



# LCST Member: Marietta Currie

## Alternative Locations, Safety, and Road Access

Good morning. My name is Marietta Currie. My husband and I live at 252 Skyview Drive. Our home is **less** than 400 feet from the **proposed** 150-foot cell tower at 262 Skyview Drive.

We are not **against** technology. But our concern with **this** tower is the placement in a residential neighborhood. This massive undertaking would be a **huge** disruption to our community.

One major issue is access. Skyview Drive is a narrow **private** road and residential easement that cannot be widened or improved without the consent of **all** affected owners. I am one of the owners who signed the **Notice of Nonconsent**. Improving the road will fundamentally change its appearance from a **country** road to a wider, paved **street** more typical of suburban development. We did not buy in this area to live in a suburban environment. Our country lifestyle, the lifestyle **we** chose, and paid for, will be destroyed if the proposed tower is built.

The applicant says the visual impact would be **negligible**, but as you can see in the Applicant's photo simulations, and the photos I've taken over the last 5 years, the impact to our home and neighborhood would be **significant** and **readily apparent**.

One photo shows the day we moved in. **We absolutely** would not have purchased this home if that cell tower was installed. Our home values, marketability and insurance are also at **risk**.

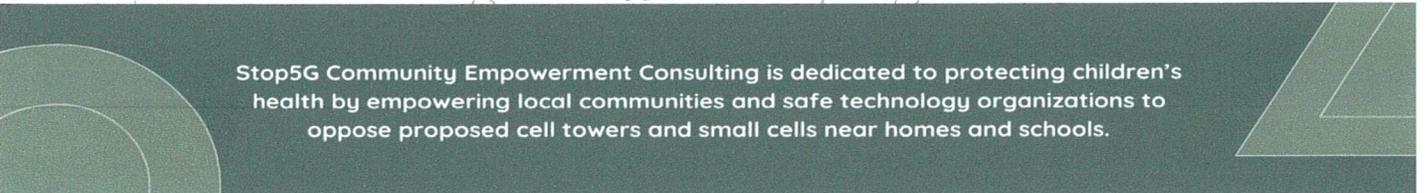
Imagine living **in** this home and **on** this property and seeing the tower, where each of the red arrows are, every day. The tower would **loom** over our daily lives while we... mow the lawn, play with our **dogs**, enjoy the **sunrise** and sunset; watch the **rainbows** come and go, and appreciate the **deer grazing**. It would also be a **constant** reminder of the potential **safety** risks. If something **were** to go wrong, given our **close** proximity and the **remote** area that we live in, we would be in **grave** danger.

In our view, the applicant has **not** shown that this residential location is the **only** reasonable option. There is **substantial** undeveloped land in the surrounding area, **as** you can see in these photos. If the tower is **truly** necessary, place it somewhere like this, per **county** code, where there are **no** homes, and it would **not** be towering over residences as you've seen in the photos of **our** home.

We **respectfully** ask that the Hearing Examiner **deny** this application, or **require** the applicant to pursue a more appropriate **nonresidential** location.

Thank you for your time and consideration.

landhearingSubmissions@lewiscountyma.gov



I submitted written testimony of a council last night and did not hear an exhibit this morning. In it includes the photos on this board.

It believe would require massive changes or so called improvements

Exhibit 129

Flip

Flip

No co-location within 2 miles but these are undeveloped area within 2 miles

Earlier testimony spoke to opacity

Can see through -> In winter

**Before the Lewis County Hearing Examiner**

**Re: WCF25-0002 / SEP25-0021**

**Proposed Wireless Communication Facility at 262 Skyview Dr., Mossyrock, WA**

Dear Hearing Examiner,

Our names are Marietta Currie and Justin Laabs. Our home is located at 252 Skyview Drive, near the proposed 150-foot wireless communication tower at 262 Skyview Drive. I submit this statement in opposition to the proposed tower at that location.

To be clear, my husband and I are not opposed to improved wireless service in general. Our objection is to the placement of this tower in a rural residential area, not to the concept of a tower somewhere else.

Lewis County's wireless facilities code 15.50.010 (2) expressly states that one of its purposes is to encourage the location of support towers and antenna arrays in **nonresidential** areas. The county's code 15.50.025 (2) states that the first priority location for new support towers when collocation is not possible would be in **nonresidential** areas with residential being the least desirable option.

