

Return Address: SDS Lumber Company
C/O Kate Stevenson
PO Box 266
Stevenson, WA 98605

Approval #1
Doc # 2006162475
Page 1 of 7
Date: 07/28/2006 03:13P
Filed by: SDS CO LLC
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$38.00

*3' x 11'
concrete slab
12' x 10' x 8' enclosure
for*

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/
PROPERTY
OWNER:

SDS Lumber Company

FILE NO.:

NSA-05-32

PROJECT:

12x40
Replacement of an existing communications tower complex consisting of three 35-foot tall wooden poles with a single 120-foot tall metal communications tower to be located down-slope from the existing complex, installation of a concrete pad for the replacement tower base, placement of a new pre-fabricated equipment shed (20'x10'), and a 50'x50'x8' chain link enclosure sited around the tower and building.

LOCATION:

Located off Scoggins Road, on Underwood Mountain; Section 17 of T3N, Range 10E, W.M. and identified as Skamania County Tax Lot #03-10-00-0-0-0300-00.

LEGAL:

Recorded on February 1, 1998 in the Skamania County Auditor's office Book 174, Page 436.

ZONING:

General Management Area- Commercial Forest Land (F-1).

DECISION:

Based upon the record and the Staff Report, the application by SDS Lumber Company, 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 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 §22.06.050(C)(2).

- 1) As per SCC §22.06.050(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) Minimum Property Line Setbacks: **Front Yard:** 45 feet from the centerline of the street or road or 15 feet from the front property line, whichever is greater. **Side Yard:** 5 feet. **Rear Yard:** 15 feet.
- 4) Fire Safety Guidelines as stated in Section 22.08.070(B)(1)(a, b, e, g, and h) of the Staff Report shall be included as Conditions of Approval.
 - a. All buildings shall be surrounded by a maintained fuel break of 50 feet. Irrigated or fire resistant vegetation may be planted within the fuel break, including green lawns and low shrubs (less than 24 inches in height). Trees should be placed greater than 15 feet between the crown and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles and other dead vegetation shall be removed from beneath trees.
 - b. Hazardous fuels shall be removed within the fuel break area.
 - e. Access drives shall be constructed to a minimum of 12 feet in width and not to exceed a grade of 12 percent. Turnouts shall be provided at a minimum of every 500 feet. Access drives shall be maintained to a level that is passable to fire equipment.
 - g. Telephone and power supply shall be underground whenever possible.
 - h. Roofs of structures should be made of fire-resistant materials, such as metal, fiberglass shingle, or tile. Roof materials such as cedar shake and shingle should not be used.
- 5) Only that grading which is necessary for site development (building pads, utilities, etc.) is permitted. All graded areas shall be re-seeded with native vegetation prior to final inspection by the Planning Department.

- 6) Any new additions to the exterior of the proposed structures (tower, concrete pad, equipment shed) not mentioned in this application, any extension in height or any additional antenna arrays not mentioned in this application shall require a new application and approval.
- 7) Planted vegetation shall be maintained to ensure survival.
- 8) All the existing trees shall be retained to provide screening from KVAs and to maintain visual subordination, except as is necessary for site development, safety purposes, or as part of forest management practices.
- 9) The structure shall be composed of nonreflective materials or materials with low reflectivity.
- 10) All exterior lighting shall be hooded and shielded at a 90-degree angle. Hoods/ shields shall be made of nonreflective, opaque material, which does not allow light to pass through.
- 11) The exterior of all proposed structures (tower, equipment shed, etc.) shall match the material and color samples submitted to the Planning Department. The roof of the equipment shed shall be dark green in color and the color of the tower shall be "haze gray". If the applicant chooses different colors or materials, then material and color samples must be submitted to the Planning Department prior to issuance of a building permit.
- 12) Dark brown vertical slating must be installed on the chain link fence to reduce reflectivity.
- 13) The applicant must place a minimum of 10 bird boxes in the vicinity of the tower before issuance of a building permit.
- 14) The applicant shall contact Washington Department of Fish & Wildlife prior to additional trees being harvested around the tower, and any remaining trees that were harvested should be kept on site to serve as wildlife cover.
- 15) The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Planning Department. A final inspection approval will not be issued until compliance with all conditions of approval; including visual subordination criteria have been verified.
- 16) The Planning Department will conduct at least two site visits during construction and at least one site visit for Final Inspection. One will be to verify the location of the structure as stated by the Administrative Decision. 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.
- 17) The following procedures shall be effected when cultural resources are discovered during construction activities:

- a) **Halt 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.

Dated and Signed this 6 day of February, 2006, at Stevenson, Washington.



