

Return Address: U.S. Cellular c/o WFI  
Sophia Mekkers  
4445 SW Barbur Blvd., Suite 105  
Portland, OR 97239

Doc # 2004155180  
Page 1 of 6  
Date: 11/12/2004 12:08P  
Filed by: SOPHIA MEKKERS  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$24.00

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

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX 509 427-4839

RECORDER'S NOTE:  
NOT AN ORIGINAL DOCUMENT

**Carson Review Use Administrative Decision**

**APPLICANT:** Sophia Mekkers, U.S. Cellular c/o WFI

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

**DESCRIPTION:** Construction of a 150' tall mono-pole telecommunications facility and a 12' x 12' equipment shelter

**LOCATION:** 841 Wind River Highway, in Carson, Section 29, T3N, R8E, and identified as Skamania County Tax Lot No. 3-8-29-2-1-2100-00.

**ZONING:** Commercial

**DECISION:** Based upon the entire record before the Planning Department, the application by Sophia Mekkers for US Cellular c/o WFI, 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 150' TALL MONO-POLE TELECOMMUNICATIONS FACILITY and a 12' x 12' EQUIPMENT SHELTER 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 mono-pole and equipment building is within an existing commercially developed lot and is bordered by commercially zoned land to the north, south and east. To the west is land zoned High Density Residential (HDR). The common lot line between the Commercial zone and the HDR zone is the backyard line of these properties. The commercially zoned land in this area is currently being used for commercial purposes, including the American Legion Post, a bar, flower shop, auto-body shop, hardware/lumber yard, and several other commercial enterprises. Allowing a mono-pole and equipment 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 west of the proposed site is a residential area with many homes. 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. No one has provided the Planning Department with any comments or concerns of the structure. In addition, the subject project was reviewed under the State Environmental Policy Act (SEPA). The Planning Department did not receive any comments during that review either.*

*The purpose of the Carson Review Use is to assure that new uses are compatible with the surrounding development. The subject property is currently fenced on two sides in the area where the mono-pole is to be constructed. The applicant proposes to fully enclose with a fence, the area around the base of the mono-pole with a 7' tall chain link fence with barbed wire top. The fencing will have privacy slats installed. Based upon the SEPA review and mitigation, the privacy slats should be a dark color and preferably dark brown. In addition, the pole, utility building and antennas should be a dark color in order to blend with the area. If the tower is brown it should be able to match the tree trunks of the adjacent confers on and near the subject property. If the antennas are a dark gray, they will be less obtrusive and blend in the sky. A condition of approval should require dark brown colors for the fencing slats, mono-pole, equipment storage building and dark gray for the antennas, especially any type of dish antenna.*

*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. After site construction has occurred, all disturbed areas should be seeded with a grass seed mix that is suited for the area.*

*An additional compatibility issue is lighting. Lighting, especially commercial and industrial lighting, can be disturbing in residential neighborhoods. As such, all lighting should be the absolute minimum necessary to comply with Federal Regulations regulating the lighting of towers. If the Federal Regulations do not require lighting, the tower should not be lit.*

*The proposed building will not require any additional parking spaces and will not remove any existing parking spaces currently used by the American Legion Post. Service personnel will be able to utilize the existing off-street parking lot.*

*Access to the site is provided through the existing parking lot for the American Legion Post, off of Wind River Highway. This access has been in use for many years and should be considered satisfactory for the infrequent use that will be*

*required for occasional stops for maintenance and service of the cell tower equipment.*

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 a conglomerate of several parcels, which total 1.61 acres. There is sufficient area for the placement of the mono-pole and equipment building. The area that is designated for the mono-pole has several large conifers. These trees are approximately 100' tall and provide great visual screening for the mono-pole. As such, these trees should be retained and maintained in a healthy condition. Dead or dying trees should be replaced with similar type tree in a similar location with a minimum of 12' in height.*

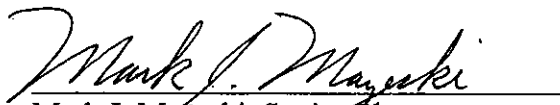
*Since the land to the west is zoned and used as residential land, the required setback is 20'. Based upon the site plan, which is based upon a survey as referenced thereon, the property line is farther to the west than the existing fence line. The site plan shows all structures being at least 20' from the actual property line. A condition of approval should state that all structures should be 20' off of the western property line. A setback of 5' should be sufficient along the north side. In addition to property line setbacks, there should be a setback/buffer for Carson Creek. This property would normally have a 100' buffer, as Carson Creek is a Class III creek. However, the buffer may be reduced to 25' based upon Skamania County Code §21A.04.010(A), which allows new buffers to be similar to existing buffers within 300'. The 25' buffer is already reflected in the site plan.*

**The subject request is approved with the following conditions:**

1. Setbacks from the west property line shall be 20 feet from the property line, including all eaves. The setback from the north property line, including all eaves is 5'. The creek buffer is 25'.

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. In accordance with the MDNS issued for this project, dated September 1, 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. In addition, after construction is complete, all disturbed areas shall be reseeded with a grass seed mix suitable for the area.
  - b. The monopole, the utility building, the fencing and all attachments shall be painted a dark color so as to blend in with the area. Preferably the monopole, building and fencing will be dark brown and the antennas/communication attachments will be dark gray or brown.
  - c. All lighting shall be the absolute minimum required by the Federal Regulations. If the Federal Regulations do not require lighting, the tower shall not be lit.
  - d. All trees shall be retained on site in order to screen the monopole. Dead or dying trees shall be replaced in kind and as near as possible to the removed tree. All replacement trees shall be a minimum of 12' tall at the time of planting.

Dated this 17th day of September, 2004, at Stevenson, Washington.



Mark J. Mazeski, 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 Oct 4, 2004. Notice of Appeal forms are available at the Department Office.

cc: Property owners who submitted written comments

Unofficial  
Copy