

Return Address: **WASHOUGAL TIMBER TRAILS ASSOCIATION**  
**13722 WASHOUGAL RIVER ROAD.**  
**WASHOUGAL WASHINGTON 98671**

**132290**

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SEAL OF WASHOUGAL  
BY **Washougal Timber Trails**

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**AUDITOR**  
**GARY H. OLSON**

Please Print or Type Information.

Document Title(s) or transactions contained therein: 1. <b>ORDER GRANTING CONDITIONAL USE</b> 2. <b>CONDITIONAL USE APPLICATION</b> 3. 4.
GRANTOR(S) (Last name, first, then first name and initials) 1. <b>WASHOUGAL TIMBER TRAILS ASSOCIATION</b> 2. 3. 4. <input type="checkbox"/> Additional Names on page _____ of document.
GRANTEE(S) (Last name, first, then first name and initials) 1. <b>PUBLIC</b> 2. 3. 4. <input type="checkbox"/> Additional Names on page _____ of document.
LEGAL DESCRIPTION (Abbreviated: I.E., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter) <b>SE 1/4 OF SEC. 27 T52 N04R. Range 5 EAST OF THE WILLAMETTE</b> <b>meridian lying between the Southern Right of Way line of the</b> <b>Washougal River Road and the thread of the Washougal River.</b> <input type="checkbox"/> Complete legal on page _____ of document.
REFERENCE NUMBER(S) Of Documents assigned or released: <input type="checkbox"/> Additional numbers on page _____ of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER <b>TAX LOT # 2-5-27-300</b> <input type="checkbox"/> Property Tax Parcel ID is not yet assigned. <input type="checkbox"/> Additional parcel #'s 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.

SKAMANIA COUNTY BOARD OF ADJUSTMENT  
MOTION FOR APPROVAL  
CONDITIONAL USE APPLICATION  
NO. CU-92-05  
OCTOBER 1, 1992

The Skamania County Board of Adjustment, having held a public hearing on this Conditional Use Application from Washougal Timber Trails to construct a permanent cover for a recreational vehicle unit, covered deck, and storage shed on each existing Camping Vehicle Site (CVS) situate on property located at M.P. 3.84R Washougal River Road, Skamania County, Tax Lot #2-5-27-300, I. Charlotte Payne, do hereby move that the Skamania County Board of Adjustment make the following Findings of Fact, Conclusions and Conditions:

FINDINGS OF FACT

§21.16.060(A) Criteria for determining conditions to be imposed on conditional uses shall be based on the health, safety and general welfare of the public, any environmental standards in force in Skamania County and other provisions set forth in this title;

Finding: A. The Skamania County Zoning for the subject property is Residential-10 (R-10). The R-10 designation allows Recreational facilities as a conditional use. Timber Trails is an existing recreational vehicle park with 138 Camping Vehicle Sites (CVSs). However, the change of the RV park from its current intensity of development as open Camping Vehicle parking spaces to a more intensive development which will include permanent RV cover units, decks and storage sheds constitutes an expansion of a preexisting use and requires a conditional use permit.

Since the subject property has been in recreation vehicle park use for many years, the current use appears not to be in conflict with the public health, safety and welfare. The proposed expansion of the RV park, to include permanent structures will not increase the intensity of the current use in terms of density since the number of CVSs will be the same. However, this permit will increase the intensity of development on each CVS by allowing permanent structures.

B. The Mobile Home Park & RV Park Ordinance and the Skamania County Shoreline Management Master Program list provisions that are applicable to this request. Specifically, the Mobile Home Park & RV Park Ordinance requires a setback of 5 feet between each recreational vehicle and the CVS boundary

RECORDER'S NOTE:  
NOT AN ORIGINAL DOCUMENT



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including the rear CVS boundary. Mobile Home Park & RV Park Ordinance, §18.36.040(B). This setback from the CVS boundary is required for each RV unit and all other structures. ibid, §18.08.010(32).

With a condition placed upon this approval that requires a 5 foot setback from each CVS boundary including the rear boundary, for the placement of RVs and construction of RV covers, decks and storage buildings, the proposed development will be consistent with the Mobile Home Park & RV Park Ordinance.

- C. The Skamania County Shoreline Management Master Program sets out the requirements to be followed for development occurring within the shoreline areas of Skamania County. The Washougal River, which is adjacent to the subject property is designated as a Shoreline of Skamania County in Appendix "A" of the Shoreline Management Master Program. As a result, this development should be consistent with the Shoreline Management Master Program.

