

DIRECTOR'S DECISION

APPLICANT: Robert and Barbara McCormick

LANDOWNER: Robert and Barbara McCormick

APPLICANT AGENT: Craig Polzel

FILE NO.: C09-0017-K-G-19

REQUEST: To: 1) construct a 10' by 32' by 10' deck, including staircase and door to deck area, and a 4' by 6' window on an existing winery building; 2) to convert approximately 600 square feet of storage space to tasting room use in the existing winery building; 3) to construct a 20' by 30' by 16' winery storage building; and 4) seek after the fact approval of a concrete pad (to be the floor of the proposed building).

LOCATION: The subject parcel is located in the NE ¼ of Section 28, Township 3N, Range 12E, Willamette Meridian, Klickitat County, Washington.

LAND USE DESIGNATION: The subject parcel is in the General Management Area and is designated Small-Scale Agriculture (80-acre minimum lot size).

DECISION:

Based upon the findings of fact in the Staff Report for Director's Decision C09-0017, the land use application by Robert and Barbara McCormick to construct a deck (with staircase and door) and window on an existing winery building, construct a winery storage building, convert existing storage space into tasting room use, and seek after the fact approval for a concrete pad is found to be consistent with the standards of Section 6 and the purposes of the Columbia River Gorge National Scenic Area Act P.L. 99-663, and the Management Plan for the Columbia River Gorge National Scenic Area (Management Plan), and approvable under Commission Rule 350-81 and is hereby **approved**.

CONDITIONS OF APPROVAL:

The following conditions of approval are given to ensure that the subject request is consistent with the standards of Section 6 and the purposes of P.L. 99-663, and the Management Plan and approvable under Commission Rule 350-81. These conditions must be recorded in county deeds and records to ensure notice of the conditions to successors in interest (Management Plan, Review Uses Guideline 1, pg. II-96).

1. Locations for all new structures and other ground-disturbing development shall be staked for Commission inspection prior to grading, excavation or other project development. The applicant shall notify the Commission once staking is complete to arrange for an inspection.

Grading, excavation and other project development may begin after Commission inspection and approval of staking.

2. The applicant shall notify the Gorge Commission within 30 days of project completion to arrange for an inspection to confirm compliance with conditions of approval. Project completion means completion of all work on exteriors of structures (including painting), completion of grading and excavation.
3. The development shall be constructed as shown on the approved site plan and elevation drawings. Up to 600 square feet of the existing winery building may be converted to tasting room use, pursuant to this Director's Decision.
4. Existing Ponderosa pine trees located south and west of the existing winery building screening the proposed development from key viewing areas shall be retained. These trees are within an area marked as "Area of Tree Retention" on the approved 'McCormick Site Plan – Locator Map'. If reviewed and approved by the Executive Director, an exception may be made to remove hazard trees.
5. All exterior building materials shall be colored a dark earth-tone color. The following proposed colors are approved: 'Chesterfield' for both the siding and roof of the winery storage building (Ace Paints, No. F58) and new door to the deck area, and 'Mocha' and 'Teak' semi-transparent stains by Timber Tek for the deck.
6. All exterior building materials shall have low reflectivity. Approved exterior building materials include T-111 or other plywood siding for the winery storage building, wood for the deck (including stairs and door), and flat finish, rough-texture 'Rhino Lining' polyurethane coating for the roof of the winery storage building.
7. No outdoor lights are shown on the development plans. Any new outdoor lights shall be submitted for review and approval of the Executive Director prior to installation. If any outdoor lights are installed, they shall be directed downward and sited, hooded and shielded so as to not be highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.
8. If cultural resources are discovered during construction activities, all activities within 100 feet of the cultural resources shall cease and the applicants shall notify the Gorge Commission within 24 hours. The cultural resources shall remain as found; further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.
9. If human remains are discovered during construction activities, all activities shall cease upon their discovery. Local law enforcement, the Executive Director and Indian Tribal governments shall be contacted immediately. Further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.

DATED AND SIGNED THIS 8th day of April, 2010 at White Salmon, Washington.



Brian Litt
Brian Litt
Principal Planner

EXPIRATION OF APPROVAL:

This decision of the Principal Planner becomes void on the 8th day of April, 2012.

