

143849

Return Address: Jay Crum and Karen Howerton
P.O. Box 451
Carson, WA 98610

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FILED RECORD
SKAMANIA COUNTY WASH

By Jay Crum

FEB 25 2 54 PM '02

Amoser

AUDITOR

J. MICHAEL GARVISON

Skamania County
Department of Planning and
Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-5458 FAX 509 427-4830

FILED
RECORDED
INDEXED
SERIALIZED
FEB 25 2002
FBI - SEASIDE

Carson Review Use Administrative Decision

APPLICANT: Jay Crum and Karen Howerton

FILE NO.: CAR-01-04

DESCRIPTION: Convert an existing approximately 300 square foot cabin into a coffee and gift shop.

LOCATION: 932 Hot Springs Avenue, Carson, 68-28
Section 28, T3N, R8E, Tax Lot No. 03-28-10-0302

ZONING: Rural Residential

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

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 light home industry within Carson's Commercial zoning designation. The subject request to change the use of one of the existing cottages from overnight accommodations to a coffee and gift shop.

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 CONVERT AN EXISTING APPROXIMATELY 300 SQUARE FOOT CABIN INTO A COFFEE AND GIFT SHOP 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

The subject property is zoned Rural Residential but has a pre-existing, non conforming grandfathered use as the Sand Hill Cottages. The proposed coffee and gift shop are located in one of ten existing cabins of the Sand Hill Cottages. Across the street from this parcel are the Carson Hot Springs Golf Course, and the road to Carson Hot Springs Hotel and Restaurant, and currently zoned Destination Resort. Allowing this coffee and gift shop on a lot that is already developed for commercial purposes and adjacent to other commercial use should be considered compatible with the area. Any advertising signs shall meet the sign requirements in the SCC §21.84.100 - Signs.

This parcel is surrounded on three sides by residentially zoned parcels. As such there is an opportunity for conflicts between the residential neighborhood and the proposed expanded commercial use. All landowners within 300 feet were provided notice and no comments were received from those landowners. In order to maintain compatibility with the adjacent residential properties, the coffee and gift shop should be limited to 300 square feet.

- ii) sufficient off-street parking

The site plan submitted with this application indicates parking spaces for the cabins. The applicant must provide a minimum of three additional parking spaces for customers. In addition there shall be no parking allowed on Hot Springs Avenue.

- iii) clear and safe routes of ingress and egress

The Skamania County Department of Public Works can find no record for a commercial approach permit for this parcel. The applicant must contact Public Works at (509) 427-9448 to obtain an approved approach permit.

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- 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 building housing the coffee and gift shop is located within an existing fully developed commercial use and will not require any further buffers if the use is limited in size and intensity to 300 square feet.

The subject request is approved with the following conditions:

1. All other appropriate permits shall be obtained from public agencies. The Skamania County Building Inspector has stated in a letter to the Planning Department that the current occupancy of this structure is residential. If this structure is going to become a commercial structure it will be required to meet the rules and regulations for commercial structures. Please contact the Building Division for proper permitting and construction standards.
2. The coffee and gift shop shall be limited to 300 square feet.
3. There shall be no parking allowed on Hot Springs Avenue.
4. The applicant shall apply to the Skamania County Public Works Department for a commercial county road approach permit.
2. This decision shall be recorded at the County Auditor's office within 30 days after the date of the decision.

Dated this 21 day of November, 2001, at Stevenson, Washington.


Mark J. Mazeski
Senior Planner

APPEALS

This Administrative Decision shall be final unless reversed or modified on appeal. An interested person may file a written Notice of Appeal 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 12/11/2001. Notice of Appeal forms are available at the Department Office.

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

130919

AFTER RECORDING MAIL TO:
JAY CRUM
31513 SE 40TH
WASHOUGAL, WA 98671

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FILED FOR RECORD
SKAMANIA CO. WASH
BY SKAMANIA CO. TITLE

MAR 23 3 30 PM '98

Olson
AUDITOR
GARY M. OLSON

REAL ESTATE EXCISE TAX

19392

MAR 23 1998

PAID 2816.00

JW

SKAMANIA COUNTY TREASURER

Filed for Record at Request of
Columbia Title Company
Escrow Number: 21597

Statutory Warranty Deed

Grantor(s): DOUGLAS A. GRUNKE, LINDA GRUNKE
Grantee(s): JAY CRUM, KAREN HOWERTON
Abbreviated Legal: E180FT N260FT W2 E2 NW4 NE4 SEC28 T3N R8E W8, records of
SKAMANIA County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 03-08-28-1-0-0302-00

THE GRANTOR DOUGLAS A. GRUNKE and LINDA GRUNKE, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to JAY CRUM, a single person, and KAREN HOWERTON, a
single person
the following described real estate, situated in the County of SKAMANIA, State of Washington:
The East 180 feet of the North 260 feet of the West half of the East half of
the Northwest quarter of the Northeast quarter of Section 28, Township 3
North, Range 8 East, of the Willamette Meridian, in the County of Skamania,
State of Washington.

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SUBJECT TO: Please see ~~EXHIBIT~~ Attached

TOGETHER WITH MOBILE HOME VIN: 1960, SPAMA 50/10 502701

Dated this 23rd day of March
By Douglas A. Grunke
DOUGLAS A. GRUNKE

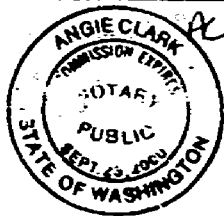
Gary M. Martin, Skamania County Assessor
Date 3-23-98 Parcel 03-08-28-1-0-0302

By Linda Grunke
LINDA GRUNKE
STATE OF WASHINGTON
County of KLICKITAT SS:

By [Signature]
[Signature]
[Signature]
[Signature]

I certify that I know or have satisfactory evidence that DOUGLAS A. GRUNKE AND LINDA
GRUNKE
are the person s who appeared before me, and said person s acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: March 23, 1998



Angie Clark
ANGIE CLARK
Notary Public in and for the State of WASHINGTON
Residing at WHITE SALMON
My appointment expires: 9/23/00