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Return Address: Larry and Jeanie Smith
P.O. Box 1250
Carson, WA 98610

FILED IN RECORD
SKAMANIA COUNTY WASH
BY *Jeanie Smith*
AUG 31 3 50 PM '99
G. Olson
RECEIVED
GARY M. OLSON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 750
Stevenson, Washington 98648
509 427-9458 FAX 509 427-4839

Carson Review Use Administrative Decision

APPLICANT: Larry and Jeanie Smith/Carson Builders

FILE NO.: CAR-99-02

DESCRIPTION: Construction of a 24' x 32' storage building for commercial purposes

LOCATION: 961 Wind River Highway, in Carson, Section 29, T3N, R8E, and identified as Skamania County Tax Lot No. 3-8-29-21-101.

ZONING: Commercial

DECISION: Based upon the entire record before the Director, including particularly the Staff Report, the application by Larry and Jeanie Smith, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 21 SCC and is hereby approved.

Proposed Use	<input checked="" type="checkbox"/>
Other Use	<input type="checkbox"/>
Other	<input type="checkbox"/>
Other	<input type="checkbox"/>
Other	<input type="checkbox"/>

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Department and the Washington State Health District.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

August 27, 1999

Dear Mr. and Mrs. Smith:

Section 21.87.050(A)(2) of the County's Zoning Ordinance establishes an administrative review procedure for requests for commercial development within Carson's Commercial zoning designation. Your request to construct a building for commercial use, falls within the administrative review process.

The Planning Department has reviewed your request for this commercial structure. Based on the criteria in the County's Zoning Ordinance set out below, the following decision has been made.

DECISION:

THE REQUEST TO CONSTRUCT A 24' x 32' STORAGE BUILDING FOR COMMERCIAL PURPOSES IS HEREBY APPROVED BASED ON THE FOLLOWING FINDINGS OF FACT.

Applicable review criteria from the County Code:

- f. The subject request will be reviewed for compliance with the following:
 - i) compatibility with the surrounding development/area
 - ii) sufficient off-street parking
 - iii) clear and safe routes of ingress and egress
 - iv) adequate buffers with surrounding uses to assure visual and audible screening - buffers may include but are not limited to open space, vegetation, and fencing.

The proposed building is within an existing commercially developed lot and is completely surrounded by commercially zoned land. A majority of the commercially zoned land is currently being used for commercial purposes, including Scenic Auto Body, Wind River Trading Post and Carson Church. Allowing one additional storage building on a lot that is already developed commercial and is surrounded by commercially zoned land should be considered compatible with the area.

The proposed building will not require any additional parking spaces and will not remove any existing parking spaces currently used by customers.

There is currently an existing ingress and egress off of Wind River Highway and an additional access off of Fredricksen Avenue. The access off of Fredricksen Avenue currently appears to be used for loading and unloading lumber. The proposed building will be used to store lumber and other building materials and will most likely use the Fredricksen street for access.

The current commercial use is already completely surrounded by fencing, more for security reasons than aesthetics. However, placing building materials within a storage building should actually enhance the site by allowing the materials to remain out of sight instead of placed openly on the ground. Also the building should provide audible screening as movement of the materials will be muffled by the building. Additional conditions should not be required to ensure visual and audible screening.

In addition to the criteria set out in Section 21.187.050(A)(2), any approval for a commercial use under this Chapter must further be reviewed for:

1. Lot Size. The standard minimum lot size, dimensions and proportions shall be as required to accommodate the use, including landscaping, open space and parking requirements.
2. Setbacks. The setbacks will be established by the review of the listed criteria for each use or the following, whichever is greater:

No building or accessory building shall be constructed closer than 20 feet from a property line that is adjacent to land that is used for or suitable for residential use.

The subject property is approximately a 1/2 an acre in size. Placing a 24' x 32' building on this lot should not require additional acreage nor any additional landscaping, open space or parking requirements. This proposed building will remove lumber currently stored outdoors, and allow that material to be kept out of sight. Furthermore, no additional parking should be required as the construction of this building will not cause an increase in parking for the current business.

Setbacks should be 45' from the centerline of a public or private road or 15 feet from the lot line, whichever is greater. These setbacks should be established for the north, east and south property lines.

See VAR-99-03 regarding the setback to the west.

The granting of this commercial structure within this commercial zone is consistent with the above provisions with appropriate conditions as follows:

1. Setbacks from the south, east and north property lines shall be 45 feet from the centerline of a public or private road or 15 feet from the lot line whichever is greater. Setbacks for the western property line are identified in VAR-99-03.
2. All other appropriate permits shall be obtained from public agencies.

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3. Prior to the issuance of any building permits on the subject lot, this decision shall be recorded at the County Auditor's office.

If you disagree with this administrative decision you may appeal this decision to the Skamania County Board of Adjustment. If you have any further questions regarding this decision please feel free to call the Planning Department at (509) 427-9458.

Sincerely,

Kari R. Fugeness for

Mark Mazeski
Senior Planner

APPEALS

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal may be filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before 9/16/99. Notice of Appeal forms are available at the Department Office.

cc: Property owners within 300 feet of the parcel
Other interested parties

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