

DIRECTOR'S DECISION

APPLICANT: Peter and Therese Leon

LANDOWNER: Peter and Therese Leon

FILE NO.: C11-0010

REQUEST: To remove an existing mobile home and construct a replacement dwelling in a different location, and to construct a detached garage.

LOCATION: The subject parcel is located approximately 3 miles west of Wishram, north of Highway 14 in the NE 1/4 of Section 15, Township 2 North, Range 14 East, W.M., Klickitat County, Washington (Klickitat County Assessor's ID 02141500000200).

LAND USE DESIGNATION: The subject parcel is approximately 40.2 acres in size and is designated Large-Scale Agriculture in the General Management Area.

DECISION:

Based upon the findings of fact in the Staff Report for Director's Decision C11-0010, the land use application by Peter and Therese Leon to remove a mobile home and construct a dwelling, detached garage, and associated utilities, 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 the new dwelling, garage and utility trench shall be staked for Commission inspection prior to grading or excavation. The applicant shall notify the Commission once staking is complete to arrange for an inspection. Grading and excavation may begin after Commission inspection and approval of staking.
2. The development shall be constructed as shown on the approved site plan and elevation drawings. The approved roof pitch is 4:12.
3. The existing home shall be removed within 60 days of occupancy of the new dwelling. Only one dwelling is authorized on the subject parcel with this decision.

4. Existing trees screening the development site from key viewing areas shall be retained as shown on the approved site plan.
5. All exterior building materials shall be dark earth-tone colors. Opaque stains are approved for the siding and trim of the dwelling and garage in the following colors: Cabot's OVT Solid Color Stain in the "Cordovan Brown" for the siding, garage doors, deck railing and trusses, and Cabot's OVT Solid Color Stain in the "Pewter Gray" for the rest of the garage and house trim. Dark bronze windows also are approved. For the roof, composite shingle produced by Malarkey in the "Black Oak" color is approved. With approval from the Executive Director, similar color opaque stains or composite shingles may be used.
6. All exterior building materials shall be non-reflective or have low reflectivity. Approved exterior building materials include board and batten wood siding and composite shingles. Wood or simulated wood is approved for the deck and railing and basalt is approved for the chimney.
7. All graded areas shall be reseeded with native grasses suitable for dry climates.
8. New landscaping is required as follows to help screen the house and garage from key viewing areas:

The applicant shall plant a total of six trees and four large shrubs near the approved structures as shown on the site plan. At least half of the trees planted shall be native to or commonly found in the Grasslands landscape setting (e.g. Oregon white oak, Lombardy poplar, black locust, Russian olive and ponderosa pine). At least half of the trees shall be conifers. All trees shall be four to six feet tall at the time of planting and located as indicated on the approved site plan. Staff strongly recommends planting Oregon white oak and ponderosa pine trees to complement existing and recently planted trees on the property.

Acceptable shrub varieties include smooth sumac, mock orange, and woods rose and should be 3 – 5 gallon size at planting. The shrubs should be planted in two clusters, with the plants approximately 5 feet apart.

Exceptions to the planting size may be granted upon the advice of a landscape professional familiar with this area. All required vegetation must be installed as soon as practicable, prior to project completion, and irrigated and maintained in a healthy state to ensure survival. Any trees which fail to survive shall be replaced in accordance with this condition.

Any changes to the required landscaping shall be submitted to the Executive Director for review and approval.

9. No outdoor lights are shown on the development plans. 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.
10. **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 and installation of any required screening vegetation.

11. 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.
12. 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 20th day of December, 2011 at White Salmon, Washington.



Jill Arens
Executive Director

EXPIRATION OF APPROVAL:

This decision of the Executive Director becomes void on the 20th day of December, 2013.
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 Executive Director 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 Executive Director shall not grant an extension if the site characteristics and/or new information indicate that the proposed use may adversely affect the scenic, cultural, natural or recreation resources in the National Scenic Area.

APPEAL PROCESS:

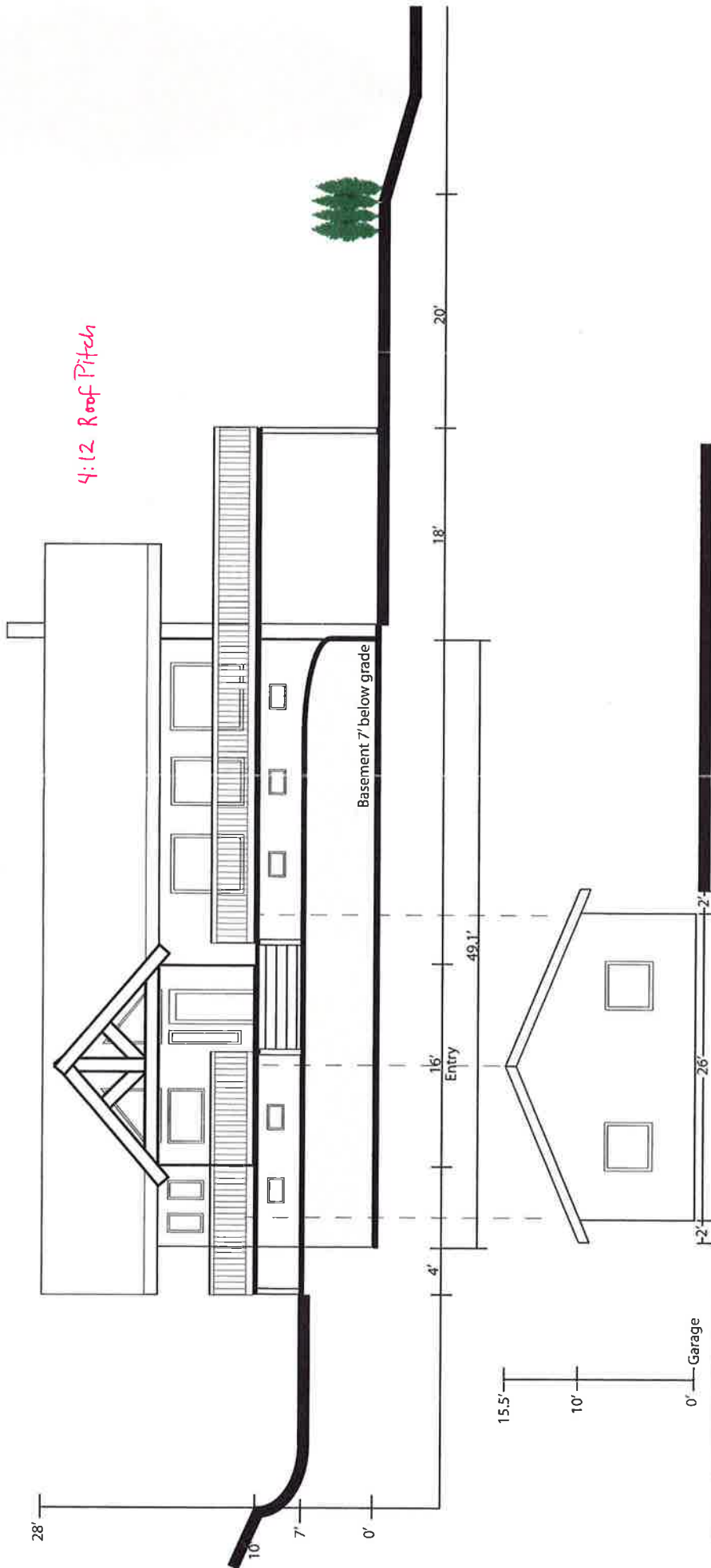
The appeal period ends the 19th day of January, 2012.
The decision of the Executive Director shall be final unless a Notice of Intent to Appeal and Petition is filed with the Commission within thirty (30) days of the date of this decision by the applicant or any person who submitted comment. Information on the appeal process may be obtained at the Commission office.

