



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

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).

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

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.



Figure 1 -Proposed area for 24 x 36 building.

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

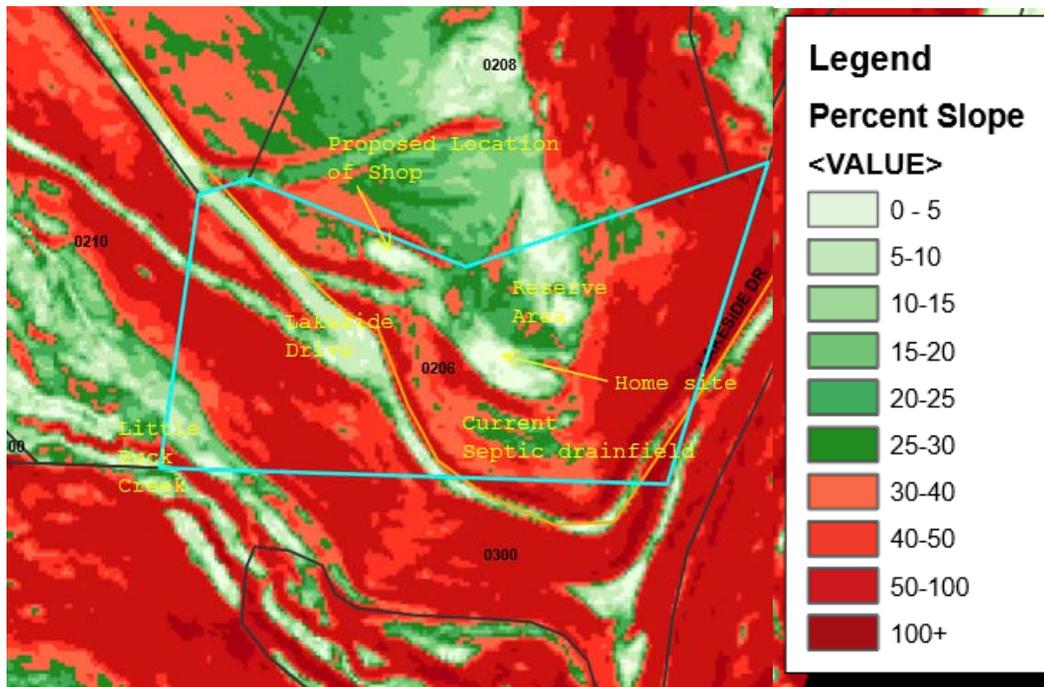
Drive. The proposed building site is one of few areas on the property that is flat enough for a new shed. The proposed area also has access to the existing driveway, limiting the amount of grading necessary to develop and access the building.

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.

C. This section does not apply to any use that is subject to a conditional use permit. (Ord. 2014-02, 1-28-14)

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 rear 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

(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 # 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): [Signature] 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.

RECEIVED
 SKAMANIA COUNTY
 MAR 19 2020
 COMMUNITY DEVELOPMENT
 DEPARTMENT

FOR DEPARTMENT USE ONLY	
Legal description attached: Yes / No	
Date received	Date complete
Receipt #	File #

Var-20-04



PUBLIC UTILITY DISTRICT 1351

Doc # 2007167207
 Page 1 of 2
 Date: 08/09/2007 12:28P
 Filed by: PUD NO 1 OF KLICKITAT COUNTY
 Filed & Recorded in Official Records
 of SKAMANIA COUNTY
 SKAMANIA COUNTY AUDITOR
 J MICHAEL GARVISON
 Fee: \$41.00

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 $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ 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.

JM
8/9/07

(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

N/A

Judith M. Garvison
 SKAMANIA COUNTY TREASURER



1071478

Page: 2 of 2
07/12/2007 02:44P
Klickitat Co.

PUBLIC UTILITY DISTRICT 135

IN WITNESS WHEREOF, the undersigned have set their hands and seals this

5th day of April, 20 07.

Edward J. Swick (L.S.)

Edward J. Swick

Diane L. Swick (L.S.)

Diane L. Swick

State of Washington

County of Klickitat ss.

On this 5th day of April, A.D. 20 07, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Edward Swick & 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 Gordon

NOTARY PUBLIC in and for the State of

Washington Residing at:

White Salmon

MC # 2607167207
Page 2 of 2

AFN #0013001503 Recorded 07/24/2013 at 0
DocType: DEED Filed by: EDWARD & DIANE
Page: 1 of 3 Auditor: Timothy O. Tord Skama
VIA

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:

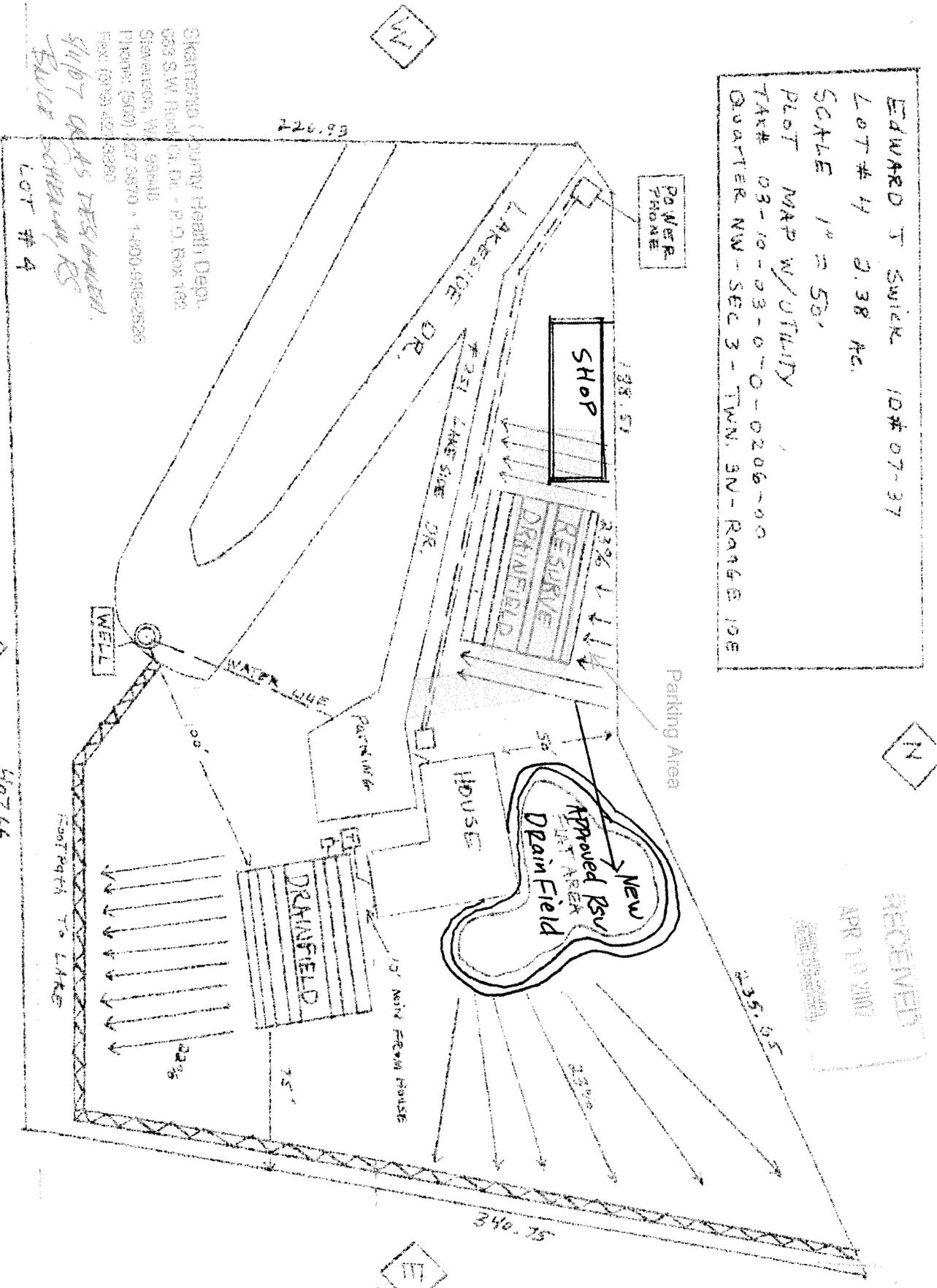
Legal Desc: Lot 4, SEWARD SP BK 3 PG 181 – AMENDED BK 3/PG 215

