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BOOK 207 PAGE 647

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FILED FOR RECORD
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BY *Rick Brown*

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**Skamania County
Department of Planning and
Community Development**

Skamania County Courthouse Annex
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Carson Review Use Administrative Decision

APPLICANT: Rick Brown

FILE NO.: CAR-00-03

DESCRIPTION: Application to use the subject property as a commercial operation engaged in the sales of used automobiles/vehicles, not to exceed 20 vehicles on the lot at one time.

LOCATION: 1281 Metzger Road, Carson, Section 18, T3N, R8E, and identified as Skamania County Tax Lot No. 3-8-20-2-1-100. *See Page 6.*

ZONING: Commercial

DECISION: Based upon the entire record before the Director, the application by Rick Brown, 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.

Reviewed	<input checked="" type="checkbox"/>
Indexed	<input checked="" type="checkbox"/>
Filed	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>

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 automobile/vehicle sales lot falls within the administrative review process.

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

DECISION:

THE REQUEST TO OPERATE A COMMERCIAL AUTOMOBILE/VEHICLE SALES LOT 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

Finding: The proposed building is within an existing commercially/industrially developed area 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 a used auto sales lot in an area that is already developed for commercial purposes and is surrounded by commercially zoned land should be considered compatible with the area.

The Planning Department is required to assure that new uses are compatible with the surrounding development. To the west of the subject property is the Karson Country Court. This mobile home park consists numerous mobile homes. While this property is owned by the same owners of the proposed car lot it will be important to screen this existing residential development from the car lot as well as screen the view from Wind River Road of the cumulative visual effect of the car lot and mobile home court. As such, a solid screening of either a 6' tall wooden privacy fence or a planted hedgerow of site obscuring vegetation should be placed between the mobile home court and the auto sales lot. The hedgerow needs to be coniferous to provide year round screening.

Carson can get hot and windy in the summer months. As such dirt or poorly maintained gravel parking lots can become very dusty. A condition of approval should require that all areas used for parking sales cars as well as employee's

and customer's cars should be maintained with a gravel surface or paved. All gravel areas should be maintained so as to eliminate dust emissions.

ii) sufficient off-street parking

Finding: As for parking, all parking for up to 20 cars for sale and parking spaces for customers and employees should be provided for on the subject parcel. A condition of approval should require sufficient off street parking so that no customers nor employees would be required to park on either Metzger road or Wind River highway.

iii) clear and safe routes of ingress and egress

Finding: The proposed access is off of Metzger Road. This should be the only access allowed for the subject property. Wind River Highway is a main arterial and should not be used to access individual parcels. 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 an approach road permit for a commercial auto sales lot for the subject parcel. During that review, the County Public Works Department will be able to address all necessary access requirements.

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

Finding: As stated in i), above visual screening is necessary to buffer the existing residential use to the west from this commercial use and to reduce the cumulative effect of the commercial use and mobile home park from Wind River Highway. As such, the complete property line common to the mobile home park and car lot should be planted with a continuous vegetated buffer providing immediate screening or a 6' site obscuring wooden fence.

In addition to the criteria set out in Section 21.87.050(A)(2) addressed above, 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.

Finding: The subject property is approximately 1.11 acres in size. Providing space for 20 cars/light trucks for sale and space for employees and customers should be containable on the subject parcel. The above described landscaping/screening will take require only minimal area as it will be a long narrow row of plants or a fence.

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.

Finding: The proposed use does not contain a building. However, similar setbacks as are required for a building should be imposed on the subject car lot. Since this property line borders residential use to the west, all cars and associated items should be setback at least 20 feet from the west property line.

The subject request is approved with the following conditions:

1. All other appropriate permits shall be obtained from public agencies.
2. Prior to the commencement of the approved use on the subject lot, this decision shall be recorded at the County Auditor's office.
3. A solid screening of either a 6' tall wooden privacy fence or a planted hedgerow of site obscuring vegetation shall be placed between the mobile home court and the auto sales lot. The hedgerow shall be planted with coniferous type vegetation.
4. All parking areas, including cars for sale parking areas, and employee and customer parking shall be a gravel or paved surface and maintained in such a manner to eliminate dust emissions.
5. All parking areas, including cars for sale parking areas, and employee and customer parking shall be contained on site. No cars for sale, employee nor customer parking shall be permitted on Wind River Highway nor Metzger Road.
6. Access to the subject property shall be limited to access off of Metzger Road.
7. The applicant shall contact the Department of Public Works and request a Commercial Approach Road Permit for the purposes of accessing a used car/light truck sales lot.

Skamania County Planning and Community Development
File # CAR-00-03 (Rick Brown)
page #5

BOOK 207 PAGE 651

Dated this 4th day of January, 2001, at Stevenson, Washington.


Mark J. Mazeski, 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 1-24-2001. 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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EXHIBIT "A"

PARCEL 1

A tract of land in the Northwest Quarter of the Northeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Beginning at the Northeast corner of the West half of the Northeast Quarter of Section 20, Township 3 North, Range 8 East of the Willamette Meridian; thence South 347 feet; thence West 239 feet; thence North parallel to the East line of said West half of said Northeast Quarter 347 feet to the North line of said Northeast Quarter; thence East 239 feet to the Point of Beginning.

EXCEPT that portion lying within Wind River Highway and Metzger Road.

ALSO EXCEPT the West 15 feet as disclosed by instrument recorded in Book 158, Page 329.