NOTES:

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

cc: Confederated Tribes and Bands of the Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of Warm Springs Reservation
Nez Perce Tribe
Klickitat County Planning
Klickitat County Building
Friends of the Columbia Gorge
George Fornes, Washington Department of Fish and Wildlife

JBK
DEC0010.11



4:12 Roof Pitch

Basement 7' below grade

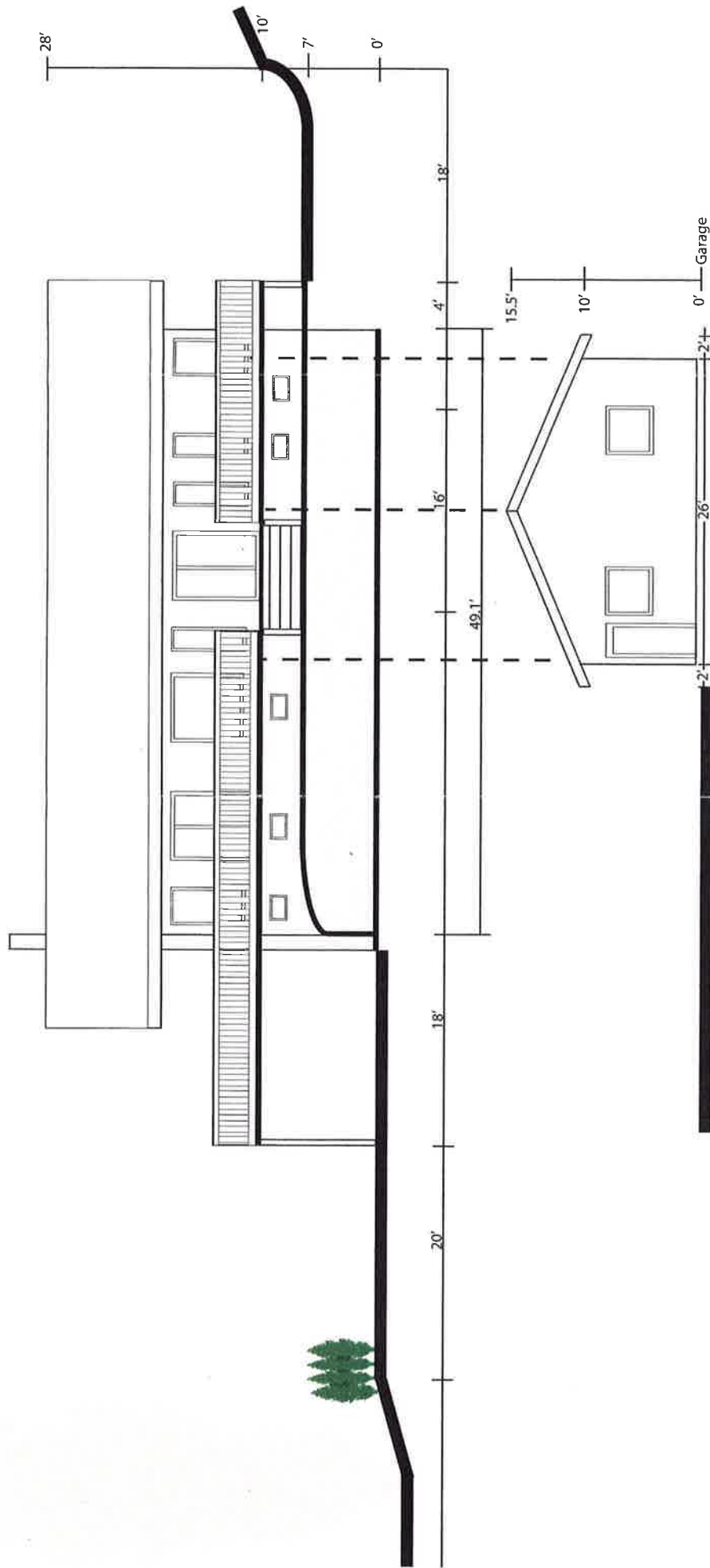
Notes	
Garage will line up with the center of the entry of the house, but will sit 12' to the Northwest of the house. The Garage height is 15.5'. Flat Grade in front of house: 20'. Flat Grade behind house: 18'. For accurate slope refer to C-2. The north overhang is 4' and the south overhang is 8'. Garage is 26' x 40' with 2' overhangs all around, except for breezeway (3.5' overhang).	
Peter Leon House	
North West Elevation	
Scale at 1/8" = 1'0"	A - 1

APPROVED *you*

SEP 21 2011

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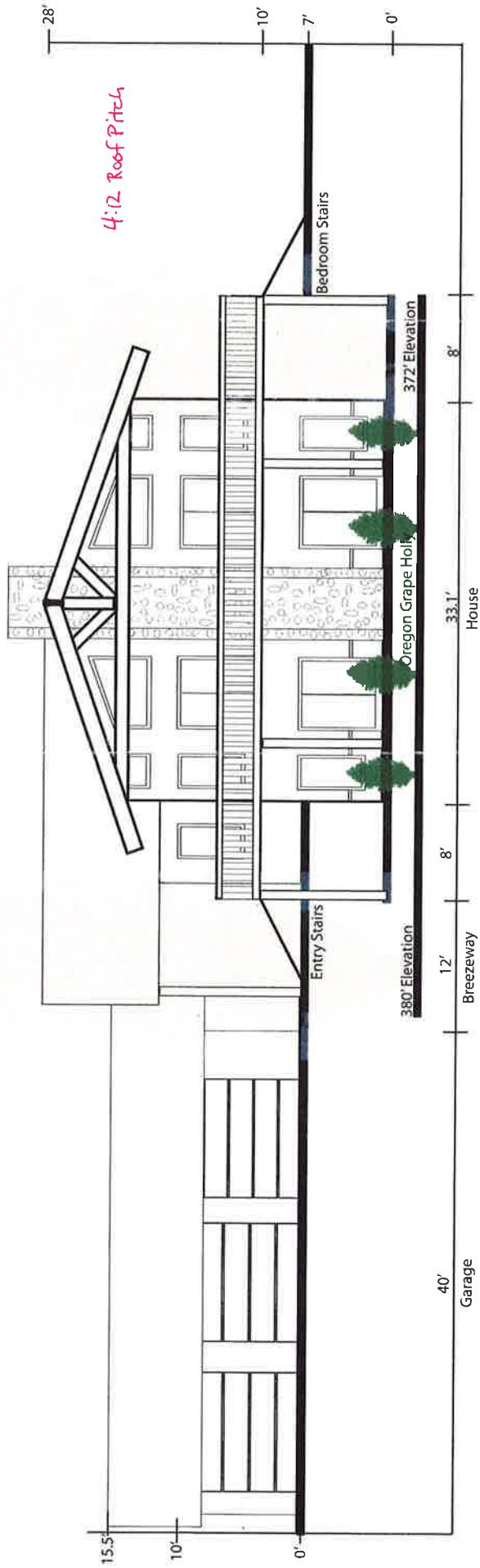
Notes Garage will line up with the center of the entry of the house, but lies 12' to the Northwest of the house. The Garage height is 15.5'; Flat Grade in front of house: 20'; Flat Grade behind house: 18'; Garage is 26' x 40' with 2' overhangs except at the breezeway which will be a 3.5' overhang.	Peter Leon House	
	South East Elevation	
Scale at 1/8" = 1'0"	A - 2	

APPROVED *JK*

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SEP 21

COLUMBIA RIVER GORGE COMM.



