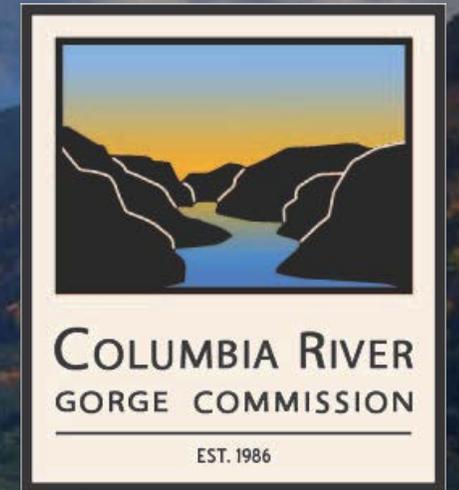


Development Reviews

An overview of the Commission's review process,
primarily in Klickitat County

March 13, 2018



Who should a landowner work with?

Oregon Counties

Multnomah County Land Use
Planning Division

Hood River County
Community Development

Wasco County Planning
Department



Washington Counties

Clark County Community
Planning

Skamania County Community
Development

Columbia River Gorge
Commission for Klickitat
County

When does the FS lead?

- Federal agency projects
- Projects on federal lands
- Federally funded projects
- Forest Practices in SMA



USDA, FOREST SERVICE
COLUMBIA RIVER GORGE NATIONAL SCENIC AREA
902 WASCO AVENUE, SUITE 200
HOOD RIVER, OR 97031

Telephone: 541-308-1700
Fax: 541-386-1916

PROJECT REVIEW APPLICATION

DATE OF APPLICATION: Feb. 07, 2017

APPLICANT(S)	PROPERTY OWNERS
WyEast Timber Services, LLC	Thomas Butler
MAILING ADDRESS	MAILING ADDRESS
3763 Neal Creek Road Odell, OR 97031	PO Box 916 Bingen, Wa. 98605
APPLICANT'S SIGNATURE AND DATE	PROPERTY OWNER'S SIGNATURE AND DATE
<i>T. Butler</i> 12-05-2016	<i>T. Butler</i>
PHONE: 509-699-0242	
E-MAIL: skookum.resources@gmail.com	

LOCATION OF PROPERTY

TOWNSHIP:	RANGE:	SECT:
3N	11E	27
QUARTER SECTION:	TAX LOT	
E1/2 NW, SW1/4	031127 700	
PARCEL SIZE (ACRES): 20.00		
EXISTING LAND USE: SMA Agricultural		

PROJECT DESCRIPTION: Describe the location and types of utilities to be built, leveling, and filling, or any other relevant sheets as necessary:

*See attached Forest Stewardship Plan

**CRGNSA CONSISTENCY DETERMINATION
BUTLER FOREST PRACTICE, CD-16-08-S
(WYEAST TIMBER SERVICE)
PARCEL/TAX LOT # 03112700001700,
COLUMBIA RIVER GORGE NATIONAL SCENIC AREA
Klickitat County, WA
MAY 27, 2017**

BACKGROUND

The proposed forest practice by Thomas Butler, care of WyEast Timber Service, is required to be consistent with the purposes of the Columbia River Gorge National Scenic Area Act as determined by the Forest Service pursuant to Section 14(d) of the Columbia River Gorge National Scenic Area Act. A complete consistency review application was received in my office on February 7, 2017.

DECISION

I find that the above proposal is consistent with the Columbia River Gorge National Scenic Area (CRGNSA) Management Plan provided that it is implemented as described in the application materials, the CRGNSA Consistency Determination Findings of Fact, referenced as CD-16-08-S, and provided the following conditions are applied:

1. Should any historic or prehistoric cultural resources be uncovered during project activities, the applicant shall cease work and immediately notify the CRGNSA office and the Washington Department of Archeology and Historical Preservation. The applicant will also notify the Indian Tribal governments within 24 hours if the resources are prehistoric or otherwise associated with Native American Indians.
2. Applicant shall follow Industrial Fire Precaution Levels (IFPL) for the Washington DNR in their area.
3. No logging operations shall occur between March 1 and July 15, in order to prevent disturbance to migratory and nesting bird species, and disturbance to western gray squirrels during critical early breeding. If active western gray squirrel nests are detected, a 400-foot buffer will be placed around the active nest through August 31.
4. Warning signs informing trail users of the activities will be posted at trail intersection with property boundary a minimum of two weeks before operations commence.

— CD-16-08-S —
Page 1 of 25

What are all the steps?