Additional Legals on page 3

Tax Parcel Number(s): 03-10-03-0-0-0206-00

REAL ESTATE EXEMPTION
30189
JUL 24, 2013
PAID Exempt
Heidi J. Palmer Deputy

EDWARD J SWICK 10# 07-37
 LOT # 4 2.38 AC.
 SCALE 1" = 50'
 PLOT MAP W/UTILITY
 TAX# 03-10-03-00-0206-00
 QUARTER NW-SEC 3-TWN. 3N-RANGE 10E



Skamania County Health Dept.
 606 S.W. Road Dr. Dr. P.O. Box 162
 Stenerson, W 98640
 Phone: (509) 27-5870 • 1-800-956-2526
 Fax: (509) 627-8280

5/1/07 CHAS TREWENEN
 ERIC SCHWAB, RS

LOT # 4

RECEIVED
 APR 10 2002
 COUNTY CLERK
 COURT CLERK

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40766

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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]

Application Date:	3/2/2020	Environmental Health ID Number:	OSS-20-03
Applicant Name(s):	Ed & Diane Swick	Site Visit Date:	3/4/2010
Mailing Address:	PO Box 848, White Salmon WA 98672		
Tax ID#	0 3 - 1 0 - 0 3 - 0 - 0 - 0 2 0 6 - 0 0		
The Sewage Treatment & Disposal Site Evaluation that you requested has been completed for the property located at: 251 Lakeside Drive, White Salmon			
<input checked="" type="checkbox"/> 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 <u>may</u> qualify for the following type of system, depending on the development proposal: <input checked="" type="checkbox"/> Proposed primary drainfield: Gravity Distribution w/ TL "E"			
Specific Conditions of Approval:			
<ol style="list-style-type: none"> 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 			
1. Application Rate (Perc Rate):	0.6 gal/sq. ft./day per design proposal (soil type 5)		
2. Distribution Method:	<input checked="" type="checkbox"/> Gravity	<input type="checkbox"/> Pressure	<input type="checkbox"/> Timed Dosing
3. Treatment Level:	<input type="checkbox"/> A	<input type="checkbox"/> B	<input checked="" type="checkbox"/> C <input type="checkbox"/> E
4. Design Flow:	Minimum design flow of 360 gallons per day (3 bedroom)		
5. Additional Comments: <i>See Soil Log for additional notes, conditions, and/or design info</i>			
<input checked="" type="checkbox"/>	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

APPLICANT: Ed + Diane Swick PREVIOUS EVALUATIONS: / N See File #

Address of Site: 251 Lakeside Dr. Lot Size _____ Lot No. _____ Sub/Short Plat _____

Tax Parcel Number: 03-10-03-0-0-0206 Legal Description: _____ Quarter Section 3 Section 3 Township 3N Range 10E

.....
SOIL PROFILES site visit 3/4/20

TEST HOLE	DEPTH	TEXTURE	COLOR	MOTTLES	ROOTS	STRUCTURE	APPL RATE	OBSERVATIONS
#1 Loc _____ Slope % _____ Dir _____	0-32	L	Brn	No	Many df	mshk	0.6	* new designated reservoir
	32-50	L	Brn	Slight	Few df	mshk	0.6	
#2 Loc _____ Slope % _____ Dir _____								
#3 Loc _____ Slope % _____ Dir _____								
#4 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: 4 (0.6g/10/2/0)

ADDITIONAL COMMENTS: Maintain 100' well

EVALUATOR'S SIGNATURE: Nikki Royle DATE: 3/4/20

**EVALUATION RESULTS, CONDITIONS & DESIGN INSTRUCTIONS
SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT**

FILE #: 055-20-03

Proposed Usage for System:

Single-Family Residence / Multi Family Residence / Community Residential

Non-Residential Use NA

Non-Domestic Waste NA

MAXIMUM GALLONS OF SEWAGE FLOW / DAY: NA

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 (3) 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

Require System Design Gravity / Pressure / Pretreatment / Waiver Existing / New

(See WDOH/TRC Guidelines for Alternative Systems)

Septic Tank Size 1000 / 1250 / 1500 / TBD gallons

Drain Field / Basal Area Size TBD Sq Ft.

Application Depth = TBD 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: Niki Roben 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.

