is built or placed, they will remove the same at the request of the Grantee at no cost to the Grantee, or in the alternative, pay the Grantee the cost of rerouting the utilities around the structure.

The right, duties, privileges and immunities created under this document shall inure to and be binding upon the heirs, successors, and assigns of the respective parties hereto.

The undersigned covenant that they are the owners of the above-described lands and that the lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

REAL ESTATE EXCISE TAX

AUG - 9 2007

PAID
SKAMANIA COUNTY TREASURER
IN WITNESS WHEREOF, the undersigned have set their hands and seals this
5th day of April, 2007.

Edward J. Swick
(D.S.)
Diane L. Swick
(D.S.)

State of Washington

County of Kittitas

On this 5th day of April, A.D. 2007, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Edward Swick and Diane Swick to me known to be an individual(s) described in who executed the foregoing instrument, and acknowledged to me that he/she/they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Wanita M. Johnson
NOTARY PUBLIC in and for the State of Washington
Residing at: White Salmon
When recorded return to:
Edward and Diane Swick
PO Box 848
White Salmon, WA 98672

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward J Swick, Diane L Swick
for and in consideration of
in hand paid, conveys, and warrants to

GRANTEE(S) Edward J and Diane L Swick trustee of the Edward J and Diane L Swick Living Trust
the following described real estate, situated in the County of Skamania, State of Washington:

Legal Desc: Lot 4, SEWARD SP BK 3 PG 181 – AMENDED BK 3/PG 215
Additional Legals on page 3
Tax Parcel Number(s): 03-10-03-0-0-0206-00

Exempt
Substituting Deputy
**SITE EVALUATION RESULTS LETTER**

[THIS IS NOT A PERMIT FOR THE INSTALLATION OF A SEPTIC SYSTEM]

<table>
<thead>
<tr>
<th>Application Date:</th>
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<tbody>
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<td>Site Visit Date:</td>
<td>3/4/2010</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>PO Box 848, White Salmon WA 98672</td>
<td>Tax ID#:</td>
<td>03-10030-0 020600</td>
</tr>
</tbody>
</table>

The Sewage Treatment & Disposal Site Evaluation that you requested has been completed for the property located at: **251 Lakeside Drive, White Salmon**

X **Approved** - Based on information provided and the test pit findings, a site on the property was found that meets current minimum acceptable standards for siting an onsite sewage system. Specific system type will be established by the submitted design and proposed vertical separation, however, soils and site may qualify for the following type of system, depending on the development proposal:

X **Proposed primary drainfield: Gravity Distribution w/ TL “E”**

**Specific Conditions of Approval:**

1. A conforming on-site sewage system (OSS) design must be submitted for review, and approved, prior to permit release.
2. Keep designated initial and reserve OSS areas (location of test pits) protected from grading and/or compaction during further site development.
3. The drainfield component of the OSS, including the designated reserve area, must be a minimum of 100’ from any area well or surface water.
4. Water adequacy has not been demonstrated. A WAV application and review is required prior to release of building permits.
5. Maintain all required minimum setbacks between all the OSS components and area water & utility lines, building foundations, easements, and property lines (see enclosed table of required setbacks).
6. Maximum Trench Depth: 24" max

<table>
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<th>Application Rate (Perc Rate):</th>
<th>0.6 gal/sq. ft./day per design proposal (soil type 5)</th>
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<tbody>
<tr>
<td>Distribution Method:</td>
<td>x Gravity Pressure Time Dosing</td>
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<tr>
<td>Treatment Level:</td>
<td>A B C x E</td>
</tr>
<tr>
<td>Design Flow:</td>
<td>Minimum design flow of 360 gallons per day (3 bedroom)</td>
</tr>
</tbody>
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5. **Additional Comments:** See Soil Log for additional notes, conditions, and/or design info

X This evaluation is valid for the purchase of a permit for FIVE YEARS.