The applicant has not, in my view, shown that this residential site is the only reasonable location. I believe that the applicant has failed to prove that alternative, more desirable locations are unavailable and their own materials clearly indicate large areas of undeveloped acreage as seen in this map from their Additional Information Packet:

# Distance from proposed to Verizon neighbor sites

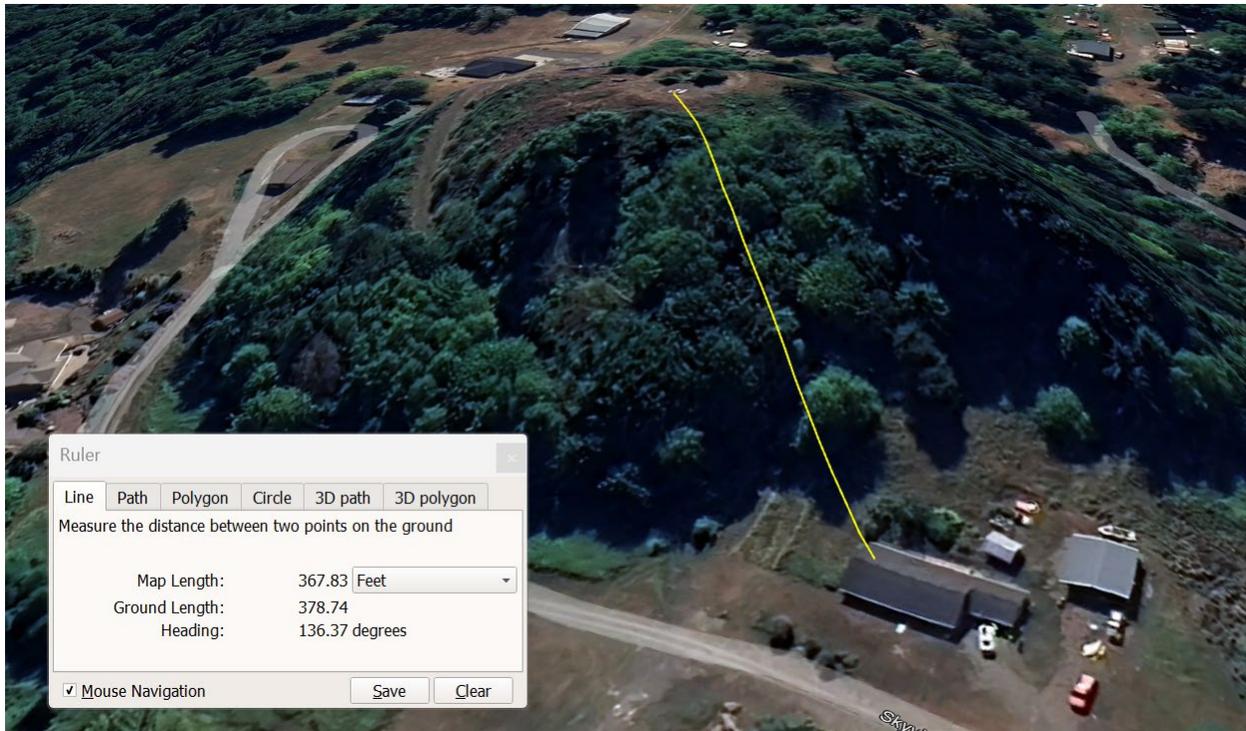


2025

Additional photos are added to the end of this document to show undeveloped area across the valley in the above circled area. These photos were taken along Skyview Drive.

It is especially important for the County to enforce its own policy preference for less intrusive siting and to require a meaningful showing that nonresidential or less harmful alternatives are not feasible.

Here is a photo from Google Earth showing the proximity of our home to the proposed tower. Our home is less than 400 feet from the proposed tower, with the closest corner of our home being our bedroom.



The application states that the “visual impact will be negligible.” I wholeheartedly disagree. The visual impact on us and nearby residents would be significant. Here are 2 photos from the applicant’s own simulations in Exhibit H showing the tower near our home and property:





A 150-foot monopole placed that close to our residence would dominate our daily view and fundamentally change the rural character of the neighborhood. My husband and I bought our first home here in 2021 because of the beauty, quiet, and community of this area.

This neighborhood is not an industrial corridor. It is a residential community where families live, invest, and expect to enjoy the rural setting around them.

The tower would also raise a serious and reasonable concern about **property value and marketability** for nearby homes. I've also recently learned that our Home Owners insurance would likely increase, if we can even get insured based on the proximity.