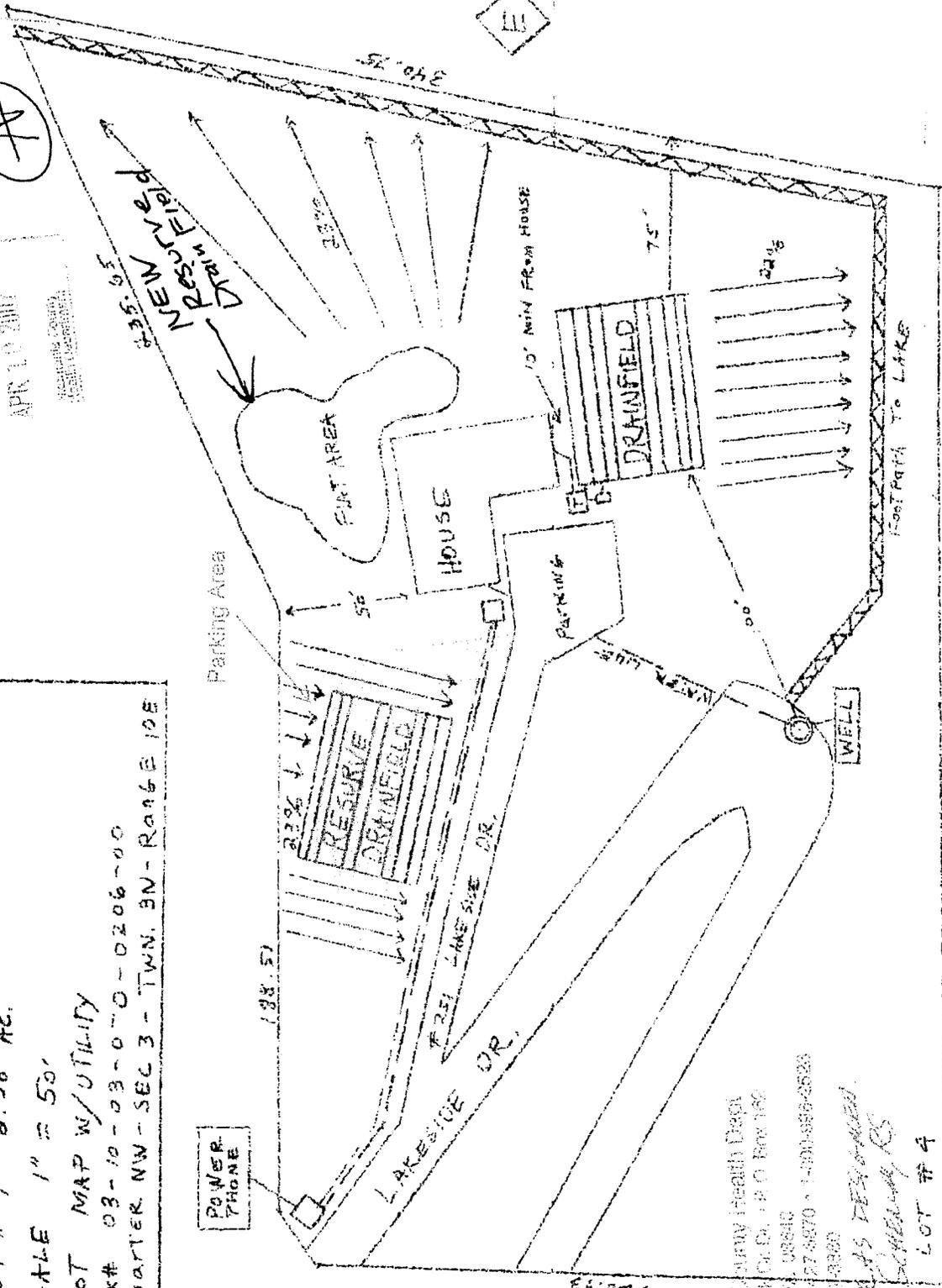
The flat section above the house would make a suitable reserve drain field and allow us to build a pole barn shop with the new 5' property line setback.

NR 3/16/2010
N

RECEIVED
APR 10 2010
Stark County
Assessor's Office

N

EDWARD J SWICK 10# 07-37
LOT # 4 2.38 AC.
SCALE 1" = 50'
PLOT MAP W/UTILITY
TAX# 03-10-03-00-0206-00
QUARTER NW - SEC 3 - TWN. 3N - RANGE 10E



40766

S

Stark County Health Dept
555 S.W. Rock Dr. P.O. Box 160
Starkton, IA 52540
Phone (563) 274-6770 • 1-800-686-2523
Fax (563) 451-3380

EDWARD J SWICK
SCHEDULED
BLUE
LOT # 4

W

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.



Skamania County Community Development
 Building/Fire Marshal · Environmental Health · Planning
 170 NW Vancouver Avenue · PO Box 1009 Stevenson WA 98648
 PH: 509-427-3900 · Inspection Line: 509-427-3922

PUBLIC NOTICE

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



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

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:

FILE NUMBER:	SHR-20-01 (Shoreline Substantial Development Permit/Conditional Use Permit) CA-20-01 (Critical Areas Variance)
APPLICANT:	Paradise Rock, LLC 2122 Mabee Mines Road, Washougal, WA 98671
DESCRIPTION OF PROPOSAL:	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.
PARCEL NO.:	03-75-36-3-0-1000-00

FILE NUMBER:	VAR-20-04 (Variance)
APPLICANT:	Ed and Diane Swick, 251 Lakeside Drive, White Salmon, Washington
DESCRIPTION OF PROPOSAL:	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.
LOCATION:	251 Lakeside Drive, White Salmon
PARCEL NO.:	03-10-03-0-0-0206-00

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.

A handwritten signature in black ink that reads "Alan Peters". The signature is written in a cursive, flowing style.

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

[SP 19-07 Application Notice](#)

[Enter Comments](#)

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

[SP 19-04 Application Notice](#)

[Enter Comments](#)

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.

Parcel No.: 03-75-36-3-0-1000-00

Proponent: Paradise Rock, LLC, 2122 Mabee Mines Road, Washougal, WA 98671

Please Note: This hearing has been rescheduled to May 18, 2020. Comments will be accepted until the date of the hearing. Revised Hearing Notice, Application Materials

Enter Comments

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



Skamania County Community Development
 Building/Fire Marshal · Environmental Health · Planning
 170 NW Vancouver Avenue · PO Box 1009 Stevenson WA 98648
 PH: 509-427-3900 · Inspection Line: 509-427-3922

PUBLIC NOTICE

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)