(Any modifications to the site may result in site approval being voided)

Site Evaluation Expiration: n/a

Additional fees are due PRIOR TO:

1) Design Review & Approval, and
2) Permit Issuance (Pending Design Approval)

"See current fee schedule for specific fees

Nikki Rohan  
Environmental Health Specialist  
3/4/20  
Date
## Soil Profiles

<table>
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<tr>
<th>TEST HOLE</th>
<th>DEPTH</th>
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<tr>
<td>#1</td>
<td>0-32</td>
<td>L</td>
<td>Brown</td>
<td>No</td>
<td>Many</td>
<td>MSBK</td>
<td>0.6</td>
<td>New designated reserve</td>
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<tr>
<td></td>
<td>32-50</td>
<td>L</td>
<td>Brown</td>
<td>Slight</td>
<td>Swell</td>
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<th>Clear ( ) Cloudy ( ) Precipitation ( ) Extreme Dryness ( ) Other:</th>
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<td>MAJOR LIMITING FACTOR (S): (Water Table / Soil Suitability / Setbacks / Lot size / Slope) / OTHER: Soil Type Observed: 4(0.6g/46/A4/26)</td>
<td></td>
</tr>
</tbody>
</table>

ADDITIONAL COMMENTS: Maintain 100% well

EVALUATOR'S SIGNATURE: [Signature]

DATE: 5/4/20
EVALUATION RESULTS, CONDITIONS & DESIGN INSTRUCTIONS
SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FILE #: 05S-20-03

Proposed Usage for System:
- Single-Family Residence / Multi Family Residence / Community Residential
- Non-Residential Use [ ]
- Non-Domestic Waste [ ]

MAXIMUM GALLONS OF SEWAGE FLOW / DAY: [ ]

ALL SYSTEMS (Unless Waiver Granted):
- 100' from wells and surface water
- 5' from Property lines to Sidewall of Trenches
- 10' from Foundation to Sidewall of Trenches
- Note: Maintenance Required, every [ ] years
- (Inspection, Pumping & Repair if Needed, Report to Health Officer)
- Add 250 gallons to Septic Tank if garbage disposal is used
- Right of Entry must be granted to Health Officer for monitoring

PROPOSED SYSTEM COMPONENTS
- Existing / New
- Require System Design Gravity / Pressure / Pretreatment / Waiver

(See WDOH/TRC Guidelines for Alternative Systems)

Septic Tank Size: 1000 / 1250 / 1500 / [ ] gallons

Drain Field / Basal Area Size: [ ] Sq Ft.

Application Depth = [ ] inches

(Lift / Equal distribution) Pump (will/may) be necessary.

Proposed Use of Existing tank if 750/ [ ] gallons, concrete, good condition

(must be inspected and pumped / repaired if needed)

Treatment by [ ] before / after) Septic Tank

Propose (end of each line / ground-water / [ ] Monitoring Ports.

Propose (0 / 20 / 40) percent Reduction for Gravelless Drainfield.

ADDITIONAL REQUIREMENTS
- Minimum lot size
- Site located within or near an (established / apparent)
  (Environmentally Sensitive area / Area of Special Concern)
  (Well-Head Protection Area / other [ ])

Agency approval required from

Additional Comments & Requirements:

Water Supply:
- Group A Public
- Group B Public Water
- Individual [ ] Well
- [ ] Surface
- [ ] Spring

Comments:

[ ] EXISTING WATER

HEALTH OFFICER USE ONLY:

☐ PROPOSAL DENIED BECAUSE

(Water Table / Soil Suitability / Setbacks / Lot Size / Other: [ ]

Recommended: [ ] Explore Other Areas on Site [ ] Apply for Winter Evaluation

Comments:

[ ]

HEALTH OFFICER: [ ] DATE:

HEALTH OFFICER USE ONLY:

☑ APPROVED

This evaluation was reviewed and found to meet minimum acceptable standards for siting an onsite sewage system on this site. Any changes to the site or conditions affecting the site may void this evaluation.

SITE EVALUATION RESULTS ARE VALID FOR TWO (2) YEARS FROM DATE BELOW:

HEALTH OFFICER: [ ] DATE: [ ]

[Signature]

[Signature]
Ed and Diane Swick proposal

We are requesting a variance on the 20’ building setback requirement for a 2 acre or larger parcel. Our property is mostly sloped with a few options as to where to place a pole barn shop building.

With the easement for Lakeside Dr going right through the middle of the parcel and most of the southern half being unusable we are only able to utilize 1 acre or less of the property.