As per Commission Rule 350-81-044(6), an extension of the validity of a development approval may be requested. Such a request shall be submitted in writing prior to the expiration of the approval. The Principal Planner may grant an extension if it is determined that conditions, for which the applicant was not responsible, would prevent the applicant from commencing the proposed development within the original time limitation. The Principal Planner shall not grant an extension if the site characteristics and/or new information indicates that the proposed use may adversely affect the scenic, cultural, natural or recreation resources in the National Scenic Area.

APPEAL PROCESS:

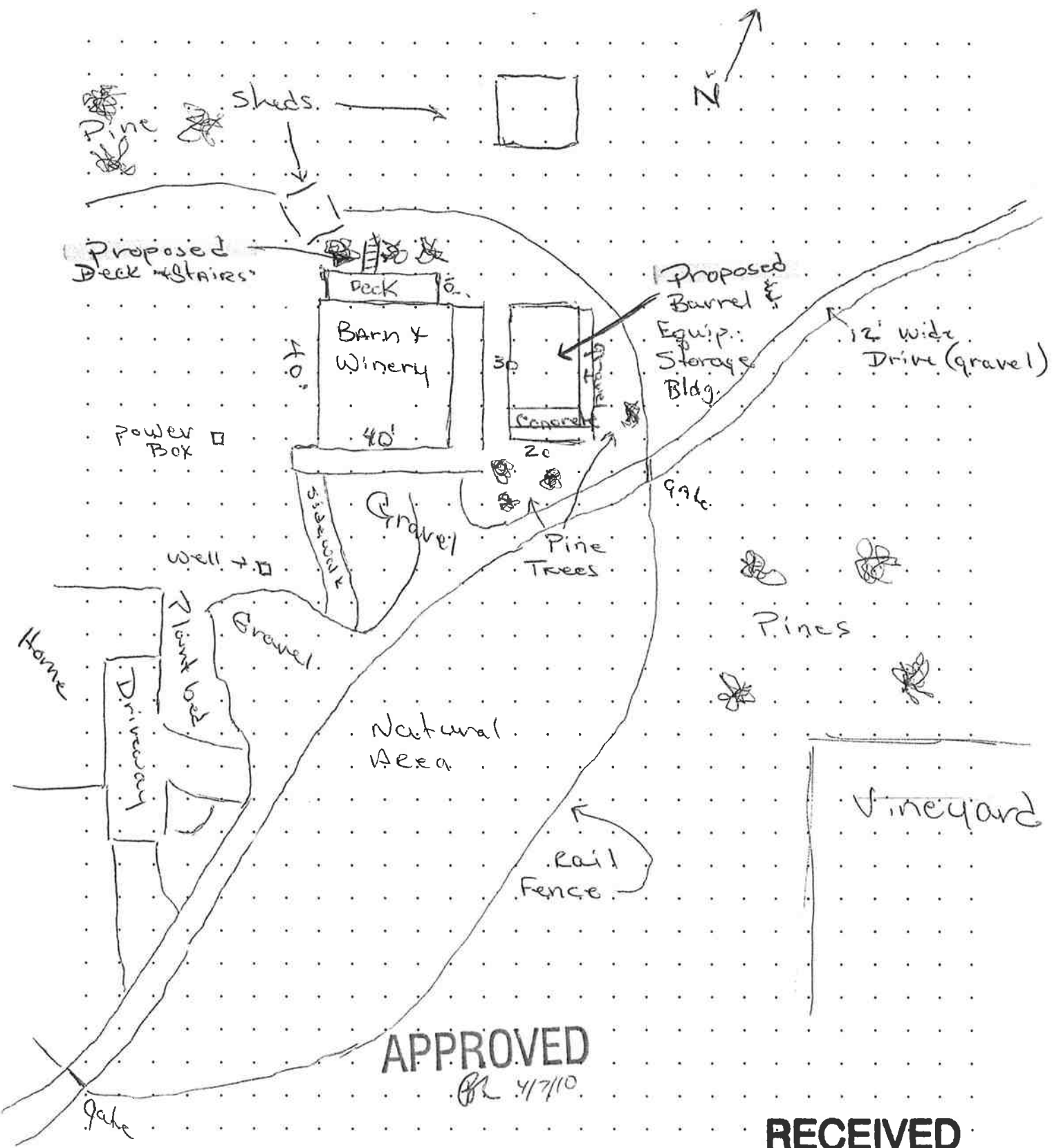
The appeal period ends the 8th day of May, 2010.

The decision of the Principal Planner shall be final unless a Notice of Intent to Appeal and Petition is filed with the Commission within thirty (30) days of the date of this decision by the applicant or any person who submitted comment. Information on the appeal process may be obtained at the Commission office.