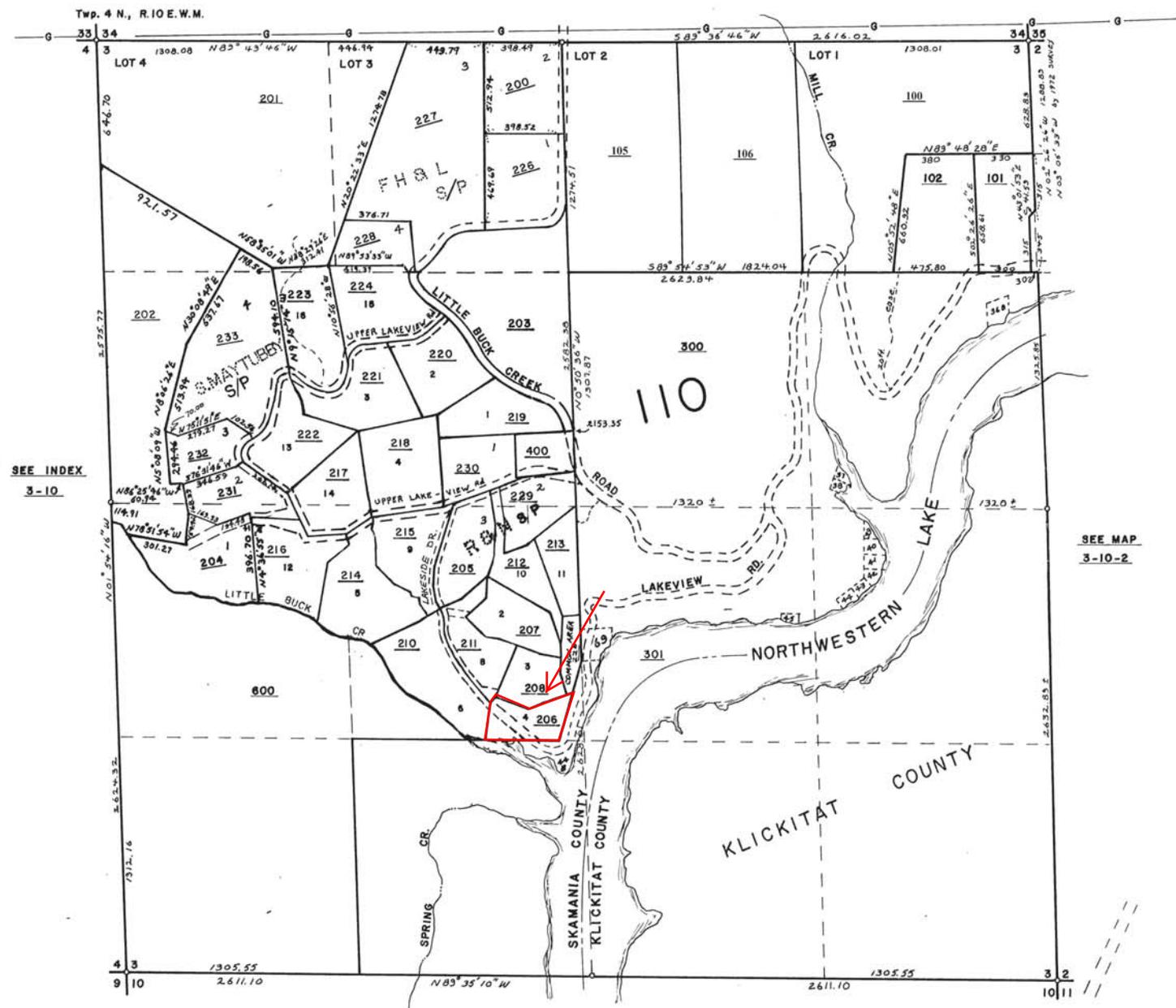
Description: Applicant is requesting a variance to reduce the rear yard setback from 20 feet to 5 feet in order to place a 864 square foot equipment storage shed/art studio.

Additional information regarding this application is available at:

<https://www.skamaniacounty.org/departments-offices/community-development/application-notice>

NOTICE DATE: APRIL 27, 2020

3-10-3



SEE INDEX
3-10

SEE MAP
3-10-2

SEE MAP
3-10-10

NOT A LEGAL SURVEY
ASSESSORS USE ONLY

SKAMANIA COUNTY ASSESSOR	SKAMANIA COUNTY WASHINGTON 05/21/2010 Scale: 1" = 400' REVISED	SECTION SEC. 3 T. 3 N., R. 10 E.W.M. 3-10-3
-----------------------------	--	---

VARIANCE (TITLE 21) APPLICATION

(Please complete application in ink)

Applicant: Ed and Diane Swick E-mail: edswick@gorge.netAddress: 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: 3-17-02Owner signature(s): [Signature] 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



PUBLIC UTILITY DISTRICT 1351

Doc # 2007167207
Page 1 of 2
Date: 08/09/2007 12:28P
Filed by: PUD NO 1 OF KLICKITAT COUNTY
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$41.00

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 1/2 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. *JM 8/9/07*

- (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 *N/A*
Dudley Takami Deputy
SKAMANIA COUNTY TREASURER



1071478

Page: 2 of 2
07/12/2007 02:44P
Klickitat Co.

PUBLIC UTILITY DISTRICT 135

IN WITNESS WHEREOF, the undersigned have set their hands and seals this

5th day of April, 20 07.

Edward J. Swick (L.S.)

Edward J. Swick

Diane L. Swick (L.S.)

Diane L. Swick

State of Washington

County of Klickitat ss.

On this 5th day of April, A.D. 20 07, before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn personally appeared Edward Swick & 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 Gordon

NOTARY PUBLIC in and for the State of

Washington Residing at:

White Salmon

DOC # 2607167207
Page 2 of 2

AFN #0013001503 Recorded 07/24/2013 at 0
DocType: DEED Filed by: EDWARD & DIANE
Page: 1 of 3 Auditor: Timothy O. Tord Skama
VIA