1. Pre-application discussions
2. Application
3. Comment Period
4. Analysis of Impacts, Project Modifications and Mitigations
5. Written Decision
6. Notice of Decision and Opportunity to Appeal



Steps to complete application

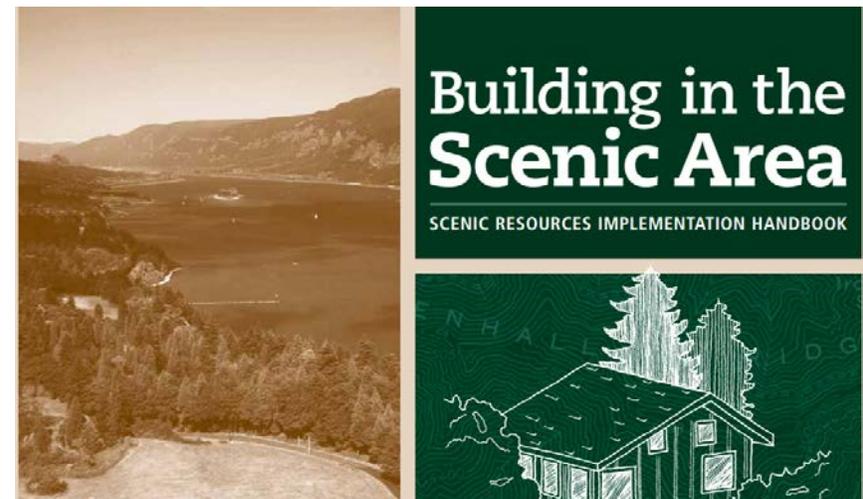
Pre-application discussions

- Determine if allowable use
- Regular or expedited?
- Potential SNCRs restrictions (Scenic/Natural/Cultural/Recreational)

Prepare application

- Project narrative
- Site plan
- Key viewing areas checklist, elevation drawings, and landscape details (if required)
- Names and addresses of adjacent property owners (if required)
- Grading plan (if required)

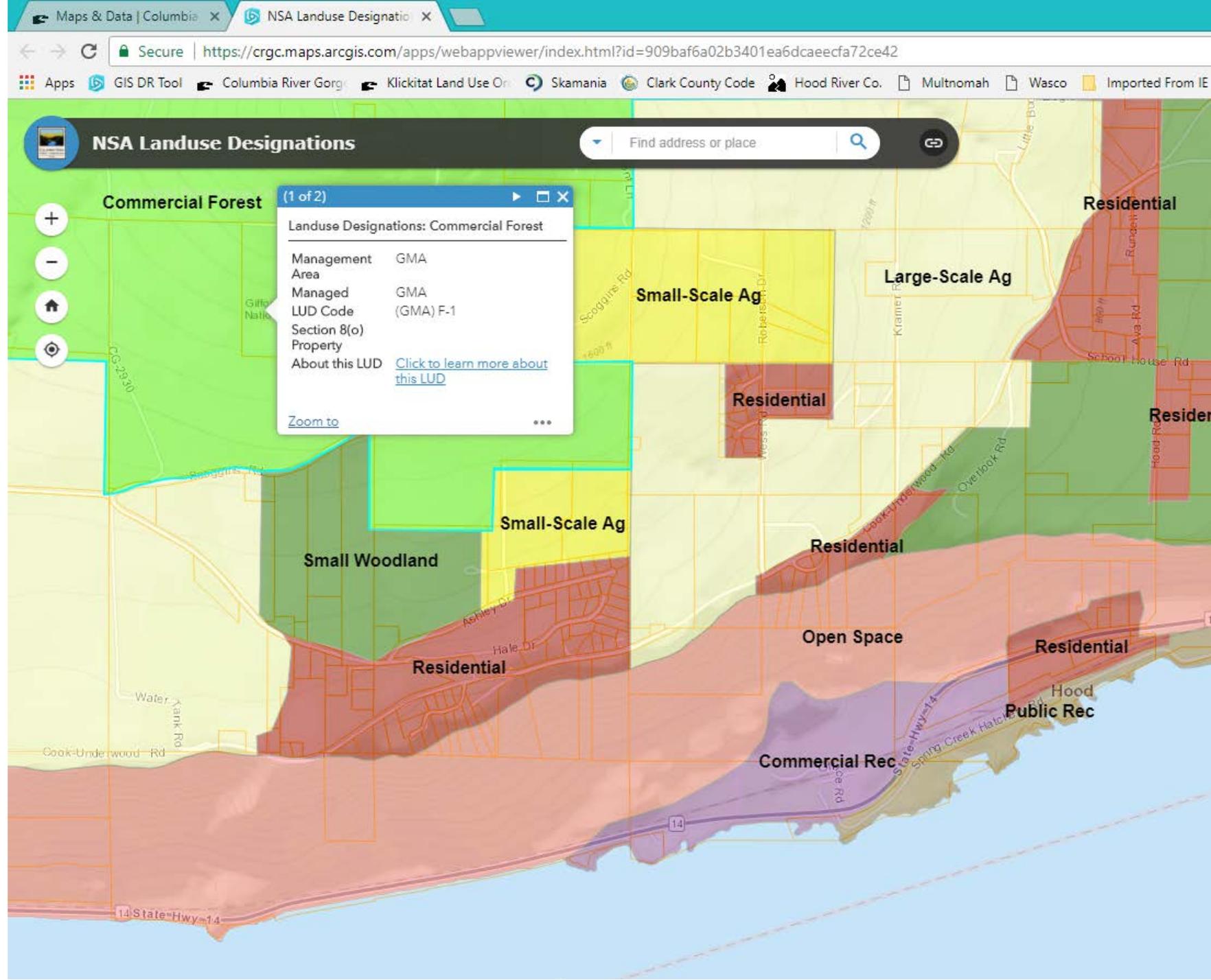
Land Use Application		
Applicant(s):		Property Owner(s):
Mailing Address:		Mailing Address:
Phone:		Phone:
Email:		Email:
Location of property:		
Township:	Range:	Parcel address:
Section & Qtr. Section:		County:
Tax Lot No(s):		Parcel Size (acres):
Existing use of parcel:		
Use of adjacent parcels:		
Project description: This should include all proposed activities and details on size, height, exterior colors, and construction materials of proposed structures. Any areas of ground disturbance and landscaping details should also be described. It is important to describe all aspects of your project so that you may gain approval for all of the development activities you plan to do.		