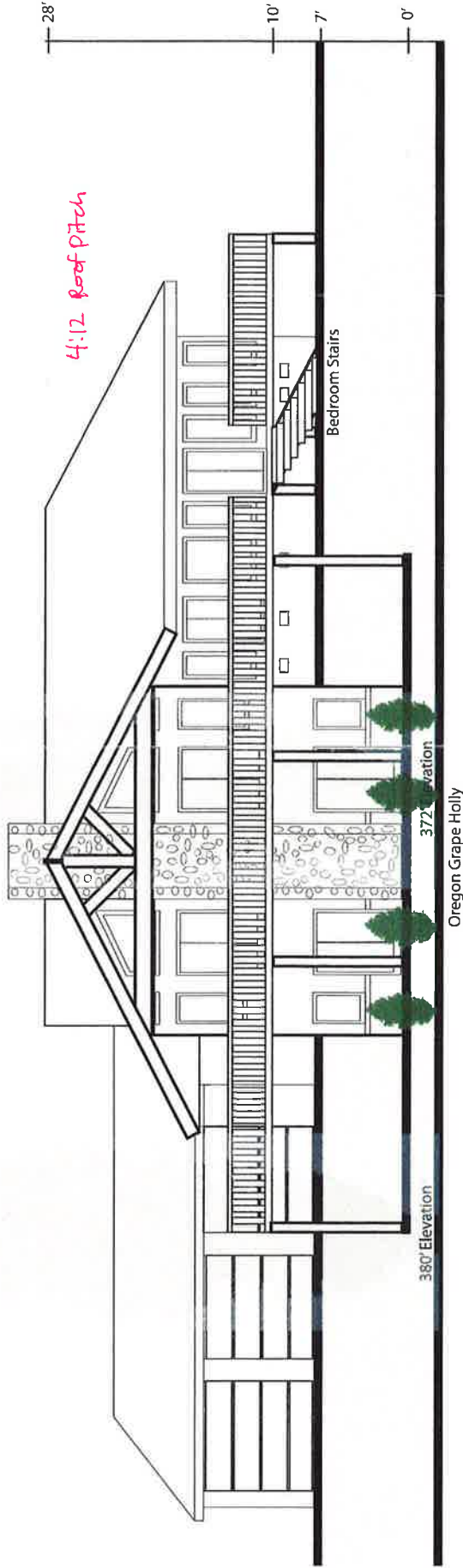
Notes The Garage is drawn with 10' walls and its roof ridge at 15.5'; it will have 2' overhangs all around except for the breezeway which will have a 3.5' overhang. The house is drawn with west and east overhangs of 4'. Trees shown at a height of 56' and their elevations are noted.	Peter Leon House	
	South West Elevation	
	Scale at 1/8" = 1'0"	A - 3

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APPROVED *ja*

SEP 21

COLUMBIA RIVER GORGE COMM.



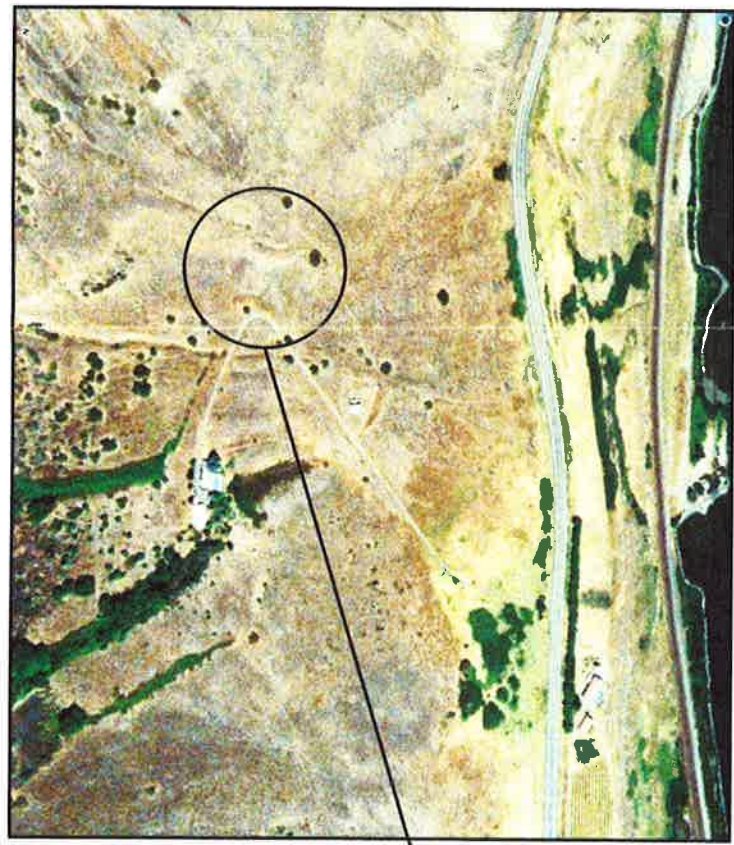
<p>Notes</p> <p>Garage will line up with the center of the entry of the house, but lies 12' to the Northwest of the house. The Garage height is 15.5'. Flat Grade in front of house: 20'. Flat Grade behind house: 18'</p> <p>Dimensions of windows, doors and roof pitches are not accurate because this is a skewed elevation (head on from an angle of 236 degrees), approximate view of I- 84.</p>	Peter Leon House	
	South Elevation from Hwy. 14	
	Scale at 1/8" = 1'0"	A - 4

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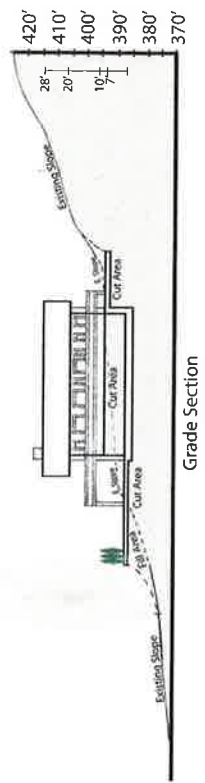
APPROVED *ja*

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Topography Map



Grade Section

Notes

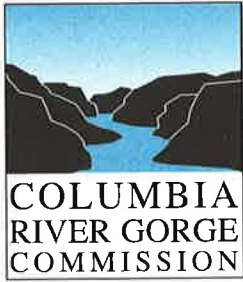
In the Grade Section, the dotted line represents the existing slope of the property. The solid horizontal lines are the proposed cut lines. Everything shaded above the dotted lines should be filled area. The house will sit at the ground level of 394' with the main floor raised 3' from ground level (397') and the basement 7' underground (387'). The house height is 28'. Trees are shown at approximately 56' in height and proposed trees are shaded. The Topography Map shows the footprint of the proposed garage and house, except for the entry roof (overhang).

Peter Leon House	
Excavation Section	
Scale At 1" = 40'	C - 2

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APPROVED *gpi*

SEP 21



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www.gorgecommission.org

STAFF REPORT

APPLICANT: Peter and Therese Leon

LANDOWNER: Peter and Therese Leon

FILE NO.: C11-0010

REQUEST: To remove an existing mobile home and construct a replacement dwelling in a different location, and to construct a detached garage.

LOCATION: The subject parcel is located approximately 3 miles west of Wishram, north of Highway 14 in the NE 1/4 of Section 15, Township 2 North, Range 14 East, W.M., Klickitat County, Washington (Klickitat County Assessor's ID 0214150000200).

LAND USE DESIGNATION: The subject parcel is approximately 40.2 acres in size and is designated Large-Scale Agriculture in the General Management Area.

COMMENTS FROM OTHER INDIVIDUALS/AGENCIES/GOVERNMENTS:

Notice of the subject request was mailed to property owners within 200 feet of the subject parcel and the following individuals/agencies/governments:

Confederated Tribes and Bands of the Yakama Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of Warm Springs Reservation of Oregon
Nez Perce Tribe
U.S. Forest Service National Scenic Area Office
Washington Department of Archaeology and Historic Preservation
Klickitat County Planning Department
Klickitat County Building Department
Klickitat County Health Department
Klickitat County Assessor
Washington Department of Fish and Wildlife
Washington Department of Natural Resources Natural Heritage Program
Washington Department of Ecology
Friends of the Columbia Gorge

Written comments were received from George Fornes, Washington Department of Fish and Wildlife; and Richard Till, Friends of the Columbia Gorge.

FINDINGS OF FACT:

A. Land Use

1. Peter and Therese Leon have applied to construct a new dwelling and detached garage to replace an existing mobile home.

2. The subject property is in the General Management Area (GMA) and is designated Large-Scale Agriculture. The parcel is approximately 40.2 acres in size, on a sloped, south facing aspect located along the north side of State Route 14 (SR 14). The parcel is characterized by grasslands, rocky outcrops and has limited vegetation.