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

REAL ESTATE EXEMPTION

30189

JUL 24, 2013

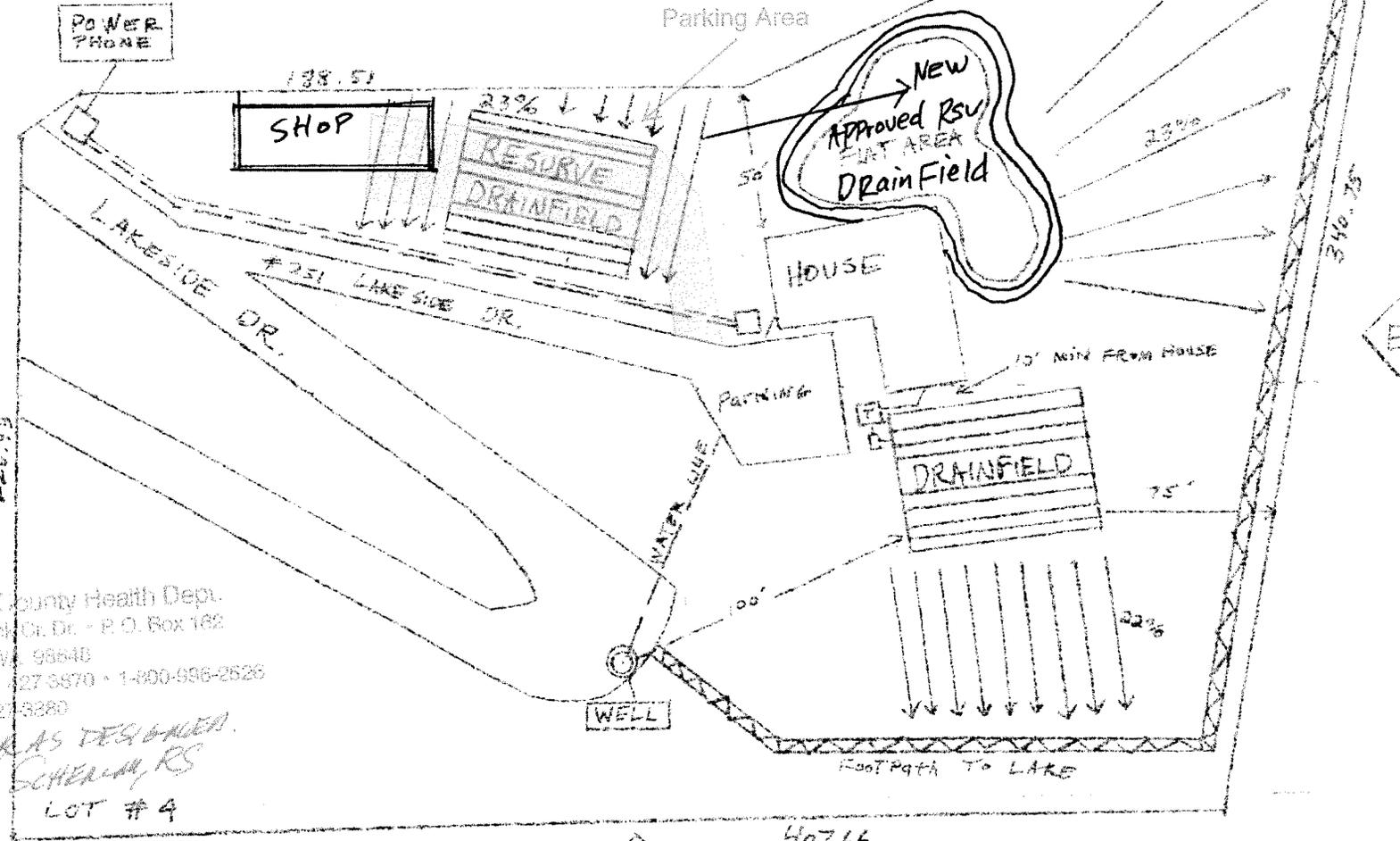
PAID

Exempt

Heidi J. Palmer Deputy

EDWARD J SWICK 10# 07-37
 LOT # 4 2.38 AC.
 SCALE 1" = 50'
 PLOT MAP W/UTILITY
 TAX# 03-10-03-070-0206-00
 QUARTER NW-SEC 3-TWN. 3N-RANGE 10E

RECEIVED
 APR 10 2007
 Skamania County Health Department



Skamania County Health Dept.
 655 S.W. Rock Cr. Dr. - P.O. Box 162
 Stevenson, WA 98648
 Phone: (509) 427-6870 • 1-800-696-2526
 Fax: (509) 427-3280

SHUT CR AS DESIGNER
 BAUCE SCHEM, RS
 LOT # 4



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]

Application Date:	3/2/2020	Environmental Health ID Number:	OSS-20-03
Applicant Name(s):	Ed & Diane Swick	Site Visit Date:	3/4/2010
Mailing Address:	PO Box 848, White Salmon WA 98672		
Tax ID#	0	3	-
	1	0	-
	0	-	0
	3	-	0
	-	0	-
	0	-	0
	2	0	6
	-	0	0
	0		
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 <u>may</u> 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			
1. Application Rate (Perc Rate):	0.6 gal/sq. ft./day per design proposal (soil type 5)		
2. Distribution Method:	x	Gravity	Pressure
			Timed Dosing
3. Treatment Level:		A	B
			C
			x
			E
4. Design Flow:	Minimum design flow of 360 gallons per day (3 bedroom)		
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 File #: OSS-20-03

APPLICANT: Ed + Diane Swick PREVIOUS EVALUATIONS: 0 / N See File # _____

Address of Site: 251 Lakeside Dr. Lot Size _____ Lot No. _____ Sub/Short Plat _____

Tax Parcel Number: 03-10-03-0-0-0206 Legal Description: Quarter Section _____ Section 3 Township 3N Range 10E

SOIL PROFILES

site visit 3/4/20

TEST HOLE	DEPTH	TEXTURE	COLOR	MOTTLES	ROOTS	STRUCTURE	APPL RATE	OBSERVATIONS
#1	0-32	L	Bru	NO	Many df	msbk	0.6	* new designated preserve
	32-50	L	Bru	slight	Low df	msbk	0.6	
Loc _____ Slope % _____ Dir _____								
#2								
Loc _____ Slope % _____ Dir _____								
#3								
Loc _____ Slope % _____ Dir _____								
#4								
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: 4 (0.6 gal/gal)

ADDITIONAL COMMENTS: Maintain 100' well
EVALUATOR'S SIGNATURE: Nikki Row DATE 3/4/20

EVALUATION RESULTS, CONDITIONS & DESIGN INSTRUCTIONS
SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FILE #: 055-20-03

Proposed Usage for System:

Single-Family Residence / Multi Family Residence / Community Residential

Non-Residential Use n/a

Non-Domestic Waste n/a

MAXIMUM GALLONS OF SEWAGE FLOW / DAY: n/a

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 (3) 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 / TBD gallons

Drain Field / Basal Area Size TBD Sq Ft.

Application Depth = TBD 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: Nikki Raha 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.