Is the proposed
use/development
allowed?

- General Policies
- Land Use Designation
- Parcel size
- Existing uses and development
- Is there a legal parcel?
- Prior conditions of approval

Web maps
inform us and
NSA landowners



Some uses do not require a permit in the NSA

(DOES NOT APPLY IN OPEN SPACE OR AG-SPECIAL LUDs)

- Some agricultural uses
- Forest practices in the GMA
- Repair, maintenance, operation of existing structures
- Accessory structures ≤ 60 square feet and 10 feet in height, with some exceptions and restrictions
- Some fencing
- Some transportation and utilities
- Some signs

Expedited Review

Currently Eligible

- Accessory buildings ≤200 square feet and 10 feet high
- Small building additions and retaining walls
- Signs
- Some fencing
- Outdoor lighting
- Small transportation projects, including guardrails
- Lot Line Adjustments

Suggestions from Scoping

- Larger accessory buildings
- Some geotechnical investigation, wells
- New development in a “visually exempt” area
- Renewals of recently approved permits
- Broader suite of highway projects
- Recurring public facilities projects

Expedited Review Project Criteria

- exempt from **cultural** reconnaissance or historic survey
- does not disturb ground or is in a developed right-of-way
- outside buffer zones for **wetlands, water resources** (unless LLA, in a developed right-of-way)
- at least 1,000 feet from **sensitive wildlife, habitat, and rare plants** or wildlife agency has determined no adverse effect
- does not affect or modify **treaty or other rights of any tribe**
 - A project becomes a full review if a tribe submits substantive written comments that treaty rights would be impacted

Review SNCRs resources maps and data

- Is a cultural resource survey required?
- Are there natural resources within 1,000 feet?
- Is the site visible from KVAs?
- Does the proposal impact a recreation site?
- Will agricultural setbacks be required?



Additional surveys we may require

- Cultural surveys – reconnaissance, historical, more intensive survey
- Wildlife surveys
- Rare plant surveys – timing dependent
- Wetland and stream surveys
- Project feasibility studies – no practicable alternatives test

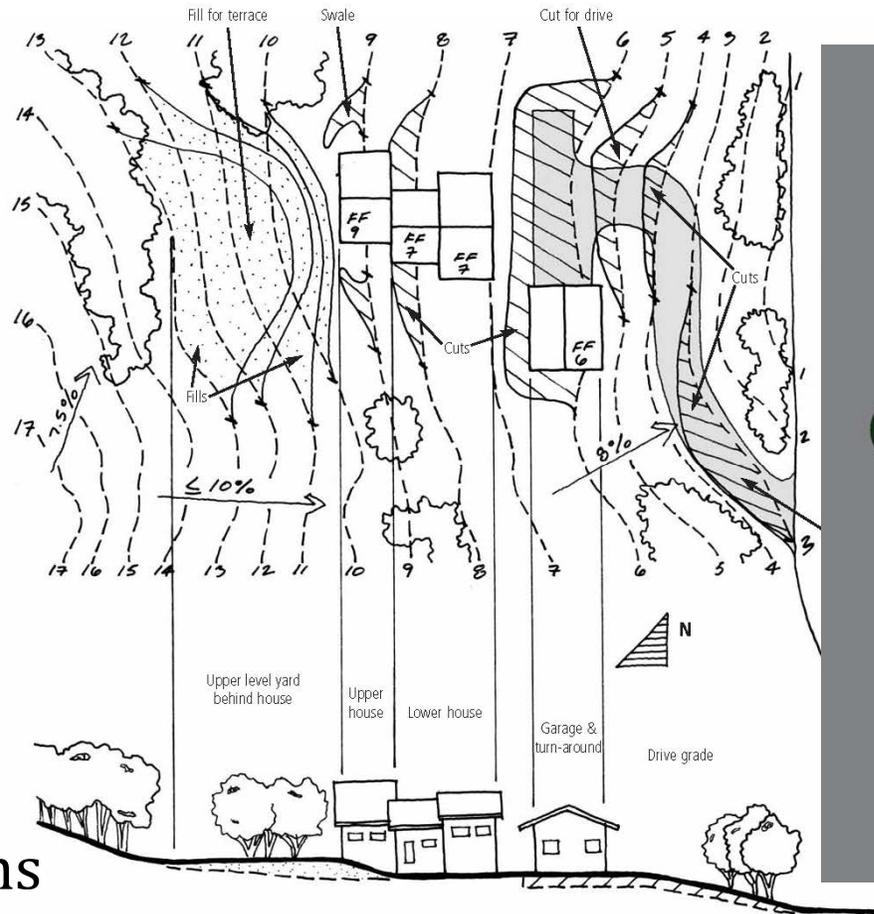


Additional information we may need

► **Figure 12**
Sample Grading Plan

Areas of addition or fill include areas where the proposed elevations (represented by the numbers on the proposed contour lines) are higher than the elevations (numbers on the existing contour lines). Conversely, areas of removal or cut include areas where proposed elevations are lower than the elevation of the existing contour lines.