The owner occupies a mobile home currently located near the northwest corner of the parcel. According to Klickitat County records, the mobile home was legally placed on the parcel in 1982. A 50' x 25' work/storage shed is located near the mobile home, as well as an in-ground pool. Other existing development on the property includes two agricultural buildings (1,920 square foot barn and 450 square foot hay shed), a 49 square foot chicken coop, and a 36 square foot pump house. Horse boarding is an approved use on the property (Director's Decision C10-0001). Access to these structures is via a driveway that enters the property from SR 14 at the southwest corner then runs uphill northeasterly past the proposed building site before turning back toward the west to access the existing development in the northwest corner of the parcel.

3. Commission Rule 350-81-082(2) allows for the replacement of an existing structure if it is used for the same purpose as the original structure and is consistent with guidelines that protect scenic, cultural, recreation, and natural resources. Commission Rule 350-81-082(2)(a)(B) allows for the replacement structure to have a different size and location.

The applicants propose to remove an existing dwelling (mobile home) and replace it with a framed residence in a different location and of a different size. The applicants reside in the mobile home and intend to reside in the new dwelling upon completion. The purpose of the original and proposed structure is the same – residential. Pursuant to Commission Rule 350-81-082, the replacement structure is an allowed use, subject to review for consistency with provisions that protect scenic, cultural, natural, and recreation resources.

4. Pursuant to Commission Rule 350-81-050(1)(m), the removal of structures that are less than 50 years old are allowed using the expedited development review process, provided they comply with the applicable resource protection guidelines in Commission Rule 350-81-052. Because the review of the removal of the mobile home is combined with the review for a new dwelling, staff used the procedural guidelines for standard reviews instead of Commission Rule 350-81-054. According to Klickitat County records submitted by the applicant, a placement permit for the existing mobile home was issued September 25, 1980, with an occupancy permit issued in January 1982. The existing structure is less than 50 years old and is allowed to be demolished consistent with Commission Rule 350-81-050(1)(m) and resource protection guidelines in Commission Rule 350-81-052. A condition of approval will require the removal of the mobile home prior to occupancy of the new dwelling to ensure only one dwelling exists on the property.
5. Commission Rule 350-81-190(1)(f) allows accessory buildings larger than 200 square feet for an existing or approved dwelling on parcels larger than 10 acres in size if the combined footprints of all accessory buildings on the parcel do not exceed 2,500 square feet in area, the footprint of any one building does not exceed 1,500 square feet, and the height of any individual building does not exceed 24 feet.

Commission Rule 350-81-020(2) defines an accessory structure or building to be:

A structure or detached building whose use is incidental and subordinate to that of the main use of the property, and that is located on the same parcel as the main building or use. The term "detached" means that the main building and accessory building do not share a common wall. An accessory building connected to the main building by a breezeway is a detached building.

The subject parcel is 40.2 acres. The applicants propose to construct a detached garage with a 1,040 square foot footprint and a height of 15.5 feet. The building would be near but detached from the proposed dwelling. A 3.5 foot eave on the east side of the garage would function as a short breezeway between the garage and the dwelling, but the two buildings would not share a common wall. The use of the garage would be for vehicle and household equipment storage and would be incidental to the residential and agricultural uses of the property. Other existing accessory buildings include a 1,250 square foot work/storage shed, a 49 square foot chicken coop, and a 36 square foot pump house. With the proposed detached garage, the total square footage for accessory buildings would be 2,375 square feet. The detached garage is consistent with the definition for an accessory building and the criteria in Commission Rule 350-81-190(1)(f). Thus the garage is an allowed accessory building subject to resource protection guidelines in Commission Rules 350-81-520 through 350-81-610.

6. Commission Rule 350-81-076(1) contains setbacks from adjacent properties for buildings on lands adjacent to parcels designated Large-Scale or Small-Scale Agriculture. This rule states:

All new buildings in the GMA shall comply with the following guidelines when proposed to be located on a parcel adjacent to lands that are designated Large-Scale or Small-Scale Agriculture and are currently used for or are suitable for agricultural use....

Adjacent parcels to the west, south and east are designated Large-Scale Agriculture; the parcel to the north is held in trust for the tribes by the Bureau of Indian Affairs and thus is exempt from the Management Plan and carries no land use designation. Therefore, the setback requirements apply to the proposed buildings from the adjacent properties on the west, south and east. Agricultural uses on these adjacent properties consist predominantly of livestock grazing and haying, except at the southeastern corner where there is a vineyard. A 100-foot buffer is required in areas that are open or fenced and where the type of agricultural use is livestock grazing, pasture and haying; and a 150 foot buffer is required from vineyards. The proposed building site is at least 600 feet from all adjacent parcels and therefore meets the buffer requirements of Commission Rule 350-81-076(1).

Conclusion:

The proposed dwelling and detached garage are allowed review uses, subject to compliance with the guidelines in Commission Rules 350-81-520 to 350-81-610 that protect scenic, cultural, natural and recreation resources. The proposed removal of the mobile home is allowed, subject to consistency with resource protection provisions in Commission Rule 350-81-052.

B. Scenic Resources

1. Commission Rule 350-81-052(1)(a) lists scenic resource protection guidelines for expedited review uses. The removal of the mobile home is eligible for expedited review. Commission Rule 350-81-052(1)(a) includes provisions to ensure new structures and buildings eligible for expedited review on lands topographically visible from key viewing areas are visually subordinate. Because the mobile home will be removed, color, reflectivity and other visual subordination guidelines in Commission Rule 350-81-052(1)(a) are not applicable.
2. Commission Rule 350-81-520 lists scenic resource protection guidelines for review uses in the GMA that are not allowed outright or through the expedited review process. Commission Rule 350-81-520(1)(a) states:

New buildings and roads shall be sited and designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

The subject property is sloped, with slopes ranging greater than 10% on the western end where development exists to more than 30% in the middle section of the property where there are cliffs. The proposed dwelling and detached garage will be located on a level site adjacent to an existing driveway. The grading proposed includes a cut area to construct a daylight basement, with the resulting fill used to further level the area below the deck and create a fill slope to blend with the surrounding topography. The house was designed with a daylight basement to achieve the desired home size while reducing the visual impacts a traditional two story dwelling would impose at this site. The choice of locating the dwelling on an area already disturbed and leveled reduces the amount of grading otherwise necessary if the building was sited on a sloped portion of the property. The proposed grading will not result in cut banks visible from key viewing areas. Grading for the detached garage is limited to that necessary to construct a foundation. No new roads are proposed. Consistent with Commission Rule 350-81-520(1)(a), the new dwelling and detached garage have been sited and designed to minimize grading to the maximum extent practicable.

3. Commission Rule 350-81-520(1)(b) states:

New buildings shall be compatible with the general scale (height, dimensions and overall mass) of existing nearby development. Expansion of existing development shall comply with this guideline to the maximum extent practicable.

Properties from the eastern edge of the Horsethief Butte recreation area to the western edge of the Wishram Urban Area were included in the compatibility analysis (a two-mile radius). Existing nearby development consists of five single-family dwellings, seven agricultural buildings, one winery building and five accessory buildings. The individual buildings range in size from approximately 64 to 2,640 square feet. A few larger winery and agricultural buildings exist in the vicinity, but are considered to be "outliers" (i.e. not characteristic of the general scale of nearby development) and are thus not included in the analysis. Most of the buildings are one story in height although several are as tall as 28 feet at the peak with clear-stories for added agricultural

storage. Characteristic building dimensions range from simple 6'x8' sheds to a 40' x 66' agricultural building.

The dwelling would measure 33.1' x 49.1', with a finished footprint of approximately 1,625 square feet. Using half of the square footage of the daylight basement to account for a portion of the basement visible in the landscape, the overall size of the proposed dwelling for compatibility purposes is approximately 2,438 square feet. The house would be 28 feet tall from the highest peak to the lowest adjacent grade. The footprint for the proposed garage is 26' by 40' or 1,040 square feet, with a one-story height of approximately 15½ feet. As proposed, the dwelling and garage are compatible with the general scale of existing nearby development, consistent with Commission Rule 350-81-520(1)(b).