The National Association of Realtors states that cell phone towers can affect property values, while also acknowledging that the amount and significance of that effect are debated. NAR's reference page then cites specific studies reporting measurable price impacts associated with proximity and visibility. It cites a Savannah study finding that homes close to towers sold at discounts of up to 7.6%, and a Journal of Real Estate Finance and Economics study reporting an average negative price effect of 2.65%, with impacts up to 9.78% for homes within visible range of a tower. Other studies have shown an impact of up to 20%.

I am not asking the County to assume any single percentage loss for my property. Rather, these sources show that **proximity and visibility matter**, and that both are present here. Our home at 252 Skyview Drive is very close to the proposed tower site at 262 Skyview Drive, and the tower would be directly visible from our property. That creates a real risk that our home would become less desirable, harder to sell, and worth less than it otherwise would be. I can attest to this personally, as we would not have purchased our home had the cell tower already been installed. For first-time homeowners, that is not a negligible concern. It is a substantial and lasting harm.

The project would also diminish the natural character of the area. Additional photos taken from 2021 through 2026 are added to the end of this document showing that if the cell tower were installed, it would be shown in these photos (or just out of sight in 2 of the photos), roughly where the arrows have been added. This goes to show the impacts of the tower on our rural living, some photos including cows, deer (including young fawns), and pets. The tower will be a visual distraction taking away from the natural charm and the beauty of the many rainbows, gorgeous sunrises and sunsets.

While the applicant frames the project as a standard facility on an undeveloped parcel, that description does not capture the lived reality for the residents who would have to see it from their homes every day.

The SEPA application only mentions songbirds as "birds or animals that have been observed on or near the site **or are known to be on or near the site.**" This shows a neglect for due diligence. Anyone in this neighborhood knows there are regularly deer, hawks, eagles, osprey as well as other wildlife. There are also occasionally bear and cougar.

I recognize that the applicant and staff materials claim the proposed facility would improve wireless coverage, indoor service, and capacity in the area, including along Highway 12 and feeder roads.

But improved service does not by itself justify placing a 150-foot tower in close proximity to homes when the County's own code favors nonresidential siting and when other

undeveloped land exists in the broader area. The question is not whether wireless service is valuable. It is whether this **residential location** is the appropriate place for this structure.

A separate and substantial concern is the applicant's proposed access to the tower site by way of **Skyview Drive**. In the project materials, the applicant states the site would be accessed from Birley Road and then Skyview Drive, while also representing that no new or improved roads are necessary.

That position does not match the actual conditions on the ground or the legal limitations governing this private road.

Skyview Drive is a narrow private road, roughly **10 feet wide**, and portions near our property have historically been, and are currently gravel. Our neighborhood recently spent substantial private funds to improve the road, with residents contributing approximately \$130,000 in total, including about \$8,000 from our household.

The idea that a 150-foot tower could be constructed and operated from this private residential access road without meaningful impacts is simply not credible.

Among other concerns related to the road, I have personally witnessed materials coming off of trailers enroute up Skyview Dr blocking outgoing traffic. I have also personally witnessed, multiple times, trucks/trailers with heavy machinery unable to make it up the hill, having to stop blocking the roadway while they offload the machinery, drive the machinery up the hill, walk back to their truck and then complete the drive up the hill.

We signed the **Notice of Non-Consent** that states that Skyview Drive is a private residential easement established in 1976 and governed by a recorded Road Maintenance Agreement executed by neighboring lot owners in 1999. It further states that the easement allows access only over the "existing gravel roads," fixing the location and width of the easement, and that the roadway has historically existed as an approximately 10-foot residential gravel lane that cannot be widened, improved, or relocated without the express consent of all affected owners.

The Notice of Non-Consent also states that use of Skyview Drive is limited to residential purposes by property owners and their guests only, and that commercial entities, contractors, construction crews, industrial equipment operators, and telecommunications technicians do not fall within that permitted class of users. According to the notice, introducing tower construction and operational traffic would represent a significant changed use of the easement from residential to commercial or industrial, and would impose new burdens beyond those contemplated by the easement documents.

This directly supports our concern that the County's own conditional approval language appears to contemplate possible access-road improvements for emergency services, which is inconsistent with the applicant's statement that no road improvements are needed.

Most importantly, the Notice of Non-Consent states that no individual or entity has asked the undersigned property owners for consent to any widening, expansion, or improvement of Skyview Drive, or for any non-residential use of Skyview Drive, and that the undersigned owners unequivocally do not consent and will not consent to either.