NOTES:

Any new land uses or structural development such as residences; garages, workshops, or other accessory structures; or additions or alterations not included in the approved application or site plan will require a new application and review.

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DEC0017.09



APPROVED
PR 4/7/10

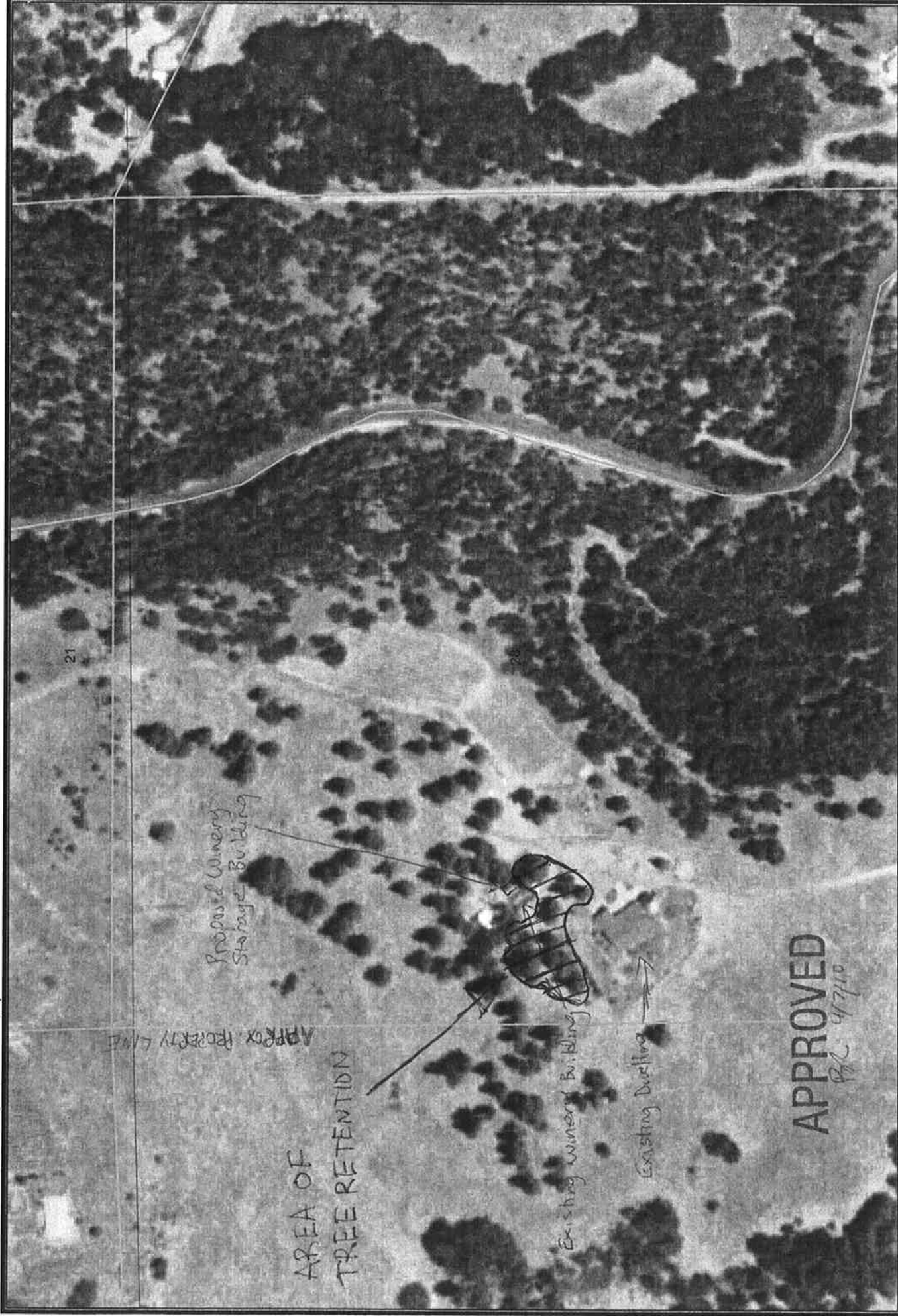
RECEIVED

FEB 4 2010

Each grid equals 50' x 50' at a scale of 1" = 200'.

SITE PLAN

COLUMBIA RIVER GORGE COMM.



