

Return Address: Brandon Clower
Black Rock Consulting for Verizon
5505 SE Tolman St.
Portland, OR 97206

Skamania County
Community Development Department
Building/Fire Marshal • Environmental Health • Planning
Skamania County Courthouse Annex
Post Office Box 1009
Stevenson, Washington 98648
Phone: 509-427-3900 Inspection Line: 509-427-3922

Administrative Decision

APPLICANT: Brandon Clower, Black Rock Consulting, for Verizon Wireless

PROPERTY OWNER: Wood, Hardesty, Biddle Dick, et al.

FILE NO.: NSA-15-08

PROJECT: To install one (1) new four (4) foot microwave antenna and to move one (1) existing six (6) foot microwave antenna down one (1) foot on an existing eighty-five (85) foot communications tower located on Mt. Zion.

LOCATION: End of Mt. Zion Road; Section 9 of T1N, R5E, W.M. Tax Parcel No. 01-05-09-0-0-1300-00.

LEGAL: See attached page(s) 6

ZONING: Special Management Area- Forest (F).

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

Skamania County Community Development Department
File: NSA-15-08 (Verizon) Administrative Decision
Page 2

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 §22.06.120(C)(2).

- 1) As per SCC §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 new antenna shall match the existing tower in color, which is steel gray. The antenna shall not be white or off-white in color. The associated support structures for the new antenna shall be either steel gray or dark earth tone in color.
- 4) The antenna shall be composed of non-reflective materials or materials with low reflectivity.
- 5) The applicant shall meet all conditions of approval enacted to achieve visual subordination prior to final inspection by the Community Development 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.
- 6) The Community Development Department will conduct a site visit for Final Inspection to ensure that all conditions of approval have been met. Inspections may take up to four business days from the time of calling for the inspection. Inspections should be arranged by calling the Community Development Department inspection line at 509-427-3922 or by emailing permitcenter@co.skamania.wa.us.
- 7) 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.

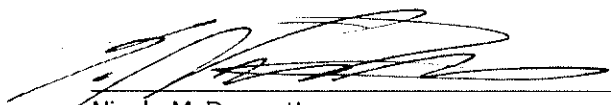
Skamania County Community Development Department
File: NSA-15-08 (Verizon) Administrative Decision
Page 3

- b) Notification. The project applicant shall notify the Administrator and the Gorge Commission within twenty-four (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 twenty-four (24) hours.
 - c) Survey and Evaluations. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP. (See Revised Code of Washington 27.53). It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in the Section 22.30.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. A mitigation plan shall be prepared if the affected cultural resources are significant. Construction activities may recommence if the cultural resources are not significant..
 - d) Mitigation Plan. Mitigation plans shall be prepared according to the information, consultation and report provisions contained in the Section 22.30.050 of this Chapter. Construction activities may recommence when the conditions in the mitigation plan have been executed.
- 8) The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.
- a) Halt of Activities. All survey, excavation and construction activities shall cease. The human remains shall not be disturbed any further.
 - b) Notification. Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted 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. Representative of the Indian tribal governments shall be contacted immediately.
 - 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

**Skamania County Community Development Department
File: NSA-15-08 (Verizon) Administrative Decision
Page 4**

prepared in accordance with the consultation and report requirements set out in Section 22.30.050 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 22.30.030(D) of this Chapter are met and the mitigation plan is executed.

Dated and Signed this 13 day of August, 2015, at Stevenson, Washington.



Nicole McDermott
Interim Planning Consultant
Planning Division

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.

EXPIRATION

As per SCC §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 once development has commenced the development action is discontinued for any reason for one continuous year or more.

If the development does not include a structure the permit shall expire two years after the date the land use approval was granted unless the use or development was established according to all specifications and conditions of approval in the approval. For land divisions, "established" means the final deed or plat has been recorded with the county auditor.

If the development includes a **structure** the permit shall expire when construction has not commenced within two (2) years of the date the land use approval was granted; or once the structure has been started and if the structure has not been completed within two (2) years of the date of commencement of construction the permit shall expire. Completion of the structure for this purpose means the completion of the exterior surface(s) of the structure; and compliance with all conditions of approval in the land use approval, including, but not limited to, painting of the exterior of the structure.

APPEALS

**Skamania County Community Development Department
File: NSA-15-08 (Verizon) Administrative Decision
Page 5**

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 Hearing Examiner, P.O. Box 1009, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

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

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

Property Owner

Adjacent property owners within 500 feet of the subject property

Yakama Indian Nation

Confederated Tribes of the Umatilla Indian Reservation

Confederated Tribes of the Warm Springs (electronic)

Nez Perce Tribe

Cowlitz Tribe

Department of Archaeology and Historic Preservation

Columbia River Gorge Commission (electronic)

U.S. Forest Service - NSA Office (electronic)

Board of County Commissioners (electronic)

State of Washington Department of Commerce – Paul Johnson (electronic)

Department of Fish and Wildlife (electronic)

height or width of the tower, nor any change to the fenced perimeter, nor the number or size of equipment shelters. All equipment will be non-reflective and grey to match existing equipment.

II. Property Description

Legal Description:

"A tract of land in the Southwest Quarter of the Southwest Quarter of Section 9, Township 1 North, Range 5 East, Skamania County, Washington being more described as follows:

Beginning at the Southwest corner of said Section 9; thence $N03^{\circ}35'45''$: E 817.67 feet to the true point of beginning of the tract herein described; thence $S00^{\circ}02'2'38''$ W 32.00 feet; thence $N89^{\circ}57'22''$ E 46.00 feet to the true point of beginning, containing 1,472 square feet. Bearing herein are based on the Lambert Grid coordinate system, North American Datum of 1927."

Property is used as a communication facility. Surrounding properties are rural consisting of forest and agriculture. Google Earth Satellite Images enclosed.