One foot of vertical elevation gain (rise) over 10 feet of horizontal distance (run) is a 10% slope. Two feet of rise over the same 10 feet of run will result in a 20% slope. Emergency vehicles prefer maximum slopes of 8 to 10% and 12% is the maximum grade allowed without special fire district approval.



Grading plans

Paint and material samples

17

Finding colors in the landscape

Color choice has a big impact on how well a structure blends with the surrounding landscape. Colors that blend with shadows and other dark tones in the landscape help development recede rather than stand out. In most cases, the Management Plan requires dark earth tone colors found in the surrounding landscape on the exteriors of structures visible from Key Viewing Areas. Bright colors, light colors, and colors not found in the

Completeness Review

- ✓ All application materials submitted
- ✓ Legal parcel status established
- ✓ Additional plans submitted (grading, elevation, materials)
- ✓ Cultural survey needed?
- ✓ Natural resource or buffers

Public Notice

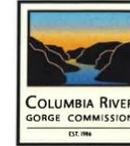
Posted:

CRGC website
The Enterprise
newspaper
White Salmon Library

Sent to:

Adjacent property owners
Four treaty tribes
U.S. Forest Service National Scenic Area Office
Washington Office 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
Friends of the Columbia Gorge

Regular review: 21 days
Expedited: 14 days



COLUMBIA RIVER GORGE COMMISSION NOTICE OF DEVELOPMENT REVIEW

This notice serves as an opportunity to comment on the application described below.

- Proposal:** The Columbia River Gorge Commission received an application to expand the existing Cherry Orchard Trail, to decommission and realign portions of the trail, to install interpretive signs, and to establish four new gravel viewpoint overlooks.
- Applicant:** Friends of the Columbia River Gorge Land Trust
- Property Owners:** Friends of the Columbia River Gorge Land Trust
- Location:** The subject parcels are in Sections 1 and 2, Township 2 North, Range 12 East, Lyle, Washington (Klickitat County Parcel Numbers 02120200000400, 02120200001000, 02120200000300, 02120200000200, 02120100000300).
- Case File:** C17-0016
- Zoning:** The subject parcels are designated General Management Area-Forest, Small Woodland and Small-scale Agriculture. Parcel 02120200000400 is 158.9 acres, 02120200001000 is 34.3 acres, 02120200000300 is 10 acres, 02120200000200 is 15 acres, and 02120100000300 is 110.7 acres.
- Notice Date:** February 6, 2017
- Public Comment Deadline:** February 27, 2017

The application and supporting documents are available for review Monday through Thursday from 8:00 a.m. to 5:00 p.m. at the Commission's office located in White Salmon, Washington at 57 NE Wauna Avenue. Additional information is also available on the Commission's website at www.gorgecommission.org under *Pending Applications*.

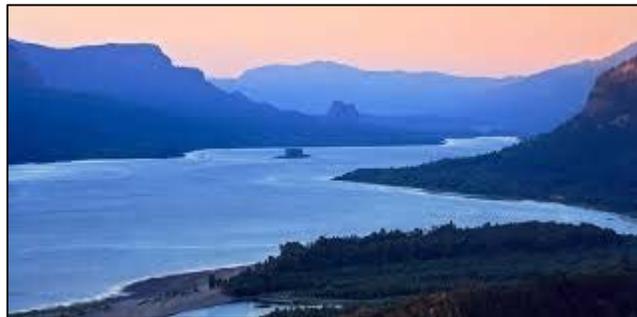
Comments may be mailed to the Commission's office at P.O. Box 730, White Salmon, WA 98672 or submitted by email to info@gorgecommission.org. All comments received are a matter of public record.

This application will be reviewed for consistency with the applicable portions of the Land Use Ordinance adopted by the Columbia River Gorge Commission (Commission Rule 350-81). The application is also subject to review for consistency with the Columbia River Gorge National Scenic Area Act (P.L. 99-663) and Management Plan. Consistency with the National Scenic Area Act does not imply nor ensure compliance with all other applicable local, state, and federal laws.