4. Commission Rule 350-81-520(1)(c) requires project applicants are responsible for the maintenance and survival of any new vegetation planted as a requirement of this decision. Finding B.14 includes a discussion of required screening vegetation. A condition of approval will alert the applicant of the vegetation maintenance requirement.
5. Commission Rule 350-81-520(1)(d) requires a site plan to be submitted for proposals to construct new buildings. A site plan meeting the application requirements was submitted by the applicants and included in the notice materials. Commission Rule 350-81-520(1)(e) refers to the compatibility of the proposed development with the designated landscape setting. This is discussed below in Findings B.22 through B.26. Commission Rules 350-81-520(1)(f) and (g) apply only to mineral resource production and quarries which are not proposed with this project.
6. Commission Rule 350-81-520(2)(a) states:

The guidelines in this section shall apply to proposed developments on sites topographically visible from key viewing areas.

The subject parcel is topographically visible from three key viewing areas: SR 14, the Columbia River and Interstate 84. Thus, the guidelines in Commission Rule 350-81-520(2) are applicable.

7. Commission Rule 350-81-520(2)(b) states:

Each development shall be visually subordinate to its setting as seen from key viewing areas.

Commission Rule 350-81-020(170) defines visually subordinate as follows:

Visually subordinate: A description of the relative visibility of a structure where the structure does not noticeably contrast with the surrounding landscape, as viewed from a specified vantage point (generally a Key Viewing Area, for the Management Plan). As opposed to structures that are fully screened, structures that are visually subordinate may be partially visible. They are not visually dominant in relation to their surroundings.

The proposed development is located within the foreground and middle ground views of portions of SR 14 and the Columbia River as well as the middle ground views of portions of Interstate 84 (I-84). In addition, the site is in the background views from portions of the Columbia River and I-84. Topography and existing vegetation (scrub oaks) screens the site from portions of SR 14.

This decision contains requirements and conditions of approval to assist the overall development reach visual subordination. These include the use of dark colors and non-reflective materials for the building, the retention of screening vegetation, and planting of additional screening vegetation. With these conditions of approval, the proposed development would be visually subordinate from all key viewing areas as discussed in the following findings.

8. Commission Rule 350-81-520(2)(c) states:

Determination of potential visual effects and compliance with visual subordination policies shall include consideration of the cumulative effects of proposed developments.

Commission Rule 350-81-020(40) defines “cumulative effects” as:

The combined effects of two or more activities. The effects may be related to the number of individual activities, or to the number of repeated activities on the same piece of ground. Cumulative effects can result from individually minor but collectively significant actions taking place over a period of time.

As discussed further in findings below, the distance from key viewing areas, use of exterior building materials and colors that blend with the landscape, and the retention of existing oaks and planting of new screening vegetation will ensure the proposed buildings will not cause adverse scenic impacts as viewed from key viewing areas.

The subject property is surrounded by seven lots¹, ranging in size from 25 to 240 acres. The minimum parcel size for surrounding properties to the west, east and south is 160 acres and thus no land divisions to create additional developable parcels could occur. Indian lands to the north are not subject to Scenic Area rules. Existing development on nearby lots includes vineyards and related agricultural and winery buildings to the south and east. Two other dwellings exist on adjacent lots to the south, across SR 14. One is on a lot with a vineyard operation that includes one of the other adjacent lots. The other four adjacent lots do not include dwellings. Of those lots, three are owned by the Kayser family and are part of a much larger land holding by the family. The last is the Indian lands described above. Given this, for the purpose of this analysis staff assumes that one additional dwelling and possibly accessory buildings (discussed below) could be developed, subject to review, on adjacent lots in the future – on one of the Kayser lots. Based on topography, staff assumes that if a dwelling were proposed on one of the Kayser lots it would most likely be on the property due west of the subject property. It appears there are portions of that lot not committed to an agricultural use that are lower in elevation and less visible from Interstate 84 and

¹ Staff uses the term “lots” to correspond with the property information from the Klickitat County Assessor’s office. Staff did not conduct any analysis of legal parcels for the adjacent properties.

the Columbia River, but potentially more visible from SR 14, than the subject proposal. In sum, there is a possibility that one dwelling with accessory structures could be constructed on an adjacent lot with different site characteristics and different potential impacts to scenic resources. Any potential impact from one additional dwelling would not be cumulative to the proposed development because impacts, if any, would not be seen together from SR 14 (in the foreground). From the distant key viewing areas, the dwelling could be sited, designed, and screened to have little, if any, impact. Therefore, it is unlikely that other similarly sited, sized, and designed buildings would generate adverse cumulative scenic impacts.

It is unclear whether there are any accessory buildings on the adjacent properties with dwellings. Other existing buildings appear to be agricultural buildings. It is conceivable that accessory buildings may be proposed for those dwellings at some point in the future. If so, the buildings would be subject to size limitations (1,500 square foot footprints; 2,500 total square feet) and scenic resource protection provisions, among other requirements. These properties are located south of SR 14 and lower in elevation than the building site for the subject development. Staff has not evaluated the visibility of likely building sites on these properties, however, any potential accessory buildings could be situated such that they are not out of place with existing development and designed to avoid adverse scenic impacts.

It is unlikely that the proposed development could be repeated on the 'same piece of ground' and thus result in cumulative effects. As described in Finding A.5, additional similarly sized accessory buildings could not be constructed because the total allowed square footage for accessory buildings is limited to 2,500 square feet. While additional dwellings for agricultural labor housing or an agricultural operator's relative all allowed uses on the subject property, the need for any such additional dwellings would be based on the agricultural use. It is unlikely the horse boarding operation approved for up to 10 horses on the property would warrant additional labor needing to live on site. Additionally, the actual acreage of the 40-acre subject property suitable for a commercial agricultural use is closer to about half of that due to rock outcroppings and steep rocky slopes. Given these site and regulatory constraints, it is unlikely additional dwellings would be constructed on the subject property and, therefore, that repeated development activity would cause adverse cumulative scenic impacts.

For the reasons above, the proposed development will not cause adverse scenic impacts, and is unlikely to cause adverse cumulative scenic impacts, consistent with Commission Rule 350-81-520(2)(c).

8. Commission Rule 350-81-520(2)(d) states:

The extent and type of conditions applied to a proposed development to achieve visual subordination shall be proportionate to its potential visual impacts as seen from key viewing areas.

(A) *Decisions shall include written findings addressing the factors influencing potential visual impact, including but not limited to:*

(i) *The amount of area of the building site exposed to key viewing areas.*

- (ii) *The degree of existing vegetation providing screening.*
- (iii) *The distance from the building site to the key viewing areas from which it is visible.*
- (iv) *The number of key viewing areas from which it is visible.*
- (v) *The linear distance along the key viewing areas from which the building site is visible (for linear key viewing areas, such as roads).*

As previously discussed, the building site is topographically visible from portions of three key viewing areas: SR 14, the Columbia River and I-84. The distance to and distance along linear key viewing areas is described as follows:

- SR 14: visible intermittently for a length of approximately 0.5 miles at a distance ranging from 600 feet to approximately 0.25 mile from the building site.
- Columbia River: visible for a length of approximately 6 miles at a distance ranging from 0.2 miles to 3.5 miles from the building site.
- I- 84: visible intermittently for a length of approximately 6.5 miles at a distance ranging from 1.1 to 3.5 miles from the building site.

The building site is fully exposed to portions of the Columbia River and Interstate 84, however vegetation along I-84 intermittently blocks the view across the river from the highway. Basalt rock outcroppings, and scrub oaks provide good topographic and vegetative screening of the site from SR 14.

The proposed dwelling and garage will be more visible from the key viewing areas farther away from the site – the Columbia River and Interstate 84. From the more distant key viewing areas, new landscaping and the use of dark colors and materials with low reflectivity will help the development blend with the landscape.