The flat section above the house would make a suitable reserve drain field and allow us to build a pole barn shop with the new 5’ property line setback.
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PARCEL ID: 03-10-03-0-0-0206-00
OWNERS: Edward and Diane Swick

Slope Percent Map

LEGEND
Percent Slope
<VALUE>
- 0 - 5
- 5-10
- 10-15
- 15-20
- 20-25
- 25-30
- 30-40
- 40-50
- 50-100
- 100+

DISCLAIMER: This map product was prepared by Skamania County and is for information purposes only. It may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.
# SITE EVALUATION RESULTS LETTER

**[THIS IS NOT A PERMIT FOR THE INSTALLATION OF A SEPTIC SYSTEM]**

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### Specific Conditions of Approval:

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3. The drainfield component of the OSS, including the designated reserve area, must be a minimum of 100’ from any area well or surface water.
4. Water adequacy has not been demonstrated. A WAV application and review is required prior to release of building permits.
5. Maintain all required minimum setbacks between all the OSS components and area water & utility lines, building foundations, easements, and property lines (see enclosed table of required setbacks).
6. Maximum Trench Depth: 24” max

### Application Rate (Perc Rate):

| 0.6 gal/sq. ft./day per design proposal (soil type 5) |

### Distribution Method:

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<td>C</td>
<td>B</td>
<td>x E</td>
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### Design Flow:

| Minimum design flow of 360 gallons per day (3 bedroom) |

### Additional Comments: See Soil Log for additional notes, conditions, and/or design info

**X** This evaluation is valid for the purchase of a permit for **FIVE YEARS.** (Any modifications to the site may result in site approval being voided)

**Site Evaluation Expiration:** n/a

### Additional fees are due PRIOR TO:

1) Design Review & Approval, and
2) Permit Issuance (Pending Design Approval)

**See current fee schedule for specific fees**

---

Nikki Rohan
Environmental Health Specialist

Date: 3/4/20
### SOIL PROFILES

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**WEATHER CONDITIONS:**
- Clear ( )
- Cloudy ( )
- Precipitation ( )
- Extreme Dryness ( )
- Other: ( )

**LANDFORMS:**
- Floodplain ( )
- Terrace ( )
- Upland ( )
- Sideslope ( )
- Open Depression ( )
- Closed Depression ( )
- Other: ( )

**VEGETATION:**
- Pastured ( )
- Forested ( )
- Cleared ( )
- Wetland ( )
- Other: ( )

**MAJOR LIMITING FACTOR (S):**
- Water Table ( )
- Soil Suitability ( )
- Setbacks ( )
- Lot size ( )
- Slope ( )
- OTHER: ( )

**Soil Type Observed:** 4A (0.6 gal/ft²/day)

**ADDITIONAL COMMENTS:** Maintain 100% well

**EVALUATOR'S SIGNATURE:** [Signature]  **DATE:** 3/4/20
Ed and Diane Swick proposal

We are requesting a variance on the 20’ building setback requirement for a 2 acre or larger parcel. Our property is mostly sloped with a few options as to where to place a pole barn shop building.

With the easement for Lakeside Dr going right through the middle of the parcel and most of the southern half being unusable we are only able to utilize 1 acre or less of the property.

The flat section above the house would make a suitable reserve drain field and allow us to build a pole barn shop with the new 5’ property line setback.
APPLICATION TYPE

☐ New System  ☐ Expansion and/or Replacement System

Description of Proposal: To move our reserve drain field to flat area so we can build a shop on reserve site. See map. See attached proposal.

APPLICANT AND SITE INFORMATION

Applicant Name: Ed & Diane Swick
Mailing Address: PO Box 848 City: White Salmon State: WA Zip: 98672
Phone Number: 509-492-4454 E-mail Address: edswick@gorge.net

Owner Name (Complete if different from the applicant): 
Mailing Address: ___________________________ City: ______________ State: ____ Zip: __________
Phone Number: ___________________________ E-mail Address: ___________________________

Site Address: 251 Lakeside Dr.
Tax Parcel Number: 03100360026 Lot Size: 2.38 acre
Detailed directions to the site: 

List any access restrictions (gates, dogs, cattle, etc.). Access problems restrict the ability to evaluate property in a timely manner: none

List any known encumbrances on this property (i.e., neighbor’s well, easement, flood zones, etc.): none

FLAG SITE

To easily locate your property and soil test pits, place your name on a sign and affix to a post or tree in front of the site marking access from the main road. Mark property corners, property lines (every 100 feet), etc. If the site has property lines clearly marked (fence, roadway, etc.), it will not be necessary to flag these lines. Clearly mark the location of the soil test pits. Describe the soil test pit’s location: Flat area behind house.

