

Return Address: Jerry Carter  
2391 Wind River Road  
Carson, WA 98610

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Page 1 of 7  
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J. MICHAEL GARVISON *Am*  
AUDITOR  
Fee: \$25.00

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

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
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**Carson Review Use Administrative Decision**

**APPLICANT:** Jerry Carter

**FILE NO.:** CAR-04-02

**DESCRIPTION:** Construction of an additional set of self-storage sheds with an outside dimension of 20' x 100'.

**LOCATION:** 2431 Wind River Highway, in Carson, Section 17, T3N, R8E, and identified as Skamania County Tax Lot No. 3-8-17-4-0-0800-00.

**ZONING:** Commercial

**DECISION:** Based upon the entire record before the Planning Department, 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 20' x 100' 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. Two landowners objected to the dust that was being caused by the existing operation. One of the two commenters had concerns about people accessing their storage unit in the middle of the night.

The purpose of the Carson Review Use is 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. Previously, this Department has approved two other self-storage buildings for this property. At this time, those previously approved structures completely screen this new structure from any of the adjacent residentially zoned properties. As such, this new storage building should have no visual impacts on nearby properties. No additional vending should be required for this request as the previously approved units full screen the proposed new units. One commenter asked for additional fencing. However that should not be required at this time since the proposed new units are fully screened. Additional screening could have, but was not required on the previous application for the first storage units.

Dust can be an issue in the Carson area due to the dry summers and windy conditions. Dust can be created during the construction phase of projects and after the project is completed. Both during construction and after, at all times, dust should be suppressed either by paving all roadways or properly treating the graveled surfaces with materials that reduce dust. The Planning Department has received two comments regarding the continued dust that enters their property from the existing facility. The issuance of the building permits for the new units should be delayed until this department is assured that adequate dust suppression is occurring. Dust suppression may be done by applications of water to the graveled surfaces if done on a regular basis.

Stormwater management is another issue that can affect compatibility with the neighborhood. If stormwater is not properly managed on site, it can adversely affect the neighbors. Proper stormwater management should be designed by a licensed engineer.

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, unless that lighting is fully screened by existing buildings.

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. One commenter stated that these hours, which were also imposed upon the earlier approvals, are being violated. If this is true, the Planning Department will need to initiate enforcement action against the property owner.

*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. This access has been in use for the past 4 years to access the existing self-storage units and should be considered satisfactory for this modest expansion.*

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 20' x 100' building on this lot should not require additional acreage nor any additional landscaping, open space or parking requirements. This proposed building is completely surrounded by other self-storage units. 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 as the previously constructed buildings are closer to the property lines than the new building.*

**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, including building 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. No outdoor lighting shall be located on or to the south or west sides of the subject buildings unless it will be fully screened from nearby residences.
5. Normal hours of operation for customers to access their units shall be limited to 7 A.M. and 9 P. M.
6. In accordance with the MDNS issued for this project, dated July 14, 2004, the following shall be completed:
  - a. The Planning Department, based upon experience with commercial projects, has realized a need to require dust suppression during construction in and near residential areas. Therefore, at all times during site preparation and construction. The applicant shall prevent dust from entering nearby and adjacent residentially used properties until the project is completed
  - b. Prior to the issuance of a building permit, the driving surfaces used to access said storage units shall be treated in such a manner so as to prevent dust from entering nearby and adjacent residentially used or zoned land. Dust suppression can be in the form of paved surfaces or proper binding materials applied to gravel surfaces. Applications of water may work if applied on a regular basis during the dry months of the year.
  - c. Any new stormwater runoff that is generated by this project shall be contained on site. Stormwater treatment devices may include grass-lined swales, percolation into subsurface soils and detention/retention ponds. Stormwater runoff along existing and future access roads must be controlled by constructing drainage ditches, dry wells or catch basins. Prior to issuance of any building permits the Planning Department shall be provided with adequate documentation from a licensed engineer showing compliance with this condition.

Dated this 30th day of July, 2004, at Stevenson, Washington.



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

**THE APPEALS PROCEDURE IS LISTED ON THE FOLLOWING PAGE**

## 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 15 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 8-16-04. Notice of Appeal forms are available at the Department Office.

cc: Property owners who submitted written comments

Unofficial  
Copy

A tract of land located in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) 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° 55' east 30 feet; thence south 380 feet; thence south 89° 55' east 208 feet to the initial point of the tract hereby described; thence south 208 feet; thence south 89° 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° 55' east from the initial point; thence north 89° 55' west 310 feet, more or less, to the initial point; said tract containing 1.75 acres, more or less.