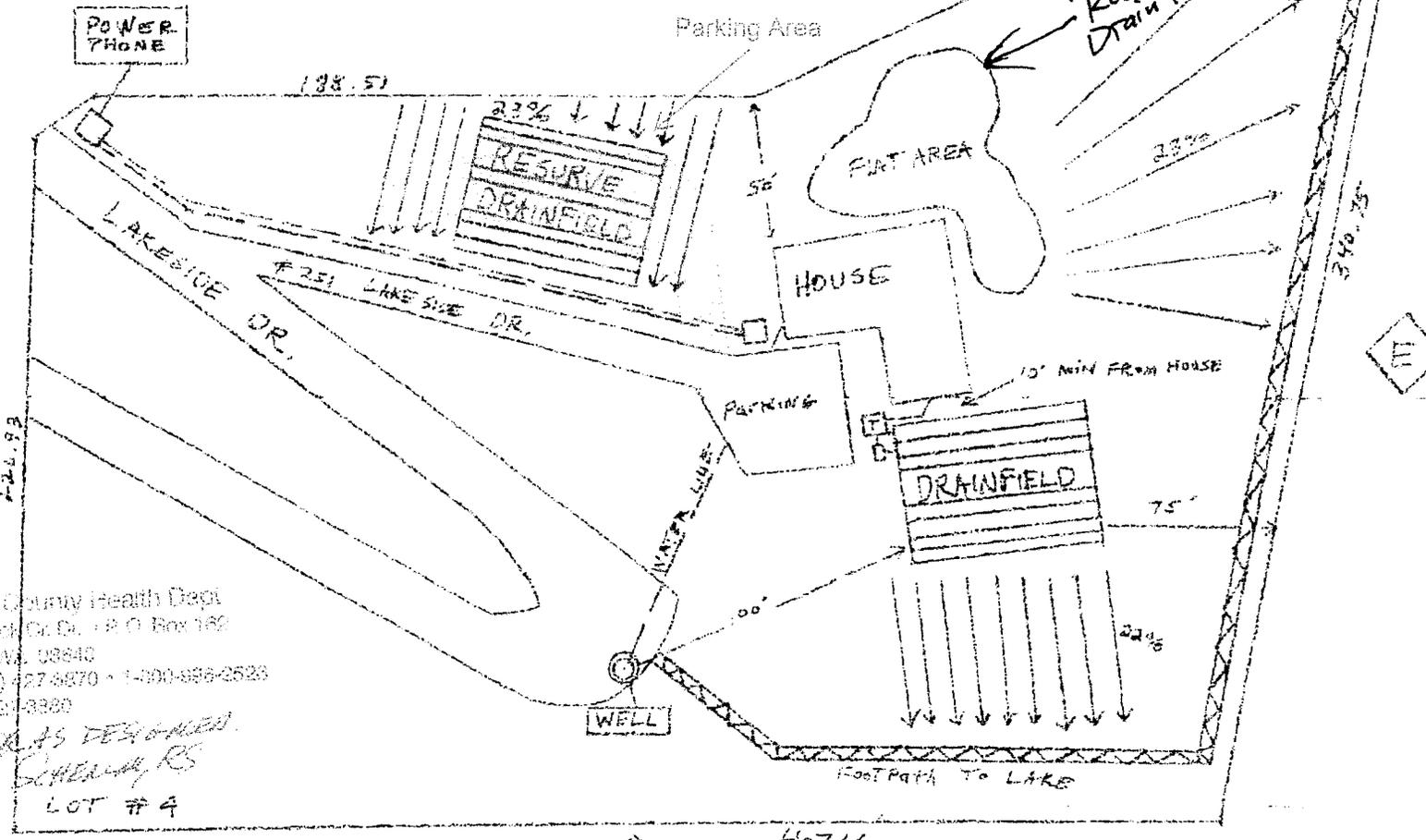
The flat section above the house would make a suitable reserve drain field and allow us to build a pole barn shop with the new 5' property line setback.

EDWARD J SWICK 10# 07-37
 LOT # 4 2.38 AC.
 SCALE 1" = 50'
 PLOT MAP W/UTILITY
 TAX# 03-10-03-0-0-0206-00
 QUARTER NW-SEC 3-TWN. 3N-RANGE 10E



RECEIVED
 APR 10 2007
 Starnania County
 Health Department

MR 3/12/2020



Starnania County Health Dept
 666 S.W. Beck Dr. Cl. P.O. Box 160
 Stevenson, W. 03840
 Phone: (603) 27-6870 • 1-800-896-2523
 Fax: (603) 491-3380

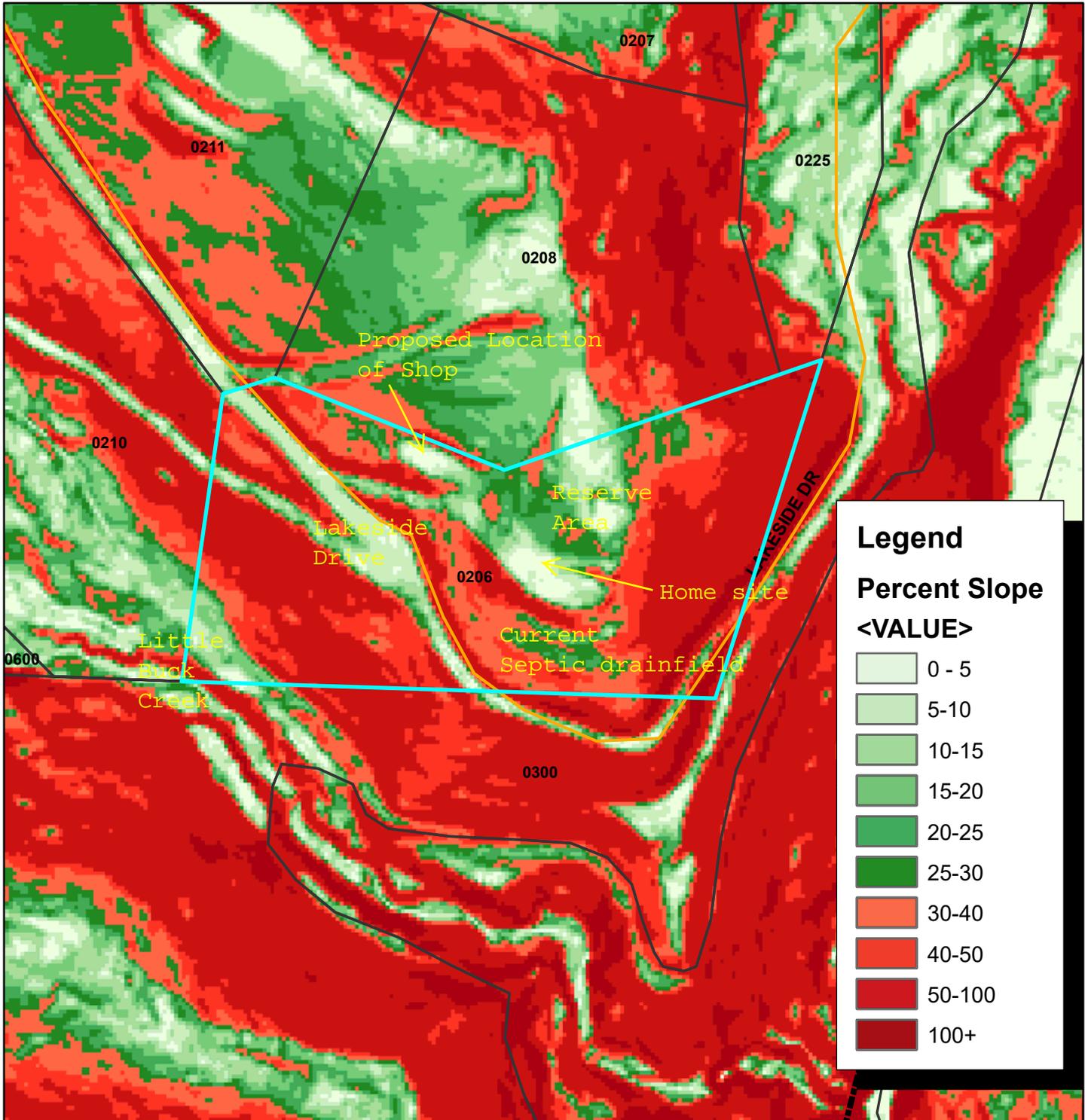
ADJUT OR AS DESIGNATED
 Bruce Schenck, RS
 LOT # 4

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.