$70  OSS-20-03

Skamania County Community Development Department – OSS Site Evaluation Application
Updated as of May 10, 2016
SOURCE OF SEWAGE/USE
☒ Residential ☐ Multi-family ☐ Commercial ☐ Food Service
☐ Other - If “Other” explain: ____________________________

No. of Bedrooms Proposed: ___________ Garbage Disposal: ☐ Yes ☐ No
Existing System: No. of Existing Bedrooms: _____ Proposed Additional Bedrooms: _____

WATER SUPPLY
☒ Existing ☐ New ☐ Future
☐ Public Water System
System Name: ____________________________
☐ Private Water System (Please attach a copy of the private water system review.)
☐ Spring ☐ Individual Well ☐ Shared Well
No. of Homes Served: ______
Well Tag ID #: ______________

SITE PLAN
Attach the site plan you submitted with the Site Analysis Level II (SALII) application.

SOIL TEST PITS
Date soil test pits were dug: 10-27-19

OWNER/APPLICANT STATEMENT: I will comply with the rules and regulations of the Skamania County Community Development Department (SCCDD) for on-site sewage systems in the installation and maintenance of this system. I understand that any alterations of the building size or location, or any filling or grading in or below the drainfield area may invalidate any approval granted for this application. I further understand that in order to process my application, I hereby grant SCCDD access to the site for inspection purposes and that additional inspections will be required where any part of the installation is performed by someone other than a person licensed.

Applicant Signature: ____________
Date: 10-24-19

Property Owner Signature: ____________
Date: 10-24-19

For Department Use Only: ____________________________
Records included: Yes / No Date received: ____________
Fee: ____________
File No.: ____________ Receipt #: ____________

Site Evaluation Preparation
Skamania County Community Development Department – OSS Site Evaluation Application
Updated as of May 10, 2016
Skamania County
Assessor

POB 790
Stevenson, WA 98648
Phone: (509) 427-3720

Property Summary (Appraisal Details)

Parcel Information
Parcel Number: 03100300020800
Map Number: -R5-U-....
Situs: LAKEVIEW RD
Legal: LOT 4 SEWARD SP BK 3 PG 181 - AMENDED BK 3/PG 215

Ownership Information
Current Owner: SWICK, EDWARD J & DIANE L
Address: P O BOX 848
City, State: WHITE SALMON WA
Zipcode: 98672

Assessment Data
Tax District: 110
Land Use/DOR Code: 11
Open Space: Open Space Date:
Senior Exemption:
Deeded Acres: 2.04
Last Revaluation for Tax Year: 2007

Market Value
Land: 64,000
Imp: 255,000
Perm Crop: 0
Total: 319,000

Taxable Value
Land: 84,000
Imp: 255,000
Perm Crop: 0
Total: 319,000

Sales History

Date      Book & Page  # Parcels  Grantor                        Grantee                        Price
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03-19-2002  222/177    1        PULLANO, MICHAEL J & PAMELA  SWICK, EDWARD J & DIANE L  45,000
09-09-1992  130/645    1        SEWARD, C & V, & MOSS       PULLANO, MICHAEL J. & PAMELA  56,200

Building Permits

Permit No.      Date      Description      Amount
43-07  03/09/2007  SFR/BASEM & DECK

5 Year Valuation Information

Year  Billed Owner  Land  Impr.  PermCrop Value  Total  Exempt  Taxable  Taxes
2009  SWICK, EDWARD J & DIANE L  64,000  188,900  0  252,900  0  252,900  View Taxes
2008  SWICK, EDWARD J & DIANE L  64,000  0  0  64,000  0  64,000  View Taxes
2007  SWICK, EDWARD J & DIANE L  64,000  0  0  64,000  0  64,000  View Taxes
2006  SWICK, EDWARD J & DIANE L  55,500  0  0  55,500  0  55,500  View Taxes
2005  SWICK, EDWARD J & DIANE L  55,500  0  0  55,500  0  55,500  View Taxes
2004  SWICK, EDWARD J & DIANE L  55,500  0  0  55,500  0  55,500  View Taxes

Parcel Comments
NO PARCEL COMMENTS FOR THIS RECORD

Photos/Sketches

CLARK COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
P.O. BOX 9825
VANCOUVER, WA 98666-8825
(360) 397-8428  Vancouver
(509) 427-5138  Stevenson