9. Commission Rule 350-81-520(2)(d)(B) states:

Conditions may be applied to various elements of proposed developments to ensure they are visually subordinate to their setting as seen from key viewing areas, including but not limited to:

- (i) *Siting (location of development on the subject property, building orientation, and other elements).*
- (ii) *Retention of existing vegetation.*
- (iii) *Design (color, reflectivity, size, shape, height, architectural and design details and other elements).*
- (iv) *New landscaping.*

As described above, the entire property is sloped toward key viewing areas and little screening vegetation is found on the parcel. The proposed buildings are sited to take

advantage of an existing level area adjacent to an existing driveway and reduce grading. Conditions will be applied to the design of the structures to reduce the visual impact of the development as viewed from key viewing areas. There are some existing scrub oaks that provide screening of the building site from SR 14 and a condition of approval will require their retention. New landscaping in the form of clustered, naturally appearing native vegetation will be added near the proposed structures to help achieve visual subordination.

As noted in Finding B.15 below, the applicants have proposed dark exterior colors for the buildings and a condition of approval for those colors is included in this decision. Similarly, a condition of approval ensures the use of exterior materials with low or no reflectivity as proposed by the applicants.

With the conditions of approval described above, the development would be visually subordinate to the surrounding landscape as seen from key viewing areas, consistent with Commission Rule 350-81-520(2)(d)(B).

10. Commission Rule 350-81-520(2)(e) states:

New development shall be sited to achieve visual subordination from key viewing areas, unless the siting would place such development in a buffer specified for protection of wetlands, riparian corridors, sensitive plants, or sensitive wildlife sites or would conflict with guidelines to protect cultural resources. In such situations, development shall comply with this guideline to the maximum extent practicable.

The building site choices on the subject parcel are limited due to rocky and steep terrain on a majority of the parcel, with most of the rest of the property committed to an agricultural use (horse boarding). The site of the existing mobile home to be removed is well screened from key viewing areas by existing vegetation, but is too small to accommodate a framed dwelling and detached garage without significant site improvements, including grading and vegetation removal. The proposed site uses existing topography and the existing access driveway to reduce grading. The site is also screened by topography and vegetation from most portions of the closest key viewing area, SR 14. Siting on other portions of the parcel would not be any less visible from key viewing areas, and would likely require additional driveway construction, potentially adding scenic impacts. The siting choice helps the proposal achieve visual subordination as seen from key viewing areas, consistent with Commission Rule 350-81-520(2)(e).

11. Commission Rule 350-81-520(2)(f) states:

New development shall be sited using existing topography and/or existing vegetation as needed to achieve visual subordination from key viewing areas.

As stated in Finding B.10 above, the development has been sited to use an existing leveled area that reduces necessary grading. Existing rock outcrops and vegetation screen the building site from most of SR 14, the closest key viewing area. Little existing on-site vegetation or topographic features are available for screening the building site from the other two key viewing areas. The siting choice is consistent with Commission Rule 350-81-520(2)(f).

12. Commission Rule 350-81-520(2)(g) states:

Existing tree cover screening proposed development from key viewing areas shall be retained as specified in the Landscape Settings Design Guidelines in 350-81-520(3).

Findings for the Landscape Settings Design Guidelines are addressed below in B.22 through B.26.

13. Commission Rule 350-81-520(2)(h) states:

The silhouette of new buildings shall remain below the skyline of a bluff, cliff, or ridge as seen from key viewing areas

The subject property is located north of SR 14 at the base of the Columbia Hills. Because the land continues to rise behind the development, the buildings will not break the skyline as seen from key viewing areas to the south, east or west. Therefore, development is consistent with Commission Rule 350-81-520(2)(h).

14. Commission Rule 350-81-520(2)(j) lists guidelines that apply to new landscaping used to screen development from key viewing areas. It states:

- (A) *New landscaping (including new earth berms) shall be required only when application of all other available guidelines in 350-81-520 is not sufficient to make the development visually subordinate from key viewing areas. Alternate sites shall be considered prior to using new landscaping to achieve visual subordination. Development shall be sited to avoid the need for new landscaping wherever possible.*
- (B) *If new landscaping is required to make a proposed development visually subordinate from key viewing areas, existing on-site vegetative screening and other visibility factors shall be analyzed to determine the extent of new landscaping, and the size of new trees needed to achieve the standard. Any vegetation planted pursuant to this guideline shall be sized to provide sufficient screening to make the development visually subordinate within five years or less from the commencement of construction.*
- (C) *Unless as specified otherwise by provisions in 350-81-520, landscaping shall be installed as soon as practicable, and prior to project completion. Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.*
- (D) *The Scenic Resources Implementation Handbook shall include recommended species for each landscape setting consistent with the Landscape Settings Design Guidelines in 350-81-520(3), and minimum recommended sizes of new trees planted (based on average growth rates expected for recommended species).*

As previously described, the buildings have been sited to use available topography and vegetation that provides partial screening from SR 14. The use of materials with low or no reflectivity and dark earth-tone colors help the development blend with the landscape. Although these steps greatly reduce the visual impacts of the proposed development, it is located in the foreground of two key viewing areas, in a relatively open setting, and elevated above the key viewing areas. Given these site characteristics, new landscaping is required to ensure the development is visually subordinate as seen from key viewing areas.

The subject property's landscape setting is Grassland. Plantings for these areas should be limited to retain open character and emulate existing vegetation such as riparian areas and/or windrows. Existing vegetation on the western portion of the property where the existing agricultural buildings are located and where new buildings are proposed includes scattered scrub oaks. The applicant proposes to plant two ponderosa pine trees and four Oregon grape holly shrubs near the building site to help screen the development from the Columbia River and Interstate 84. Because the subject property is in a dry climate where plants grow slowly, two trees and four small shrubs will be insufficient. To effectively screen the development from all key viewing areas, a condition of approval will require four additional trees be planted and that larger sized shrubs such as smooth sumac or mock orange be planted. Larger, clustered shrubs will blend with existing scattered vegetation more effectively. For the trees, staff strongly recommends Oregon white oaks and ponderosa pines to complement existing and newly planted vegetation.

Background vegetation helps absorb development as seen from a distance. The area behind and upslope of the building site has little existing vegetation. For this reason, some of the new trees shall be planted behind and upslope of the house and garage as marked on the approved plans.

At least half of these trees must be species native to the landscape setting or commonly found in the area and at least half of the trees must be conifer species in order to achieve year-round screening. The landscaping condition will also require the vegetation be installed as soon as practicable, maintained in healthy state (irrigated), and be at least 4-6 feet at planting. The applicants, and any subsequent property owners, are responsible for replacing any screening vegetation that does not survive.

15. Commission Rule 350-81-520(2)(l) states:

Unless expressly exempted by other provisions in 350-81-520, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval.

The applicants worked with staff to select colors for the siding and trim of the dwelling and garage. For the siding, the applicants propose Cabot's OVT Solid Color Stain in the "Cordovan Brown" shade, an opaque dark brown. Cordovan Brown will be used for the garage doors, deck railing and timber trusses as well. The rest of the house and garage trim is proposed to be Cabot's OVT Solid Color Stain in the "Pewter Gray" shade. The window trim is proposed to be "dark bronze" and the applicant plans to use

basalt, like that found on the property, for the chimney. These are acceptable dark-earth tone colors for this landscape. The proposed roofing material will be a dark composite shingle produced by Malarkey in the "Black Oak" color, to match the roof on the recently approved and constructed barn (C10-0001). The proposed colors are dark earth-tone colors found at the site and in the surrounding landscape, consistent with Commission Rule 350-81-520(2)(l).

16. Commission Rule 350-81-520(2)(m) states:

The exterior of buildings on lands seen from key viewing areas shall be composed of nonreflective materials or materials with low reflectivity, unless the structure would be fully screened from all key viewing areas by existing topographic features... Continuous surfaces of glass unscreened from key viewing areas shall be limited to ensure visual subordination.

