

Return Address: Wireless Facilities
4445 SW Barbur Blvd. #101
Portland, OR 97239

Doc # 2006161953
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Date: 06/15/2006 12:42P
Filed by: WIRELESS FACILITIES
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$38.00

Skamania County Department of Planning and Community Development

Skamania County Courthouse Annex
Post Office Box 790
Stevenson, Washington 98648
509 427-3900 FAX 509 427-3907

Administrative Decision

APPLICANT: Wireless Facilities

PROPERTY OWNER: E. Wood and Alice T. Biddle Trust

FILE NO.: NSA-06-15

PROJECT: To add six panel antennas and a six-foot microwave dish to an existing telecommunications tower.

LOCATION: On Biddle Butte at the end of Mt. Zion Road, Mt. Pleasant; Section 9 of T1N, R5E, W.M. and identified as Skamania County Tax Lot #01-05-09-0-0-1300-00.

LEGAL: See attached page 7.

ZONING: Special Management Area- Forest (F).

DECISION: Based upon the record and the Expedited Review Process Staff Report, the application by Wireless Facilities, described above, **subject to the conditions set forth in this Decision**, is found to be consistent with SCC Title 22 and **is hereby approved.**

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Division and the Skamania County Health Department.

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

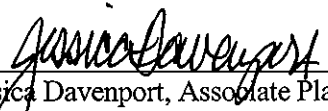
CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Code (SCC) Title 22. **This document, outlining the conditions of approval, must be recorded by the applicant in the deed records of the Skamania County Auditor** in order to ensure notice of the conditions of approval to successors in interest. SCC Section 22.06.120(C)(2).

- 1) As per SCC Section 22.06.120(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
- 2) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval. (See attached)
- 3) The panel antennas and the microwave dish shall be dark-earth tone in color so as to blend in with the surrounding landscape such as a dark gray or dark brown as found in the Scenic Resources Implementation Handbook list of Dark Earth Tone Colors.
- 4) The structures shall be composed of nonreflective materials or materials with low reflectivity.
- 5) All exterior lighting shall be hooded or shielded at a 90° angle; hoods/shields shall be made of nonreflective, opaque material, which does not allow light to pass through.
- 6) The applicant must meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Planning Department. The applicant is to coordinate all inspections with the Building Division. A final inspection approval will not be issued until compliance with all conditions of approval, including visual subordination criteria, have been verified. The Planning Department shall conduct at least two site visits during construction, one to verify the location of the structures as stated by the Administrative Decision and a second to be conducted after all foundation excavation has been completed including framed footers, but prior to pouring the foundation. A site visit for final inspection shall also be conducted. Each inspection may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Building Division at 509-427-3920.
- 7) The following procedures shall be effected when cultural resources are discovered during construction activities:
 - a) **Halt Of Construction.** All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.

- b) Notification. The project applicant shall notify the Planning Department and the Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.
 - c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.
- 8) The following procedures shall be effected when human remains are discovered during construction activities:
- a) Halt of Activities. All survey, excavation and construction activities shall cease. The human remains shall not be disturbed any further.
 - b) Notification. The project applicant shall notify local law enforcement officials, the Planning Department, the Gorge Commission, and the Indian tribal governments immediately.
 - c) Inspection. The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.
 - d) Jurisdiction. If the remains are modern, the appropriate law enforcement officials shall assume jurisdiction and the cultural resource protection process may conclude.
 - e) Treatment. The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when the conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 24th day of March, 2006, at Stevenson, Washington.



Jessica Davenport, Associate Planner
Skamania County Planning and Community Development.

NOTES

Any new residential development, related accessory structures such as garages or workshops, fences, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC Section 22.06.150(A), this Administrative Decision approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.

APPEALS

The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.

This Administrative Decision shall be final unless reversed or modified on appeal. Any person shall be allowed to appeal a decision issued under the expedited review process. To appeal this decision, a written Notice of Appeal form must be filed within 20 days from the date hereof. Appeals are to be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648. Notice of Appeal forms are available at the Planning Department Office and must be accompanied by a \$1,000.00 nonrefundable filing fee.

WARNING

On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon your Administrative Decision or any amendments thereto.