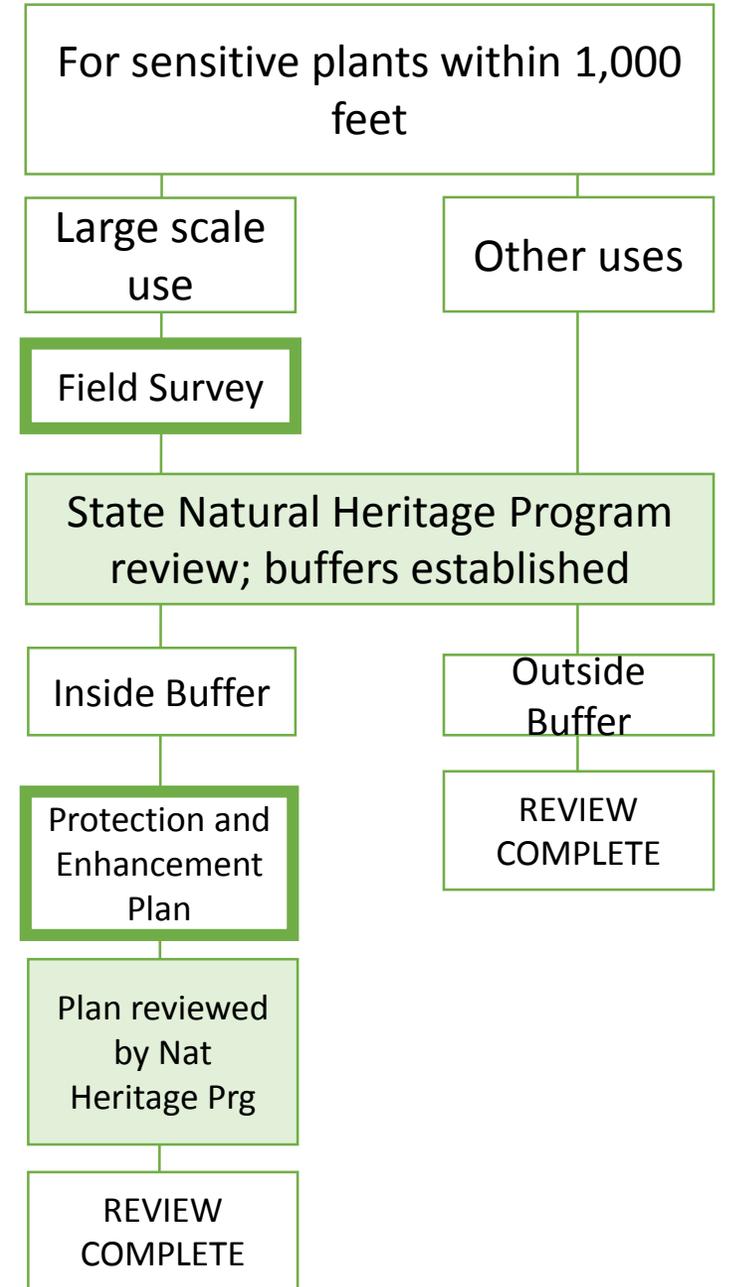
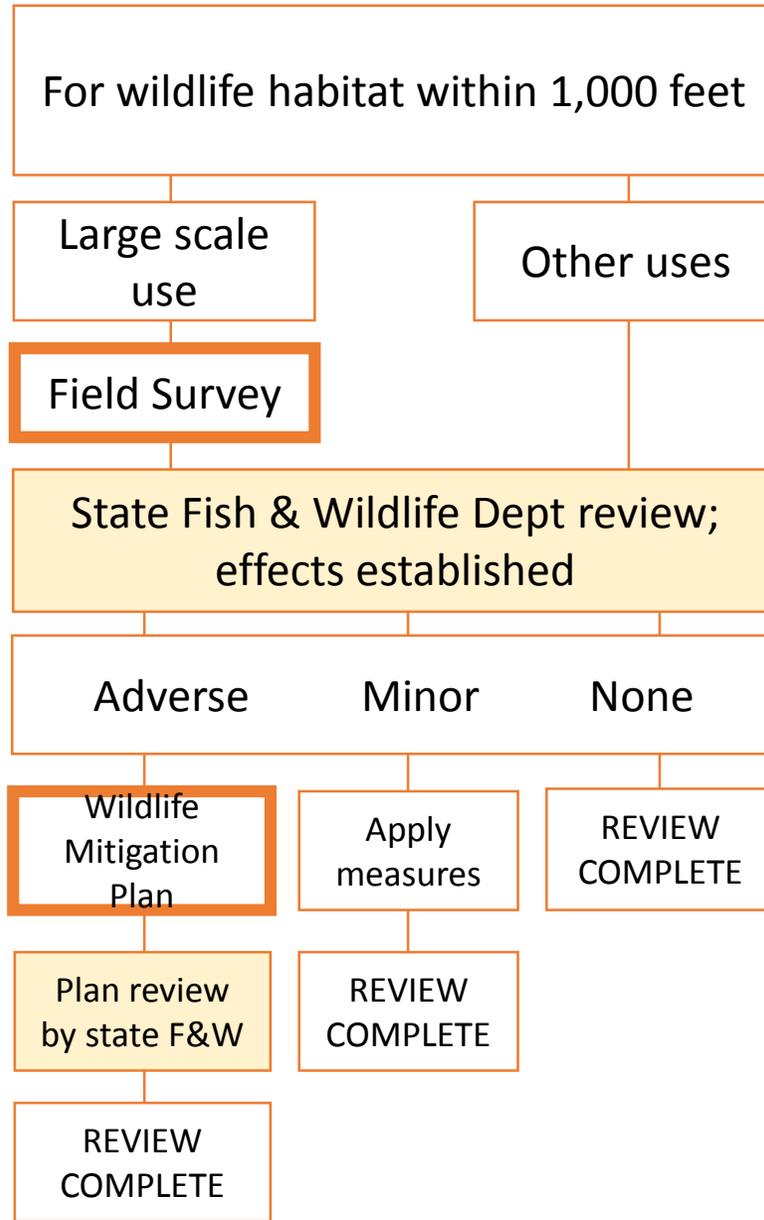
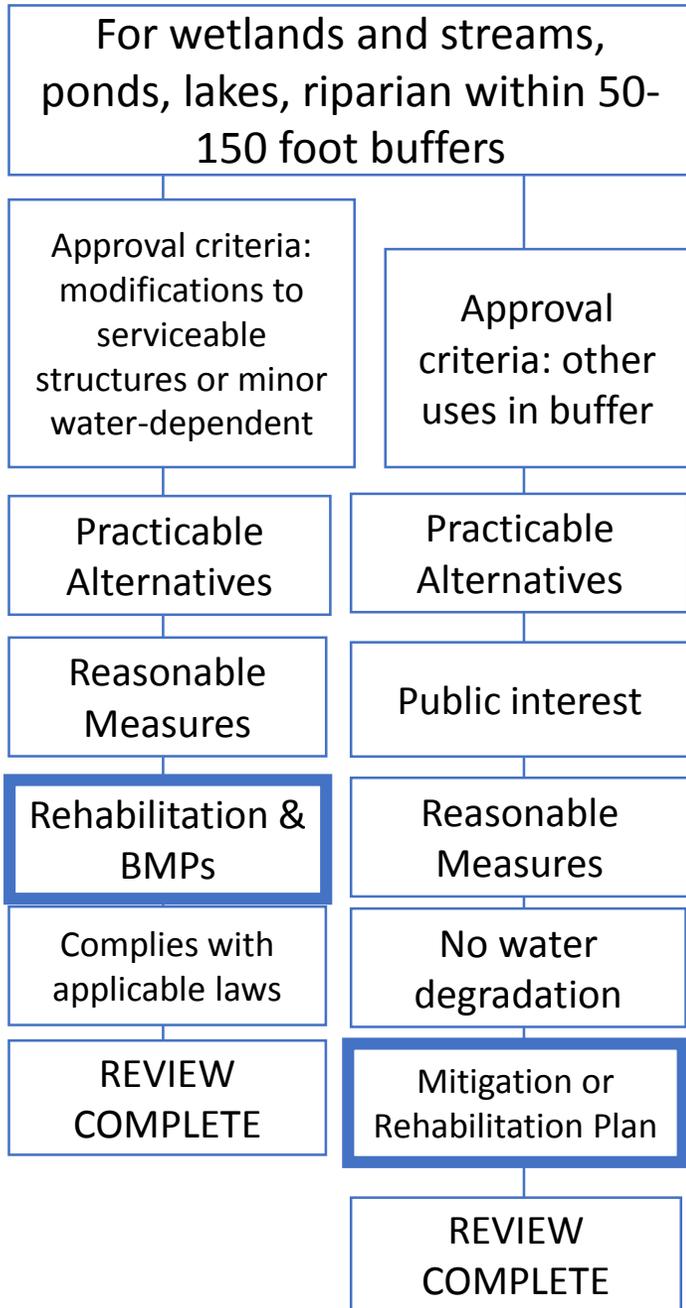
If you have any questions, please contact Joanna Kaiserman at (509) 493-3323 extension 226 or by email at joanna.kaiserman@gorgecommission.org.