This is therefore not a speculative or abstract concern. It is a direct, unresolved legal and practical barrier to the project as proposed.

For all of these reasons, the applicant cannot reasonably characterize this proposal as having no road or transportation impacts while relying on a narrow private residential easement, potentially requiring road improvements, and lacking the consent of affected property owners. At a minimum, this unresolved access issue shows that the application does not fully account for the real-world and legal constraints of using Skyview Drive to construct and operate this facility.

For all these reasons listed above, we respectfully request that the Hearing Examiner **deny** the proposed wireless communication facility at 262 Skyview Drive. At a minimum, the applicant should be required to pursue a location in a **nonresidential** area or on another site that can meet service objectives while avoiding or substantially reducing the harm to nearby residents.

With dedicated opposition to cell towers in residential areas of Lewis County, I thank you for your consideration.

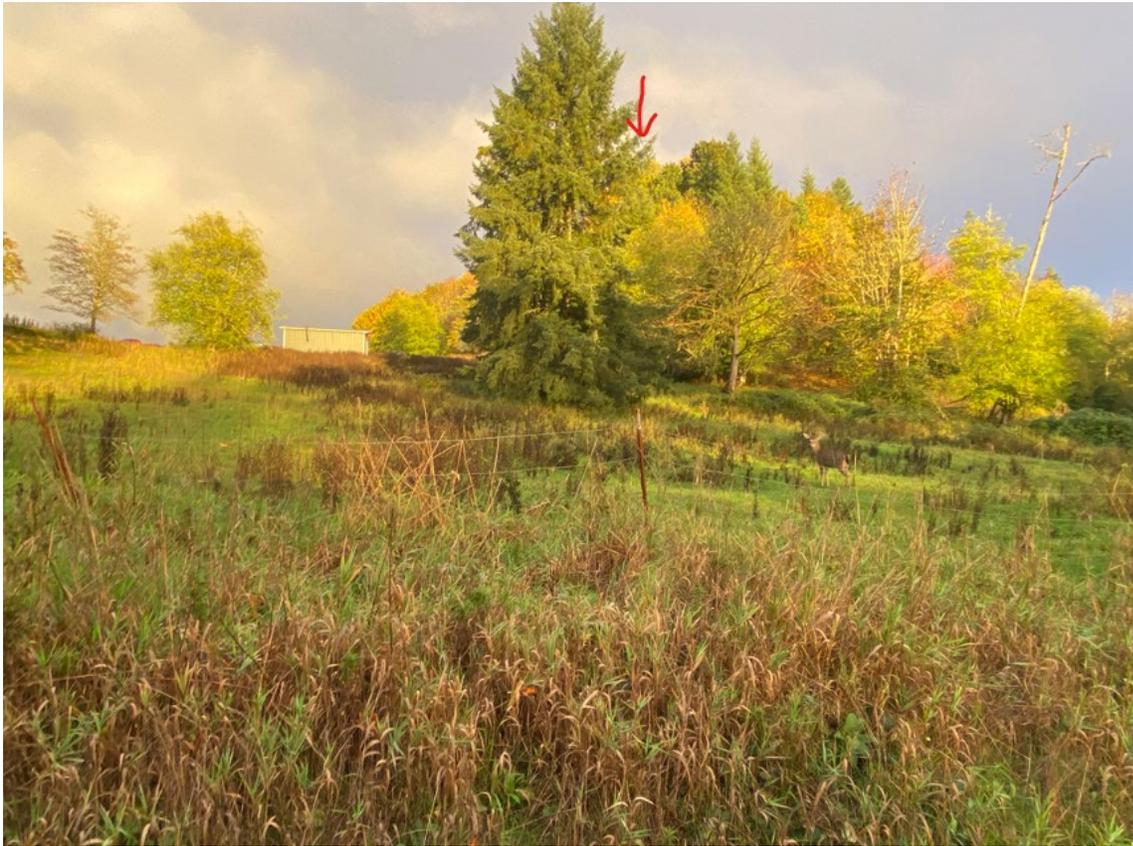
Marietta Currie & Justin Laabs  
252 Skyview Dr.  
Mossyrock, WA

This first photo is the day we moved in, the cell tower would be unsightly and we would have chosen to buy somewhere else:













Here are some photos taken from along Skyview Dr showing the undeveloped area where a cell tower would be more suitable:







Here are two photos from the proposed site at 262 Skyview Dr showing the undeveloped area across the valley where a cell tower would be more suitable (yes, we had permission to be on the property):