The Skamania County Comprehensive Plan designates the Washougal River as having a Conservancy Shoreline Environment. Skamania County Comprehensive Plan, p.78. Campgrounds, both public and private are permitted uses within the Conservancy Environment. In the Conservancy Environment, all buildings and structures shall be setback at least 50 feet from the ordinary high water mark of the Washougal River. Shoreline Management Program, p.35. Additionally, all buildings and structures shall be 35 feet in height or less and be generally compatible with the surrounding environment. ibid. The Shoreline Management Program states that exterior walls of all buildings, including out buildings, shall have a finished surface, preferably wood siding; exterior walls of non-wood material shall be finished in muted tones by painting, staining or other processing.

With conditions regarding setbacks from the ordinary high water mark, height limits and structure compatibility, this development will be consistent with the Skamania County Shoreline Management Master Program.

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**CONCLUSION**

With conditions regarding environmental standards of the County this development will not be detrimental to the health, safety and general welfare of the public..

**CONDITIONS**

- 1) The placement of RVs and construction of RV covers, decks and storage buildings shall be setback from the side and rear of each CVS boundary by a distance of 5 feet.
- 2) The construction of RV covers, decks and storage buildings shall be setback from the ordinary high water mark of the Washougal River by a distance of 50 feet, 50 feet from Washougal River Road and 20 feet from all other perimeters. The same setbacks also apply to replacement of existing structures.
- 3) The construction of RV covers, decks and storage buildings shall be 35 feet in height or less. The size of storage buildings shall be a maximum of 100 square feet, not to exceed 8 feet in height; a covered area shall total 50 feet by 20 feet which shall include a covering for the RV and a deck, if desired.
- 4) All structures shall be generally compatible with the surrounding environment. Exterior walls of all buildings, including out buildings, shall have a finished surface, preferably wood siding; exterior walls of non-wood material shall be finished in muted tones by painting, staining or other processing.
- 5) Disposal of water shall be in accordance with Southwest Washington Health District regulations.

Motion seconded by Robert Barnes. Motion carried.

	Aye	Nay
Charlotte Payne	<i>Charlotte Payne</i>	_____
Robert Barnes	<i>Robert W Barnes</i>	_____
Judy Teitzel	<i>Judy Teitzel</i>	_____

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BEFORE THE SKAMANIA COUNTY BOARD OF ADJUSTMENT  
STEVENSON, WASHINGTON

Washougal Timber Trails	)	ORDER GRANTING
M.P. 3.84R Washougal River Road	)	CONDITIONAL USE
Washougal, WA 98671	)	Case No. CU-92-05

NOTICE IS HEREBY GIVEN to the above-named Applicant that the aforesaid application for a Conditional Use is granted as follows:

Conditional Use to allow individual members to construct a cover for a recreational vehicle unit, deck, and storage shed on each camping vehicle site (CVS) on property located at M.P. 3.84R Washougal River Road, Skamania County Tax Lot No. 2-5-27-300, subject to the following conditions:

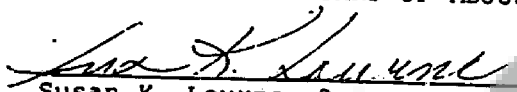
- 1) The placement of RVs and construction of RV covers, decks and storage buildings shall be setback from the side and rear of each CVS boundary by a distance of 5 feet.
- 2) The construction of RV covers, decks and storage buildings shall be setback from the ordinary high water mark of the Washougal River by a distance of 50 feet, 50 feet from Washougal River Road and 20 feet from all other perimeters. The same setbacks also apply to replacement of existing structures.
- 3) The construction of RV covers, decks and storage buildings shall be 35 feet in height or less. The size of storage buildings shall be a maximum of 100 square feet, not to exceed 8 feet in height; a covered area shall total 50 feet by 20 feet which shall include a covering for the RV and a deck, if desired.
- 4) All structures shall be generally compatible with the surrounding environment. Exterior walls of all buildings, including out buildings, shall have a finished surface, preferably wood siding; exterior walls of non-wood material shall be finished in muted tones by painting, staining or other processing.
- 5) Disposal of water shall be in accordance with Southwest Washington Health District regulations.

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THIS ACTION shall be final and conclusive unless within (10) ten days of October 8, 1992 an appeal is filed by an adverse party to a court of competent jurisdiction for a writ of certiorari, a writ of prohibition, or a writ of mandamus.

DATED this 8th day of October, 1992 at Stevenson, Washington.

SKAMANIA COUNTY BOARD OF ADJUSTMENT

  
Susan K. Lorne, Secretary to  
the Board of Adjustment

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