The proposed exterior materials for the building board and batten siding, wood trim, stone chimney, and composite shingle roofing. These materials all have no reflectivity. The windows proposed for the southwest and southeast elevations of the dwelling, the facades visible from key viewing areas, range in size from approximately 2 to 33 square feet. They are spaced apart to avoid large expanses of glass. The windows on the main level are partially screened by an 8' overhang on the south and 4' overhangs on the east and west. A deck railing also screens about half of the lower windows. On the daylight basement portion of the house, the windows will be shaded by a deck that extends approximately 18' from the house. The chosen materials have low reflectivity and the windows have been designed to ensure visual subordination, consistent with Commission Rule 350-81-520(2)(m).

17. Commission Rule 350-81-520(2)(p) states:

Exterior lighting shall be directed downward and sited, hooded, and shielded such that it is not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.

The applicant has not shown any exterior lighting on the proposed barn. A condition of approval shall require all outdoor lights to comply with Commission Rule 350-81-520(2)(p).

18. Commission Rule 350-81-520(2)(y) states:

New buildings shall not be permitted on lands visible from key viewing areas with slopes in excess of 30 percent.

Although the large property contains slopes ranging from 10 to more than 30%, the building site is relatively flat with a slope of less than 10 percent. Thus, no new buildings would be constructed on lands visible from key viewing areas with slopes in excess of 30 percent, consistent with Commission Rule 350-81-520(2)(y).

19. Commission Rule 350-81-520(2)(z) states:

Driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from key viewing areas.

The building site is accessed from an existing driveway alleviating the need for any new driveway construction. Grading for the garage is limited to that necessary to construct a foundation and will not require cut banks or fill slopes. Grading for the house includes a cut for the daylight basement, using the fill around the house and under the deck. The fill slope is proposed to blend with the existing slope and be replanted with grasses. Once replanted, the fill slope will not be noticeable from key viewing areas. No cut banks will be visible from key viewing areas. The development is consistent with Commission Rule 350-81-520(2)(z).

20. Commission Rule 350-81-520(2)(aa) states:

All proposed structural development involving more than 200 cubic yards of grading on sites visible from key viewing areas shall include submittal of a grading plan.

The proposed development involves approximately 260 cubic yards of grading, and is on a site visible from key viewing areas. Therefore, a grading plan including elements required in Commission Rule 350-81-520(2)(aa)(A) and (B) was required and submitted by the applicant.

21. As required in Commission Rule 350-81-520(2)(aa)(A) and (B), the applicant submitted a grading plan for the dwelling and power and water lines. Minimal grading is necessary for the demolition of the existing mobile home or construction of the garage.

The grading plan shows existing and proposed contours. Another drawing provides a cross view of the proposed cut and fill areas. The narrative describes the proposed removal of approximately 450 cubic yards of material (a cut of approximately 7 feet) to construct the daylight basement. The excavated material is proposed to be placed south of the southwest house elevation, below the deck. The applicant proposes to remove rocks from the excavated material, use them in landscaping, and compact the rest of the material around the house. The compacted material will be planted with "dry land grasses" and irrigated with sprinklers and drip irrigation. During construction, the applicant plans to use landscape fabric, hay bales, and straw for erosion control. Trenches dug for power and water lines also will be compacted and replanted with dry land grasses.

A condition of approval will require disturbed areas to be reseeded with native grasses. The grading plan is consistent with Commission Rule 350-81-520(2)(aa)(A) and (B).

22. The Landscape Settings map in the Management Plan classifies the subject parcel as Grassland. Commission Rule 350-81-520(3)(d) contains guidelines for new development in this landscape setting. Commission Rule 350-81-520(3)(d)(A) states:

Accessory structures, outbuildings, and access ways shall be clustered together as much as possible. Exceptions to this guideline are permitted where necessary for farming operations.

The proposed dwelling and garage are clustered together on an existing bench and not far from two existing agricultural buildings and a horse corral. Siting the new dwelling and garage adjacent to the existing work/storage area wasn't feasible because of lack of space without significant vegetation removal and grading to create a building pad. Additionally, the applicants need to live in the existing mobile home during construction of the new dwelling. The proposed dwelling and garage site is adjacent to an existing driveway and near the existing agricultural operation, consistent with Commission Rule 350-81-520(3)(d)(A).

23. Commission Rule 350-81-520(3)(d)(B) lists guidelines for new development in portions of the Grassland Landscape Setting visible from key viewing areas. Commission Rule 350-81-520(3)(d)(B)(i) states:

Structures shall be sited on portions of the property that provide maximum screening from key viewing areas, using existing topographic features.

As previously described, the proposed structures have been sited on a portion of the property that screened by topography and vegetation from most of the closest key viewing area – SR 14. No portion of the property is topographically screened from Interstate 84 or the Columbia River. Given this, the development is consistent with Commission Rule 350-81-520(3)(d)(B)(i).

24. Commission Rule 520(3)(d)(B)(ii) states:

Lower structures that emphasize horizontal lines and blend with this sweeping landscape should be encouraged rather than very tall structures.

The proposed dwelling has a pitched roof (with a 4:12 pitch), with a gable facing key viewing areas to the south. Originally, the applicant proposed a similar style dwelling with a steeper roof and much larger windows on the south elevation. Commission staff worked with the applicant to revise the design to reduce the number and size of south facing windows. The applicant also added a timber truss at the top of the gable and proposes deep roof eaves. These changes, along with the 18 foot deep deck concealing much of the daylight basement and providing a strong horizontal line, give the proposed dwelling a more horizontal feel as viewed from the south. From the east and west, the daylight basement will not be visible, making the dwelling appear to be one story. The one story garage near the house also adds to the horizontal appearance of the development. Overall, the development, especially when viewed from the more distant key viewing areas (for which there is less screening than the closest key viewing area) includes features that emphasize the horizontal structure and de-emphasize the height of the structure, consistent with Commission Rule 520(3)(d)(B)(ii).

25. Commission Rule 520(3)(d)(B)(iii) states:

Planting of trees for screening shall not be extensive, in character with the openness of this setting. Where used, screening vegetation shall either

tie in with nearby riparian vegetation in seasonal drainages or emulate windrows. At least half of any trees planted for screening purposes shall be species native to the setting or commonly found in the area. Such species include Oregon white oak, Lombardy poplar, black locust, black cottonwood (wet locations), Russian olive and ponderosa pine.

A condition of approval will require the applicant to plant six trees and six shrubs to help screen the proposed structures from key viewing areas. Existing scrub oaks on the property appear as dark clumps in the landscape. If the new trees are planted in three clusters, they will look similar to the scattered vegetation already on the part of the property, while also helping screen the development from key viewing areas. Similarly, the new shrubs should be clustered instead of planted in a row as shown on the site plan. As described in Finding B.14, a condition of approval will require the new trees and shrubs to be planted in clusters, near the house and garage, to be in character with the openness of the setting, consistent with Commission Rule 520(3)(d)(B)(iii).

26. Commission Rule 350-81-520(3)(d)(C) states:

Resource-based recreation uses of a very low-intensity or low-intensity nature that occur infrequently are compatible with this setting, and include hiking, hunting and wildlife viewing.

No recreation is proposed. Commission Rule 350-81-520(3)(d)(C) is not applicable.

27. Commission Rule 350-81-520(4) contains provisions for projects located within the foreground of scenic travel corridors. Pursuant to the 350-81-020(133), SR 14 is a scenic travel corridor. Therefore, Rule 520(4) applies to the proposed development. Commission Rule 350-81-520(4)(a) states:

For the purposes of implementing this section, the foreground of a scenic travel corridor shall include those lands within 1/4 mile of the edge of pavement of the scenic travel corridor roadway.

The proposed development is in the foreground of the SR 14 scenic travel corridor.

28. Commission Rule 350-81-520(4)(b) states:

All new buildings ... shall be set back at least 100 feet from the edge of pavement of the scenic travel corridor roadway. All new parking lots and expansions of existing parking lots shall be set back at least 100 feet from the edge of pavement of the scenic travel corridor roadway, to the maximum extent practicable.