Cultural Resources & Treaty Rights

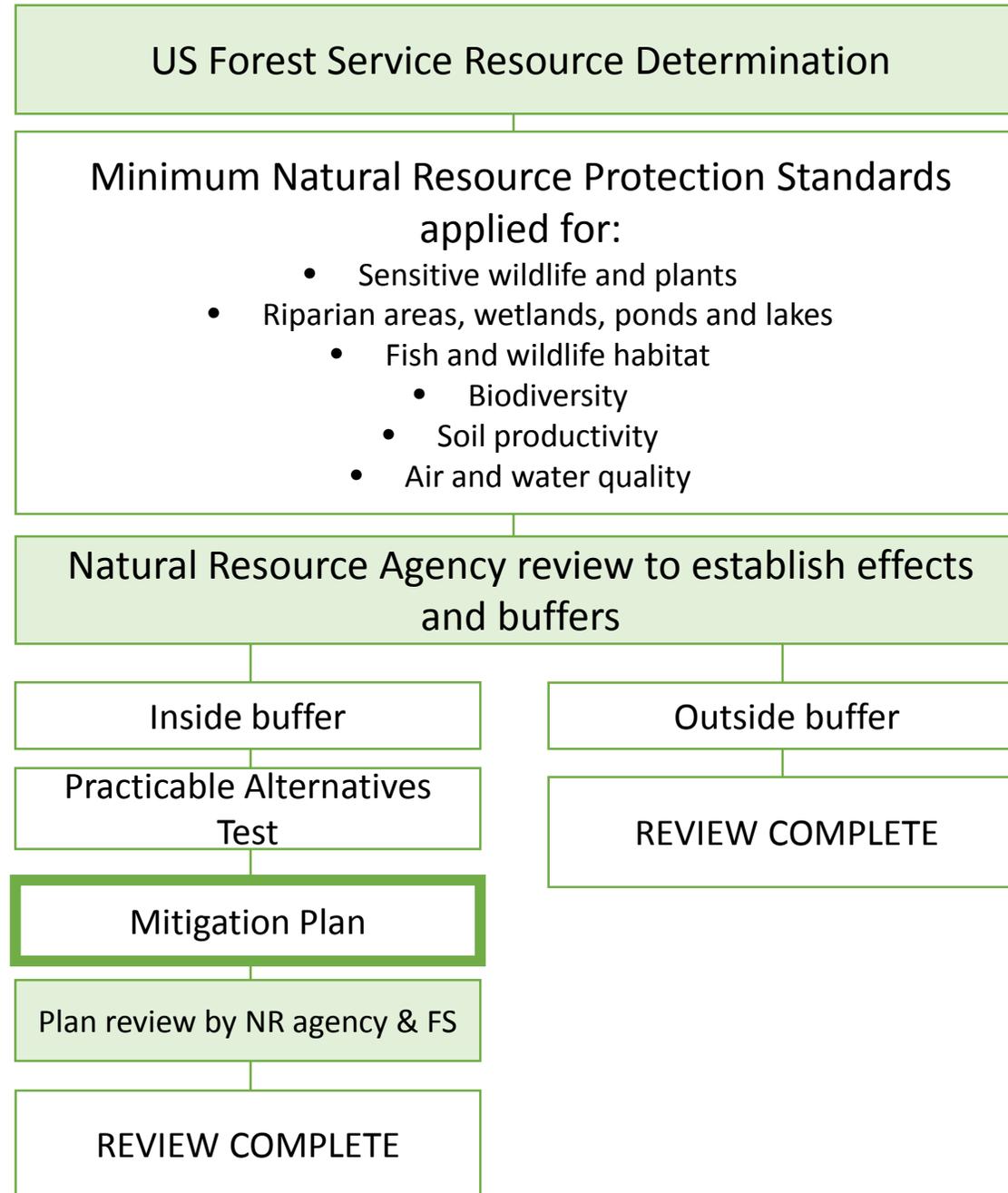
- We consult when there are known resources or comments. 30-day additional review for survey reports.
- For cultural resources, USFS archaeologist leads consultation with the state historic preservation offices or other historic interests
- The permitting agency conducts Treaty Tribe Consultation, according to the Management Plan, for issues of treaty right concerns



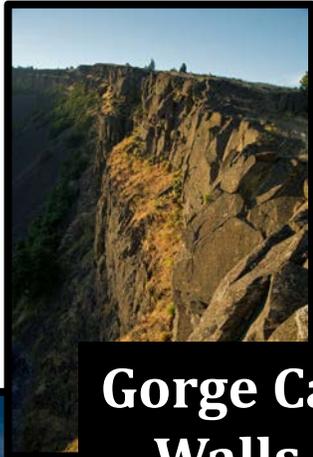
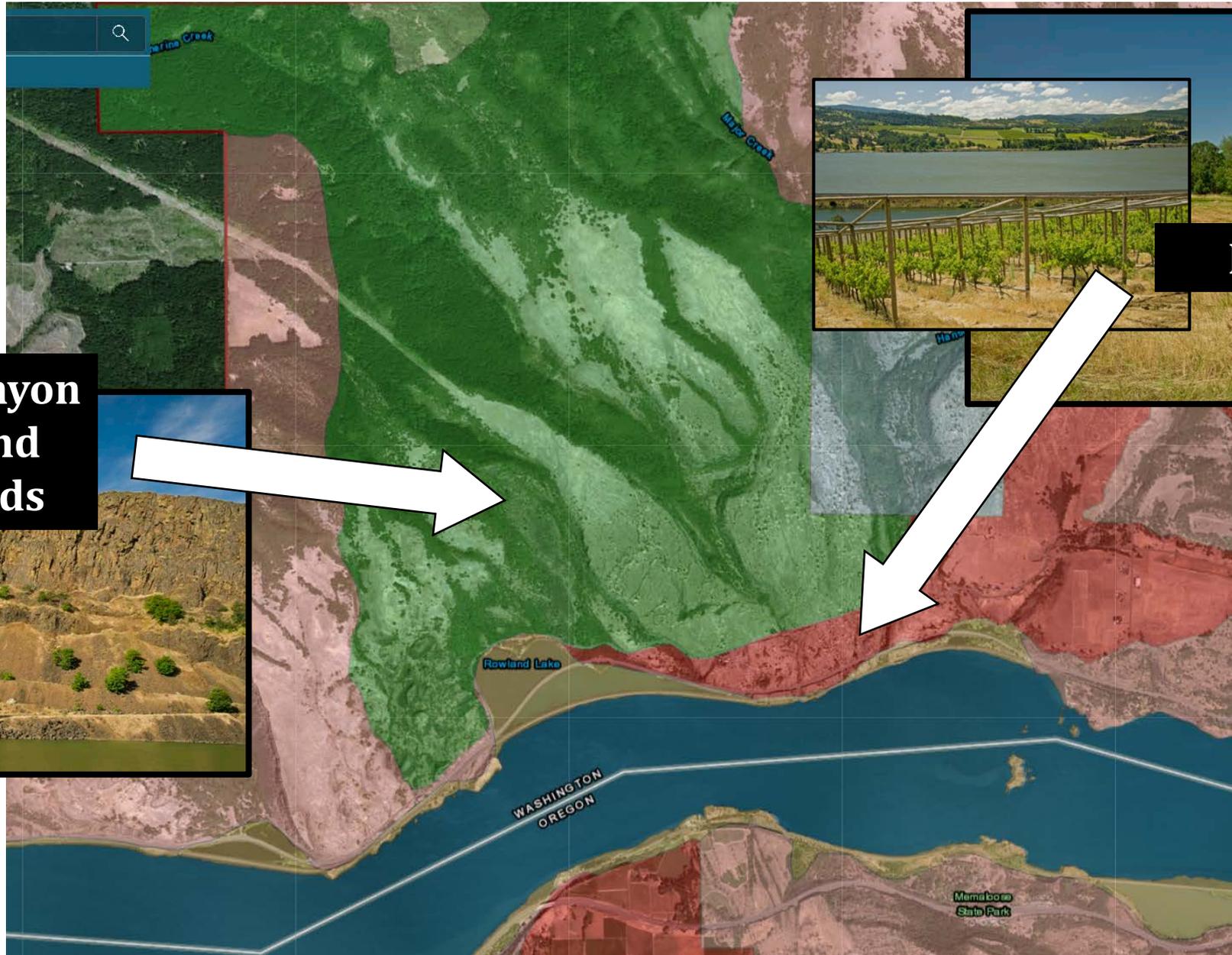
GMA REVIEW PROCESS FOR NATURAL RESOURCES