APPROVED
PCL 4710

Columbia River Gorge Commission

1 inch = 200 feet

McCormick Site Plan - Locator Map
0 260 520



Created by: Brian Litt

Date: 780



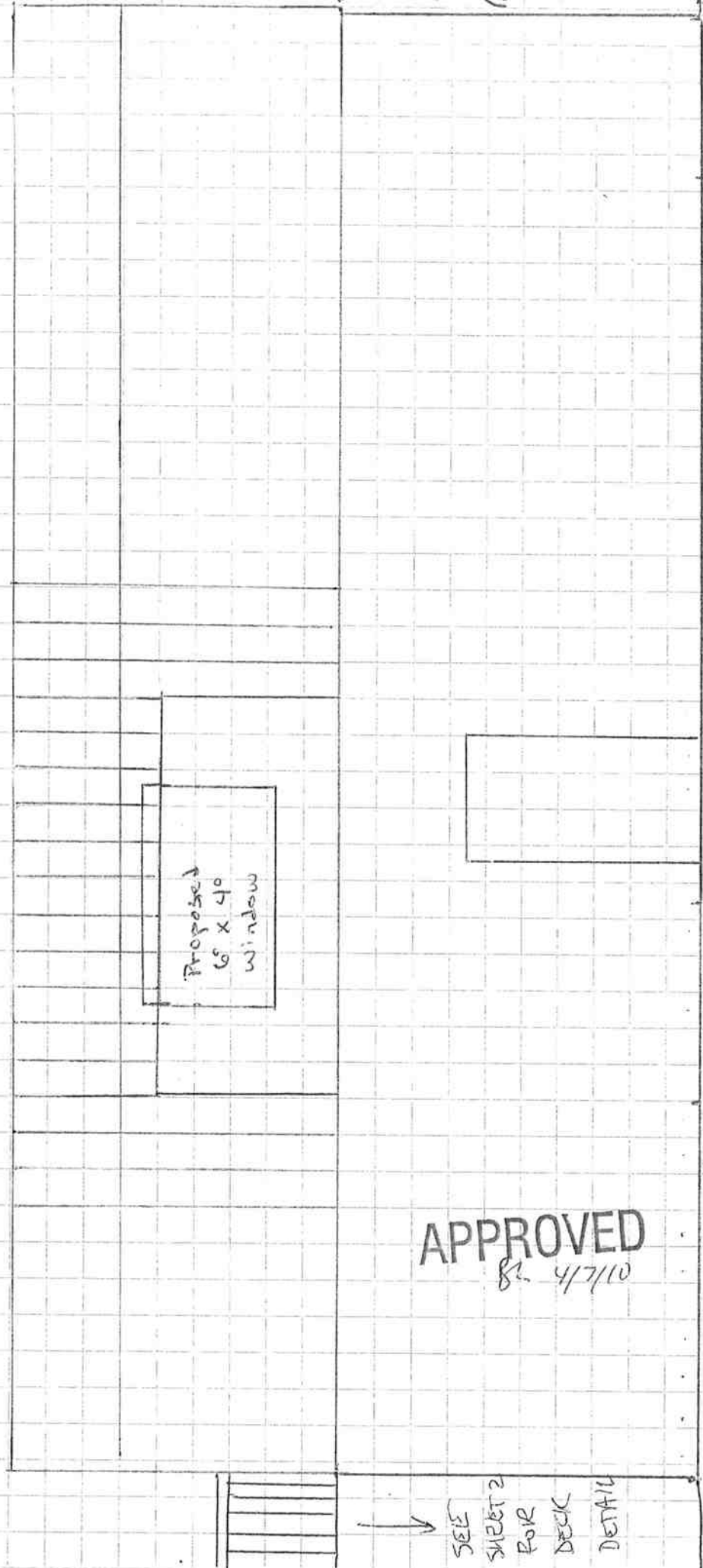
Disclaimer: The Columbia River Gorge National Scenic Area Columbia River Gorge Commission data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This information is intended for general planning purposes and is not intended for site specific planning or analysis. Original data was compiled from various sources and that all information should be verified with those sources. Spatial information may not meet National Map Accuracy Standards. The requestor acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, correction and update.

McCormick Winery - ELEVATION SHEET 1
Existing Building

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FEB 4 2010

COLUMBIA RIVER GORGE COMM.



APPROVED
8/24/10

SEE
SHEET 2
FOR
DECK
DETAIL

← 40' →

SOUTHWEST FACE