At the closest point, the proposed development (including the parking areas) would be more than 500 feet from the edge of the pavement of SR 14, consistent with this requirement.

29. Commission Rule 350-81-520(4)(c) applies to building additions and parking lot expansions, neither of which are proposed. Therefore, Commission Rule 350-81-520(4)(c) is not applicable.

Conclusion:

With conditions of approval addressing building color, reflectivity and outdoor lighting, the retention of screening vegetation, and new landscaping, the proposed development is consistent with applicable guidelines in Commission Rules 350-81-052 and 350-81-520 that protect scenic resources from adverse effects.

C. Cultural Resources

1. Commission Rule 350-81-052(1)(b) lists cultural resource protection guidelines for expedited review uses. The removal of the mobile home is eligible for expedited review. Commission Rule 350-81-052(1)(b) states:

(A) The expedited development review process shall only be used to review proposed development that does not require a reconnaissance survey, pursuant to 350-81-540(1)(c)(A) or historic survey, pursuant to 350-81-540(1)(c)(B).

(B) The GMA guidelines that protect cultural resources and human remains discovered during construction [350-81-540(6) and (7)] shall be applied as conditions of approval for all development approved under the expedited development review process.

As explained in Findings C.2 and 3 below, Margaret Dryden, U.S. Forest Service Archaeologist, determined that neither a reconnaissance survey nor a historic survey was required for the project. Findings C.6 and 7 below apply Commission Rules 350-81-540(6) and (7) which protect cultural resources and human remains discovered during construction as conditions of approval. With these conditions of approval, the removal of the mobile home is consistent with Commission Rule 350-81-052(1)(b).

2. Commission Rule 350-81-540(1) lists cultural resource protection guidelines for review uses. Commission Rule 350-81-540(1)(c)(A) is used to determine when a cultural resource reconnaissance survey is required. In a cultural resources survey determination dated October 5, 2011, Margaret Dryden, U.S. Forest Service Archaeologist, reviewed the proposed use pursuant to this rule and determined a reconnaissance survey of the proposed use was not required because the use does not occur within 500 feet of a known archaeological site, the project would occur on a site previously disturbed, and the site has been adequately surveyed in the past. The proposed use is thus exempt from additional reconnaissance survey requirements pursuant to Commission Rules 350-81-540(1)(c)(A)(i) and (ii)(VI) and (V).
3. Commission Rule 350-81-540(1)(c)(B) is used to determine when a historic survey is required. In the October 5, 2011 cultural resources survey determination, Ms. Dryden determined that the proposed use did not require a historic survey as the use would not alter the exterior architecture of buildings or structures that are 50 years old or older nor would it compromise features of the surrounding area that are important in defining the historic or architectural character of buildings or structures that are 50 years old or older, pursuant to Commission Rule 350-81-540(1)(c)(B).

4. Commission Rule 350-81-540(1)(g) requires consideration of cumulative effects of proposed developments that require a reconnaissance or historic survey, a determination of significance, an assessment of effect, or a mitigation plan. As described above, this development proposal did not require a reconnaissance or historic survey. Additionally, because no known cultural resources are affected by the proposal, no determination of significance, assessment of effect or mitigation plan is required. No cumulative effects analysis is required, pursuant to Commission Rule 350-81-540(1)(g).
5. Commission Rule 350-81-540(2)(c)(B)(i) states the cultural resource protection process may conclude when reconnaissance and historic surveys are not required, there are no known cultural resources in the project area, and no substantive concerns were raised by interested parties.

As explained in Findings C.1 and 2 above, new surveys were not required for the project and past surveys there are no known resources in the immediate project area. No comments of concern were received regarding cultural resources. Pursuant to Commission Rule 350-81-540(2)(c)(B)(i), the cultural resource protection process may conclude.

6. Commission Rule 350-81-540(6) protects cultural resources discovered during construction. It requires that if cultural resources are discovered after construction begins, all construction activities within 100 feet of the discovered cultural resource shall cease; further disturbance is prohibited, and the Gorge Commission shall be notified within 24 hours of the discovery. A condition of approval will alert the applicant to this requirement. This requirement is consistent with the comments of the Washington Department of Archaeology and Historic Preservation.
7. Commission Rule 350-81-540(7) protects human remains discovered during construction. It requires that if human remains are discovered after construction begins, all construction activities shall cease and the Gorge Commission, local law enforcement officials and the Indian tribal governments shall be contacted immediately. A condition of approval will alert the applicant to this requirement.

Conclusion:

With conditions requiring the cessation of work and Commission notification if cultural resources or human remains are discovered during construction, the proposed development is consistent with applicable cultural resources guidelines in Commission Rules 350-81-052(1)(b) and 350-81-540 that protect cultural resources from adverse effects.

D. Natural Resources

1. Commission Rule 350-81-052(1)(d) lists natural resource protection guidelines for expedited review uses. The removal of the mobile home is eligible for expedited review.

The mobile home to be removed is outside buffer zones for wetlands, streams, rivers, ponds, and lakes as explained in Finding E.3 below. There are no known sensitive plants or sensitive wildlife areas or sites on the subject property or within 1,000 feet of

the mobile home. The removal of the mobile home is consistent with the natural resource protection measures in Commission Rule 350-81-052(1)(d).

2. Commission Rules 350-81-560 through 590 contain provisions for the protection of natural resources. Commission Rule 350-81 protects wetlands (350-81-560); streams, ponds, lakes and riparian areas (350-81-570); sensitive wildlife areas and sites (350-81-580); and sensitive plants (350-81-590).
3. The proposed development site is located within the vicinity of the Columbia River but is located well outside of the 100 foot buffer required by Commission Rule 350-81-570(7)(a)(A) for streams use by anadromous or resident fish, special streams, intermittent streams and perennial streams. There are no other streams, riparian areas or wetlands near the project site. Therefore, Commission Rules 350-81-560 and 570 is not applicable.
4. Commission Rule 350-81-580 contains guidelines to protect sensitive wildlife areas and sites. The Gorge Commission's sensitive wildlife inventory does not identify any sensitive wildlife areas or sites within 1,000 feet of the proposed use. Therefore, Commission Rule 350-81-580 is not applicable.
5. Commission Rule 350-81-590 contains provisions for the protection of sensitive plants within 1,000 feet of the proposed development. Gorge Commission inventories do not identify any sensitive plants within 1,000 feet of the subject property. Therefore, Commission Rule 350-81-590 is not applicable.

Conclusion:

The proposed development is consistent with the applicable guidelines in Commission Rules 350-81-052(1)(d) and 350-81-560 through 350-81-590 that protect natural resources from adverse effects.

E. Recreation Resources

1. Commission Rule 350-81-052(1)(c) lists recreation resource protection guidelines for expedited review uses. Only the removal of the mobile home is eligible for expedited review. Commission Rule 350-81-052(1)(c) states:

(A) The development shall not detract from the use and enjoyment of established recreation sites on adjacent parcels.

Established recreation sites do not exist on parcels that adjoin the subject parcel. Commission Rule 350-81-052(1)(c)(A) is not applicable.

2. Commission Rule 350-81-086 applies to the proposed development that is not eligible for expedited review. Commission Rule 350-81-086 states:

If new buildings or structures may detract from the use and enjoyment of established recreation sites on adjacent parcels, an appropriate buffer shall be established between the building/structure and the parcel.

Established recreation sites do not exist on parcels that adjoin the subject parcel. Commission Rule 350-81-086 is not applicable.

Conclusion:

The proposed development is consistent with applicable recreation resource guidelines in Commission Rules 350-81-052(1)(c) and 350-81-086.

cc: Confederated Tribes and Bands of the Yakama Indian Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of Warm Springs Reservation
Nez Perce Tribe
Klickitat County Planning
Klickitat County Building
Friends of the Columbia Gorge
George Fornes, Washington Department of Fish and Wildlife

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