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.

PARCEL ID: 03-10-03-0-0-0206-00
OWNERS: Edward and Diane Swick

Slope Percent Map



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]

Application Date:	3/2/2020	Environmental Health ID Number:	OSS-20-03
Applicant Name(s):	Ed & Diane Swick	Site Visit Date:	3/4/2010
Mailing Address:	PO Box 848, White Salmon WA 98672		
Tax ID#	0	3	- 1 0 - 0 3 - 0 - 0 - 0 2 0 6 - 0 0
The Sewage Treatment & Disposal Site Evaluation that you requested has been completed for the property located at: 251 Lakeside Drive, White Salmon			
<input checked="" type="checkbox"/> 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 <u>may</u> qualify for the following type of system, depending on the development proposal: <input checked="" type="checkbox"/> Proposed primary drainfield: Gravity Distribution w/ TL "E"			
Specific Conditions of Approval:			
<ol style="list-style-type: none"> 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 			
1. Application Rate (Perc Rate):	0.6 gal/sq. ft./day per design proposal (soil type 5)		
2. Distribution Method:	<input checked="" type="checkbox"/> Gravity	<input type="checkbox"/> Pressure	<input type="checkbox"/> Timed Dosing
3. Treatment Level:	<input type="checkbox"/> A	<input type="checkbox"/> B	<input checked="" type="checkbox"/> C <input type="checkbox"/> E
4. Design Flow:	Minimum design flow of 360 gallons per day (3 bedroom)		
5. Additional Comments: See Soil Log for additional notes, conditions, and/or design info			
<input checked="" type="checkbox"/>	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 File #: 055-20-03

APPLICANT: Ed + Diane Swick PREVIOUS EVALUATIONS: Y / N See File # _____

Address of Site: 251 Lakeside Dr Lot Size _____ Lot No. _____ Sub/Short Plat _____

Tax Parcel Number: 03-10-03-0-0-0206 Legal Description: _____ Quarter Section 3 Township 3N Range 10E

SOIL PROFILES site visit 3/4/20

TEST HOLE	DEPTH	TEXTURE	COLOR	MOTTLES	ROOTS	STRUCTURE	APPL RATE	OBSERVATIONS
#1 Loc _____ Slope % _____ Dir _____	0-32 32-50	L L	Brn Brn	No slight	many df few df	mstk mstk	0.6 0.6	* new designated preserve
#2 Loc _____ Slope % _____ Dir _____								
#3 Loc _____ Slope % _____ Dir _____								
#4 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: 4 (0.6 gwl / 12/16)

ADDITIONAL COMMENTS: Maintain 100' Well

EVALUATOR'S SIGNATURE: Nikki Robyn 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.

On-Site Sep. System Site Evaluation Application
(please complete application in ink)

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: 509-493-4456 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: 03100300020000 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

05-2003

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.

D. Wick 10-24-19
 Applicant Signature Date
[Signature] 10-24-19
 Property Owner Signature Date

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

Site Evaluation Preparation



Gabe Spencer
Assessor

Skamania County Assessor

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



Sharon Dobyne
Chief Deputy Assessor

Property Summary (Appraisal Details)

Parcel Information

Parcel Number: 03100300020600
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: 64,000
Imp: 255,000
Perm Crop: 0
Total: 319,000

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
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	

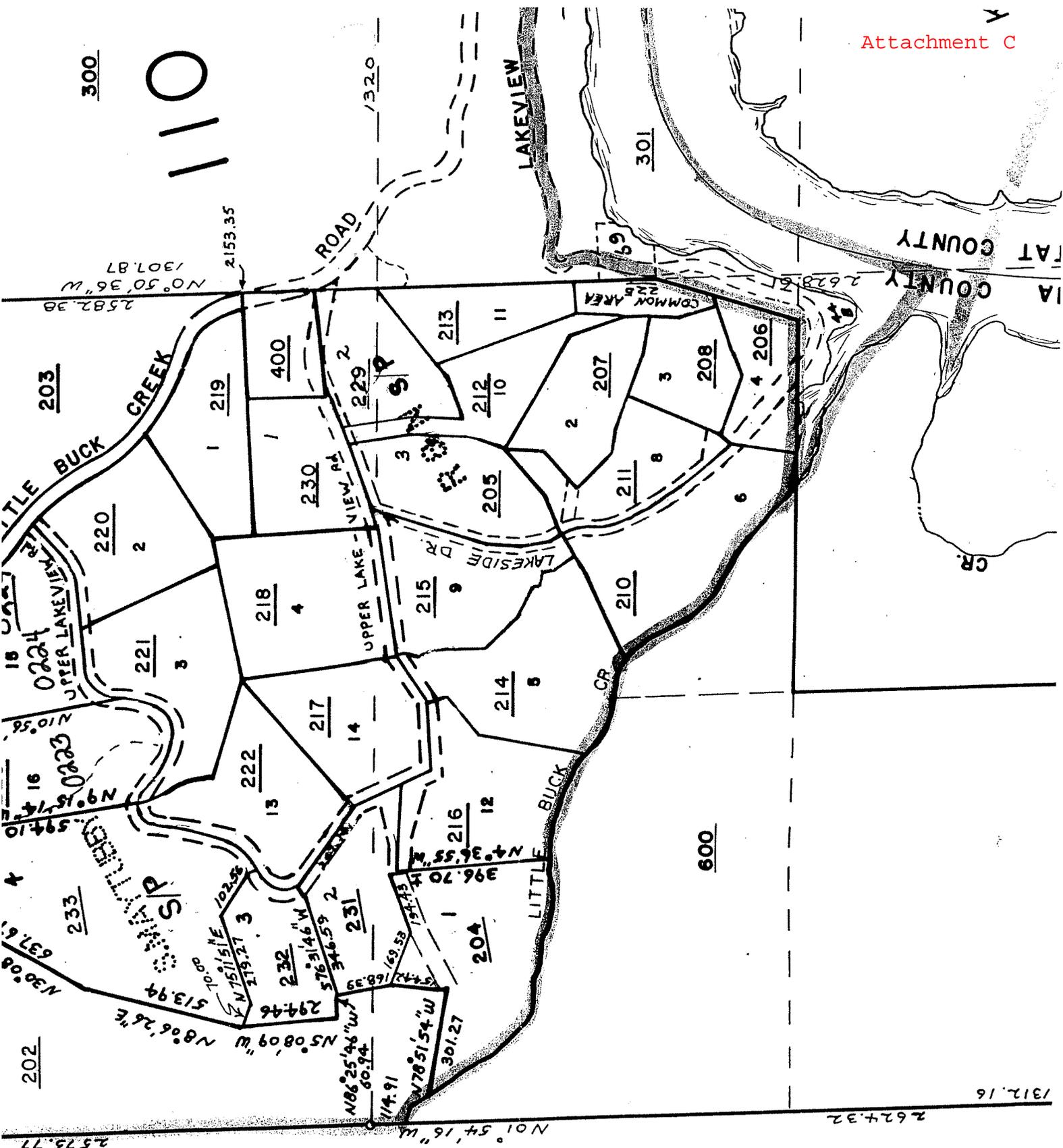
5 Year Valuation Information

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		55,500	View Taxes
2005	SWICK, EDWARD J & DIANE L	55,500	0	0	55,500		55,500	View Taxes
2004	SWICK, EDWARD J & DIANE L	55,500	0	0	55,500		55,500	View Taxes