Nicole Hollatz, 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 §22.06.050(C)(5), 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. A written Notice of Appeal form must be filed by an interested person 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

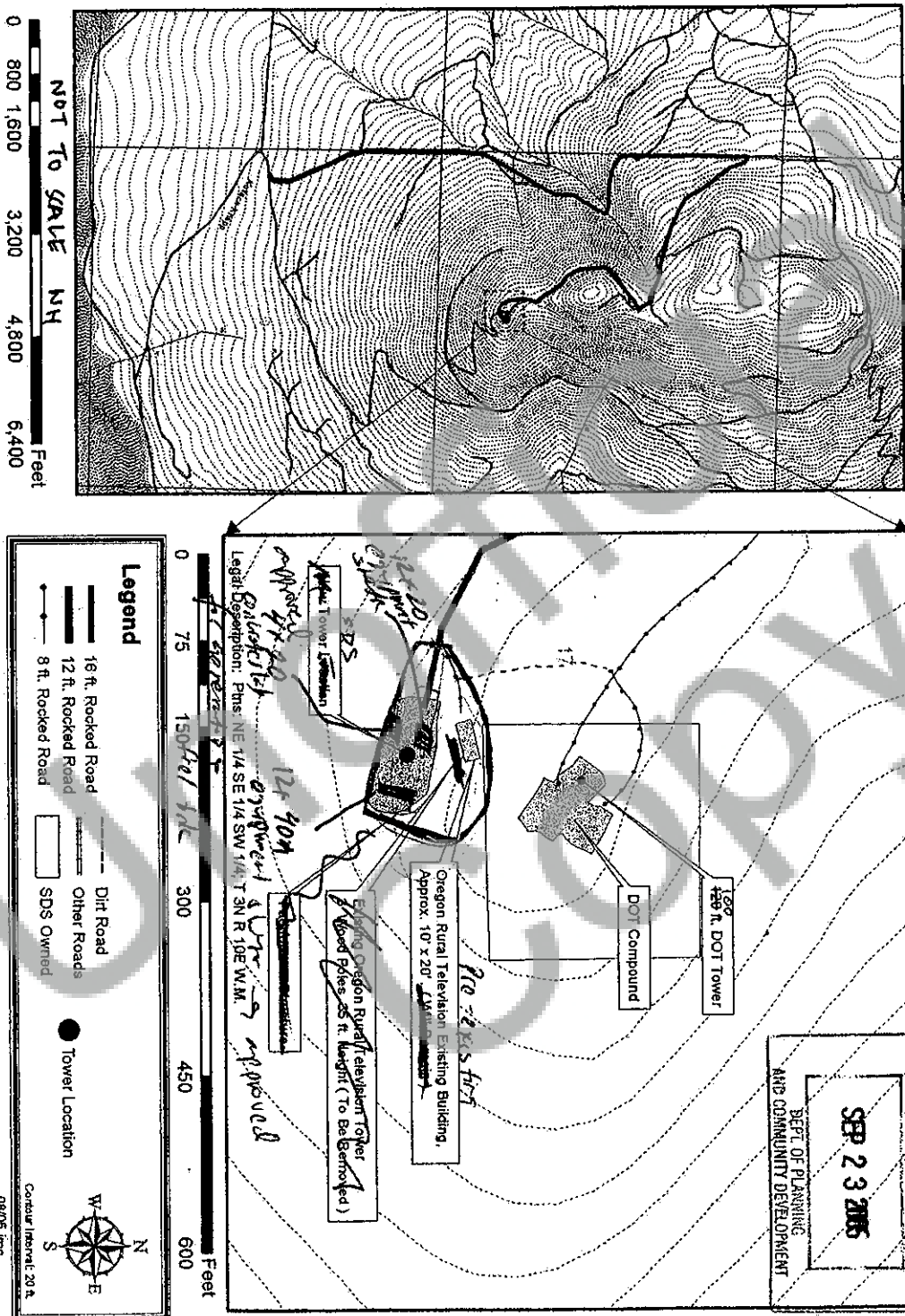
On November 30, 1998 the Columbia River Gorge Commission overturned a Skamania County Director's Decision 18 months after the 20 day appeal period had expired. You are hereby warned that you are proceeding at your own risk and Skamania County will not be liable for any damages you incur in reliance upon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

A copy of the Decision was sent to the following:

Skamania County Building Division
Skamania County Assessor's Office

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

Persons submitting written comments in a timely manner
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



(9)

THE GRANTOR S., PETER H. GROVE and AVA E. GROVE, husband and wife,

For and in consideration of

Ten and no/100ths (\$10.00) DOLLARS,

in hand paid, convey and warrant to WALLY STEVENSON, BRUCE STEVENSON AND FRANK DAUBENSPECK, doing business as S. D. S. Lumber Co., A PARTNERSHIP, the following described Real Estate

The West Half of the Southwest Quarter of Section Seventeen (17), Township 3 North, Range Ten (10) East, W. M., containing Eighty (80) acres, more or less, and

The East Half of the Southwest Quarter and West Half of Southeast Quarter of Section Seventeen (17), Township 3 North, Range 10 East W. M., containing 160 acres, more or less;

LESS one (1) acre decded to the Department of Highways of the State of Washington, located in the E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Sec. 17, Tsp. 3. North, Range 10 East W. M.

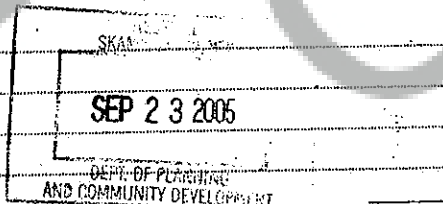


Situated in the County of SKAMANIA

State of Washington.

Dated this 26th day of June, 1950

WITNESSES:



Ava Grove (Seal)
Peter H. Grove (Seal)

STATE OF WASHINGTON
 County of Klickitat

PERSONAL CERTIFICATE
 OF ACKNOWLEDGMENT

This is to Certify that on this day personally appeared before me PETER H. GROVE AND

AVA E. GROVE, husband and wife