A copy of this Decision, including the Staff Report, was sent to the following:

500' adjacent property owners and persons requesting a notice of decision
Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs
Nez Perce Tribe
Department of Archaeology and Historic Preservation
Columbia River Gorge Commission
U.S. Forest Service - NSA Office
Board of County Commissioners
State of Washington Department of Community Trade and Economic Development- Dee Caputo
Department of Fish and Wildlife
Skamania County Building Division
Skamania County Assessor's Office

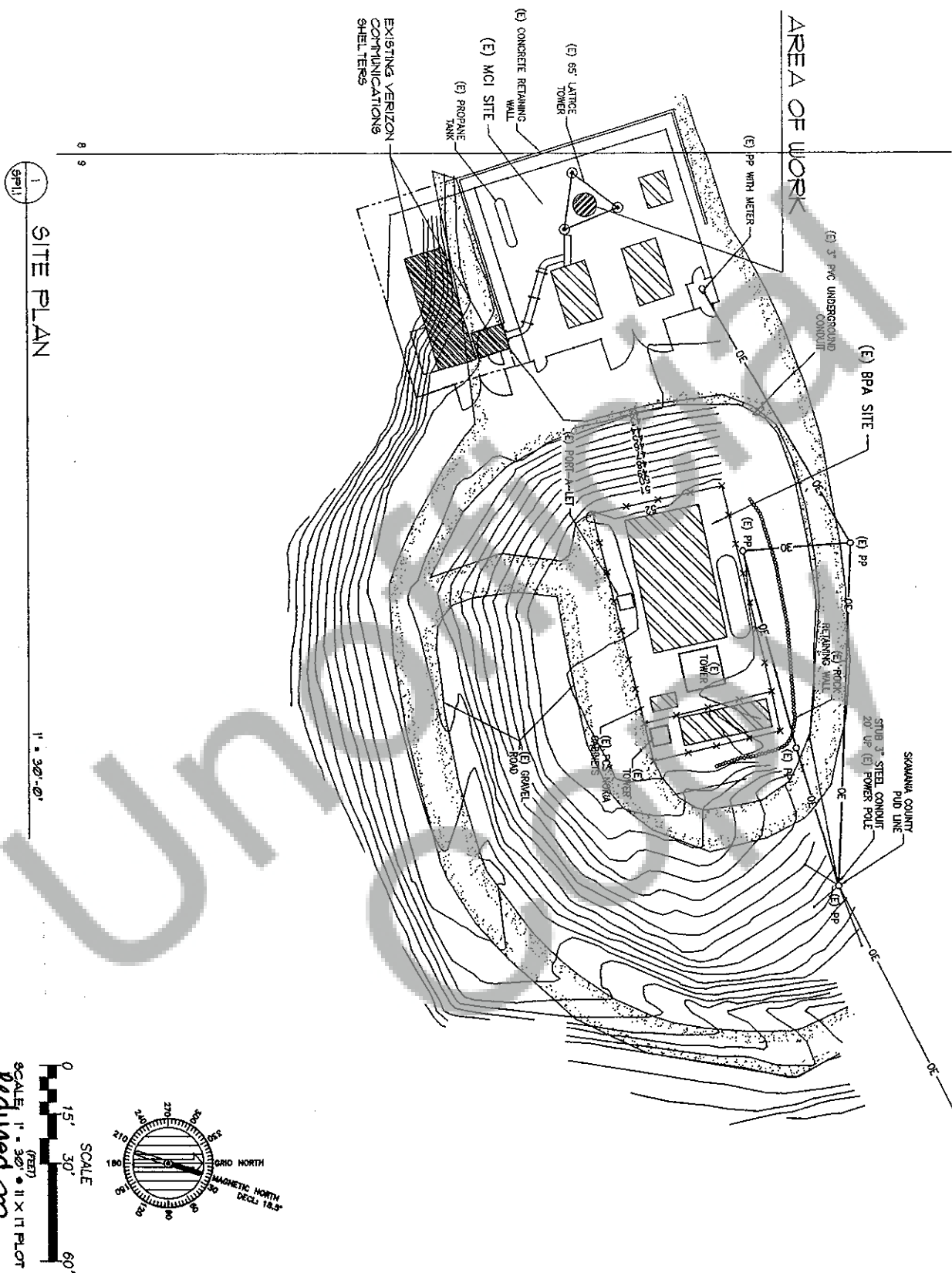


EXHIBIT "A"

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 9 and in the Southeast Quarter of the Southeast Quarter of Section 8, all in Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast corner of the parcel conveyed to the United States of America by Deed recorded under Auditor's File No. 45005, Skamania County Records; thence East 120 feet; thence North 190 feet; thence West 430 feet; thence South 190 feet; thence East 110 feet to the Southwest corner of the tract conveyed to the United States of America; thence North 150 feet; thence East 200 feet; thence South 150 feet to the point of beginning.