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File No. ☒
Advised ☒
By ☒
Date ☒
Method ☒

Carson Review Use Administrative Decision

APPLICANT: Jerry Carter

FILE NO.: CAR-00-01

DESCRIPTION: Construction of a 199' x 20' commercial self-storage building with approximately 18 doors on each side and 4 on each end.

LOCATION: 2391 Wind River Highway, in Carson, Section 17, T3N, R8E, and identified as Skamania County Tax Lot No. 3-8-17-4-800.

ZONING: Commercial

DECISION: Based upon the entire record before the Director, the application by Jerry Carter, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 21 SCC and is hereby approved.

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

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. The subject request to construct a commercial self-storage building falls within the administrative review process.

The Planning Department has reviewed this 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 199' x 20' COMMERCIAL SELF-STORAGE BUILDING IS HEREBY APPROVED WITH CONDITIONS, 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 bordered by commercially zoned land to the north and south and industrial land is located diagonally across the street. The commercially zoned land in this area is currently being used for commercial purposes, including a gas station and food mart, card-lock fueling island, several truck shops and a lumber mill. Allowing an additional storage building on a lot that is already developed for commercial purposes and is surrounded by commercially zoned land should be considered compatible with the area.

Directly to the south of the proposed building is a residential subdivision with 10 lots. Also west of the subject property is additional residentially used and zoned land. As such there is an opportunity for conflicts between the residential neighborhood and the proposed commercial use. All landowners within 300 feet were provided notice and no comments were received.

However, it is still incumbent upon the Planning Department to assure that new uses are compatible with the surrounding development. The current commercial use is already completely surrounded by fencing, more for security reasons than aesthetics. The subject building may act as a visual screen to the current use of the property as a truck

shop and auto repair and towing business. However, it is highly suggested that the new building be a natural color that blends with the area. Colors such as dark tan, brown, green and dark gray would be good. Colors such as blue, white and red should be avoided.

An additional issue is lighting. Lighting, especially commercial and industrial lighting, can be disturbing in residential neighborhoods. As such, all lighting should be prohibited on the south and west sides of the proposed building.

Lastly, hours of operation should be curtailed to 7 A.M. to 9 P.M. in order to reduce conflicts with the adjacent residential uses.

The proposed building will not require any additional parking spaces and will not remove any existing parking spaces currently used by customers. Customers accessing the storage units will temporarily park next to the building.

There is currently an existing ingress and egress off of Wind River Highway. In order to be sure that this approach to the County Road is clear and safe, the applicant should contact the Public Works Department and request a new approach road permit for a commercial self-storage building. During that review, the County Public Works Department will be able to address all necessary access requirements.

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 1 and 1/2 acres in size. Placing a 199' x 20' building on this lot should not require additional acreage nor any additional landscaping, open space or parking requirements. This proposed building may even act as a visual buffer to the existing commercial uses to the north. Furthermore, no additional parking should be required as the construction of this building will not cause an increase in parking for the current business.

The proposed building is located far from any property lines except to the south and west of the proposed building. Since both of these property lines border residential areas the building shall be setback at least 20 feet from these property lines, including the overhang of the eaves.

The subject request is approved with the following conditions:

1. Setbacks from the south and west property lines shall be 20 feet from the property line, including all eaves.
2. All other appropriate permits shall be obtained from public agencies.
3. Prior to the issuance of any building permits on the subject lot, this decision shall be recorded at the County Auditor's office.
4. The applicant shall contact the Department of Public Works and request a Commercial Approach Road Permit for the purposes of accessing a commercial self-storage facility.
5. The building should be finished in a natural color that blends with the area such as a dark tan, dark gray, green or brown. Colors such as blue, white and red should be avoided.
6. No outdoor lighting shall be located on or to the south or west sides of the subject buildings.
7. Normal hours of operation for customers to access their units shall be limited to 7 A.M. and 9 P.M..

Dated this 11 day of July, 2000, at Stevenson, Washington.



Mark J. Mazzei, Senior Planner
Skamania County Planning and Community Development

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 8-7-2000. 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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A tract of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 17, Township 3 North, Range 8 E. W. M., described as follows:

Beginning at the center of said Section 17, thence south $89^{\circ} 55'$ east 30 feet; thence south 380 feet; thence south $89^{\circ} 55'$ east 208 feet to the initial point of the tract hereby described; thence south 208 feet; thence south $89^{\circ} 55'$ east 418 feet, more or less, to the westerly line of the 150 foot right of way granted to the State of Washington for State Secondary Highway No. 8-C by deed dated October 20, 1956, and recorded at page 499 of Book 42 of Deeds, Records of Skamania County, Washington; thence in a northerly direction following said westerly line to a point south $89^{\circ} 55'$ east from the initial point; thence north $89^{\circ} 55'$ west 310 feet, more or less, to the initial point; said tract containing 1.75 acres, more or less.