

143455

BOOK 219 PAGE 360

FILED
STAFF
BY Brad Wolverton

JAN 16 4 42 PM '02

J. Michael Garvison

Return Address:

Brad M. Wolverton
5102 SW Scholls Ferry Road
Portland, OR 97225

Document Title(s) or transactions contained herein:	
Final Order Approving a Variance Application	
GRANTOR(S) (Last name, first name, middle initial)	
Wolverton, Brad M.	
<input type="checkbox"/> Additional names on page _____ of document.	
GRANTEE(S) (Last name, first name, middle initial)	
Skamania County	
<input type="checkbox"/> Additional names on page _____ of document.	
LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)	
Lot 45 Swift Creek Estates Vol B Pg 72	
<input type="checkbox"/> Complete legal on page _____ of document.	
REFERENCE NUMBER(S) of Documents assigned or released:	
Application No CA-01-06	
<input type="checkbox"/> Additional numbers on page _____ of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	
7-6-35-2-2-0145-00	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned	
<input type="checkbox"/> Additional parcel numbers on page _____ of document	
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.	



BOOK 219 PAGE 361

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98643
509 427-9458 FAX: 509 427-8283

BEFORE THE SKAMANIA COUNTY BOARD OF ADJUSTMENT
STEVENSON, WASHINGTON

Brad Wolverton
6327 S.W. Merlin CT.
Portland, OR 97219

) FINAL ORDER
) APPROVING A VARIANCE
) APPLICATION NO. CA-01-06

NOTICE IS HEREBY GIVEN to the above-named Applicant that the aforesaid application for a Variance to a 50' setback from a Class 4 stream and a 150' setback from Swift Reservoir in order to place rock at the ordinary high water marks for shoreline stabilization, replacement of a preexisting 3-bedroom home, expansion of driveway and parking area. Located on Lot 45, Swift Creek Estates/Swift Reservoir, B/72 Section 35, T7N, R6E WM, Tax Lot No. 07-06-35-2-2-0145, is approved with the following conditions:

1. Develop and implement a landscaping plan, which utilizes native vegetation suitable to the site.
2. Develop and implement an excavation and fill material management plan that includes provisions for immediate removal of all excess materials from the site to an approved upland disposal site, in other words no excavation material shall be stockpiled on site. However, the excavation material may be placed within the designated driveway and parking area expansion area so long as none of the fill material is placed within 50 feet of the Class IV stream to the north.
3. Six (6) trees can be removed. No other trees shall be removed or damaged in any way, including damage to the trunk and root system by equipment before, during and/or after the development activity.
4. Allow footings for seasonal solar panels.
5. Driveway and parking area expansion shall not extend into the 50-foot buffer to the Class IV stream following the north property boundary.
6. The new cabin shall be located on the same site as the existing cabin.
7. No portion of the new cabin shall be located closer than 16 feet from the Ordinary High Water Mark of Swift Reservoir.
8. The foundation of the new cabin, not including deck supports, shall not be located closer than 22 feet from the Ordinary High Water Mark of Swift Reservoir.

9. The new cabin shall be limited to a footprint of 1,602 square feet, including all decking, following a two-story design that does not exceed 35 feet in height from the top of the footer to roof peak.
10. An Hydraulics Permit has been obtained from the Department of Fish and Wildlife and shall be followed for the bank stabilization work.
11. The outhouse should be removed and decommissioned according to all applicable standards.
12. In accordance with SCC §21A.03.040(B), the Board of Adjustments final order shall be recorded with the Auditor's Deed records along with a copy of the applicant's legal description for the parcel.

THIS ACTION shall be final and conclusive unless within ten (10) days of the date set out below, the applicant or an adverse party make application to a court of competent jurisdiction for a writ of certiorari, a writ of prohibition, or a writ of mandamus.

DATED THIS 11th day of January, 2002, at Stevenson, Washington.

SKAMANIA COUNTY BOARD OF ADJUSTMENT

Mark J. Mazeski
Mark J. Mazeski
Secretary to the Board of Adjustment