DESIGNED SEWAGE TREATMENT SYSTEM
NOTICE OF APPROVAL

DATE OF INSPECTION 5/24/07

ID# 07-37

NAME SWICK
ADDRESS OF INSTALLATION LAKESIDE DRIVE

TYPE OF SYSTEM INSTALLED CLOACES

EH SPECIALIST SCHERLING, BS

REMARKS OK TO BACKFILL
Skamania County Health Department
683 SW Rock Creek Drive
PO Box 162
Stevenson, WA 98648
(509) 427-3870 - 1-800-996-2526

PERMIT
INDIVIDUAL SEWAGE DISPOSAL SYSTEM

DATE May 22, 2007
Permit Expires 4/2/2013

OWNER: Ed Swick

MAILING ADDRESS: PO Box 848 White Salmon, WA 98673

ADDRESS OF THIS SEWAGE SYSTEM: Lakeside Drive - Northwestern Lake
3-10-3-0-0-0206

PERMISSION IS HEREBY GRANTED TO INSTALL AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM 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. THE FOLLOWING ARE THE APPROVED MINIMUM DESIGN REQUIREMENTS:

# BEDROOMS 2

SEPTIC TANK **PER PLAN** GAL. CAPACITY
(Add 50% to tank capacity for garbage grinders)

DISTRIBUTION BOXES **PER PLAN**

DISPOSAL FIELD **PER PLAN** LINES

**PER PLAN** FEET COMBINED LENGTH

NATIVE ROUND ROCK (WASHED) **PER PLAN** UNDER PIPE

OTHER **PER** Ed Swick Self Design

PLAN APPROVED May 11, 2007
BY Bruce Schierling, RS
PUBLIC HEALTH SANITARIAN

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.)
CLARK COUNTY HEALTH DEPARTMENT
P.O. Box 9825 • Vancouver, WA 98666-8825
(360) 397-8428 • Fax (360) 397-8084

3-10-3-0-0-0-0206

RECORD OF SEWAGE DISPOSAL SYSTEM (AS-BUILT SKETCH)
(TO BE ON SITE DURING INSPECTION)

PROPERTY ADDRESS/LOCATION: Lakeside Drive-Northwestern
PERMIT DATE: 5/22/07

PERMIT ISSUED TO: Ed Schwick
PERMIT ID#: 0-7-37

INSTALLER'S NAME: Des Verley Contracting
INSTALLER'S ADDRESS: 929 Seren Road
PHONE #: 493-1801

BLDG. INFO: MOBILE HOME HOUSE 3 BEDROOMS 3 OTHER
GARbage DISP. YES NO

TYPE OF SYSTEM: CONV CAP GRAVELLESS OTHER

SEPTIC TANK INFORMATION
Total liquid capacity 1,000 gallons Tank manufacturer
(for Gravelless systems only: Chamber Width
Drainfield Length
DRAINAGE FIELD INFORMATION
Linear feet 128’ # of lines 3 Trench Width 4’ Distance O.C.
Rock under Pipe Trench depth from original grade 2’

PUMP CHAMBER INFORMATION
Chamber capacity Pump model
Distance to manifold (if applicable)

SETBACKS
Septic tank to well (s) 10’ to surface water 3’ to foundation 15’ to D-Box
Drainfield to well(s) 12’ to surface water 3’ to foundation 15’ to D-Box
Pump chamber to well(s) 8’ to surface water 8’ to tank 15’ to D-Box

Please prepare an ACCURATE, DETAILED drawing of the subsurface sewage system that includes the following required information:
1. Location of roads/driveways, easements, buildings, all wells, springs & surface water (including seasonal).
2. Specific description of installed system (tanks, drainfield trenches, cleanout pipe, drainage ditches, curtain drains, etc).
   Include all dimensions with distances from water sources, surface water, buildings, property lines, potable water line, etc.

I certify that this information is true and accurate and that the on-site sewage disposal system was installed according to permit requirements and WAC-246-272.
INSTALLER'S SIGNATURE DATE 8/14/07

COMMENTS 2 BEDROOMS MAX. OK TO BACKYARD, FINAL 6/24/07.

HEALTH DEPT. USE ONLY: NEW: X I-FOR-I: REPAIR TEMPORARY
INSPECTION APPROVAL DATE: 5/14/07 SIGNED Bruce Scheuing
Environmental Health Specialist