Parcel Comments

NO PARCEL COMMENTS FOR THIS RECORD

Photos/Sketches



SEE INDEX

3-10

202

203

600

300

110

320

301

1312.16

2624.32

N01°54'16\" W 2575.77

N0°50'36\" W 2582.38
1307.87
2153.35

N10°58' 16
N9°15' 16
N7°15' 16

N30°08' 637.6
N8°06'26\" W 513.94
N10°00' 294.46
N75°11'51\" E 102.28
N19°21' 219.21
N76°31'46\" W 576.31
S46°59' 346.59
N5°08'09\" W 301.27
N78°51'54\" W 301.27
N86°25'46\" W 60.94
S14°91'

N4°36'55\" W 396.70
S5°55' 194.43
S44°2' 68.39
S44°2' 68.39

COMMON AREA 22B

IA COUNTY
FAT COUNTY

CR

COMMON AREA 22B

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 LAKE SIDE DRIVE

TYPE OF SYSTEM INSTALLED
GRAVITY

EH SPECIALIST FRYCE SCHERLING, P.S.

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

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

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 1401950
(Add 50% to tank capacity for garbage grinders)

ID # 07-37

DISTRIBUTION BOXES **PER PLAN**

DISPOSAL FIELD **PER PLAN** LINES

PER PLAN FEET COMBINED LENGTH

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

OTHER **PER** ~~XXXXXX~~ Ed Swick Self Design

PLAN APPROVED May 11, 2007

BY Bruce Scherzma, 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

3-10-3-0-0-0206

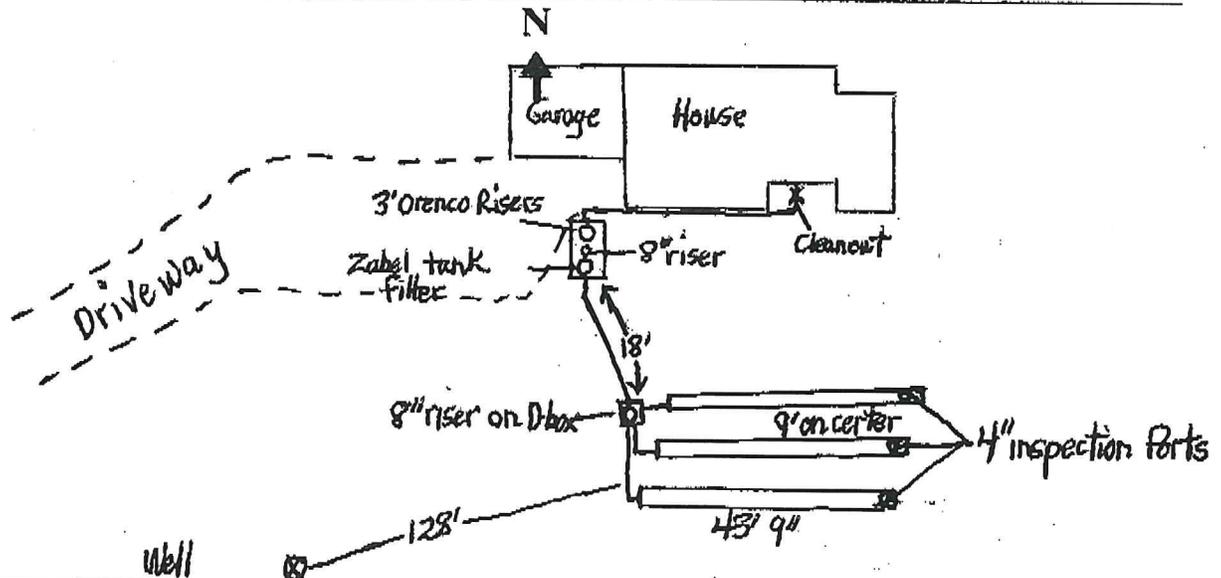
RECORD OF SEWAGE DISPOSAL SYSTEM (AS-BUILT SKETCH) (TO BE ON SITE DURING INSPECTION)

PROPERTY ADDRESS/LOCATION: Lakeside Drive - North western Lake PERMIT DATE: 5/22/07
 PERMIT ISSUED TO: Ed Schwick PERMIT ID#: 07-37
 INSTALLER'S NAME: Des Verley Contracting ADDRESS: 92 Osterman Road White Salmon PHONE #: 493-1901
 BLDG. INFO: MOBILE HOME _____ HOUSE BEDROOMS # 3 OTHER 2 BEDROOMS PER 5/30/07 CALL TO ED. GARBAGE DISP. YES _____ NO

TYPE OF SYSTEM: CONV _____ CAP _____ GRAVELLESS OTHER _____

SEPTIC TANK INFORMATION	Total liquid capacity <u>1,000</u> gallons Tank manufacturer <u>D+K Concrete</u>
DRAINFIELD INFORMATION	(for Gravelless systems only: Chamber Width <u>3'</u> Trench depth from original grade <u>2'</u> Linear feet <u>128'</u> # of lines <u>3</u> Trench Width <u>3'</u> Distance O.C. <u>9'</u> Rock under Pipe _____ Trench depth from original grade <u>2'</u>
PUMP CHAMBER INFORMATION	Chamber capacity _____ Pump model _____ Distance to manifold (if applicable) _____
SETBACKS	Septic tank to well (s) <u>140'</u> to surface water <u>300'</u> to foundation <u>1'</u> to D-Box <u>18'</u> Drainfield to well(s) <u>128'</u> to surface water <u>290'</u> to foundation <u>22'</u> to D-Box <u>3'</u> Pump chamber to well(s) _____ to surface water _____ to tank _____ 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 Des Verley DATE 5/14/07
 COMMENTS 2 BEDROOMS MAX. OK TO BACKFILL, FINAL 5/24/07.

HEALTH DEPT. USE ONLY: NEW 1-FOR-1: _____ REPAIR _____ TEMPORARY _____
 INSPECTION APPROVAL DATE: 5/24/07 SIGNED Bruce Schenck RC Environmental Health Specialist