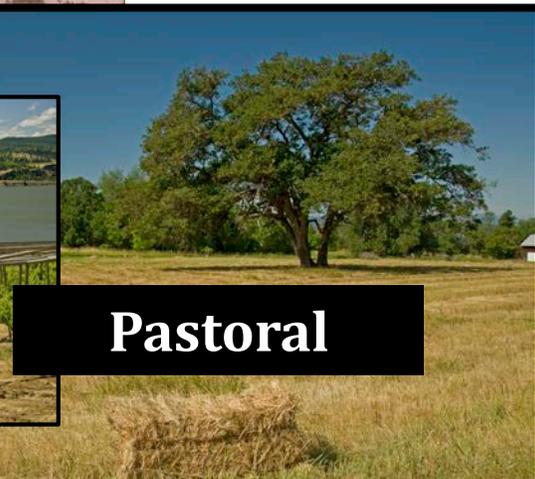
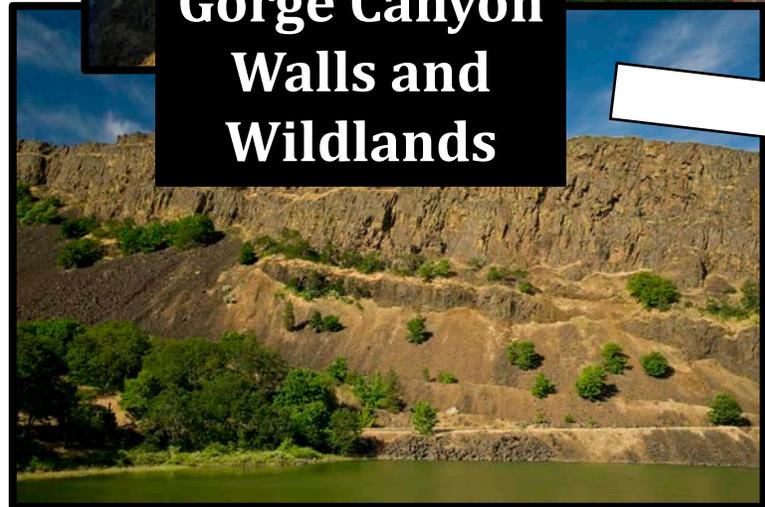
SMA Natural Resources Protection Process



Landscape Settings



**Gorge Canyon
Walls and
Wildlands**



Pastoral



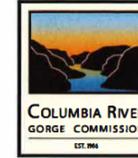
Site Visits

Verify site plan, evaluate resource impacts



Staff report & Decision

- Staff report
 - Findings and conclusions
 - Conditions of approval
 - Life of the project
 - Requires follow up inspection. More on that later.
 - Directors decision
 - Legally defensible – Can be appealed.
- Warman Director’s Decision sent out to Commission



DIRECTOR'S DECISION

APPLICANT: Doug Warman, Warman Architecture LLC

LANDOWNER: Rolin and Lauree Vance

FILE NO.: C14-0001

REQUEST:¹

- 1) Construct a 225 square-foot addition to the dwelling that connects the dwelling to the garage, plus a 75 square-foot covered back porch, plus a 30 square-foot covered side entry;
- 2) Construct a new entry porch and covered porch, the entry alcove will be 36 square feet with a covered area totaling 200 square feet; and
- 3) Construct a 1344 square-foot addition to an existing 2880 square-foot barn/storage building.

LOCATION: The subject parcel is located at 40 Sunset Drive, Lyle, Washington, in the NE 1/4 of Section 33, Township 3 North, Range 12 East, W.M., Klickitat County, Washington. The parcel is Lot 2 of Klickitat County Short Plat No. 82-21 (Klickitat County Assessor's ID No. 03123351000200).

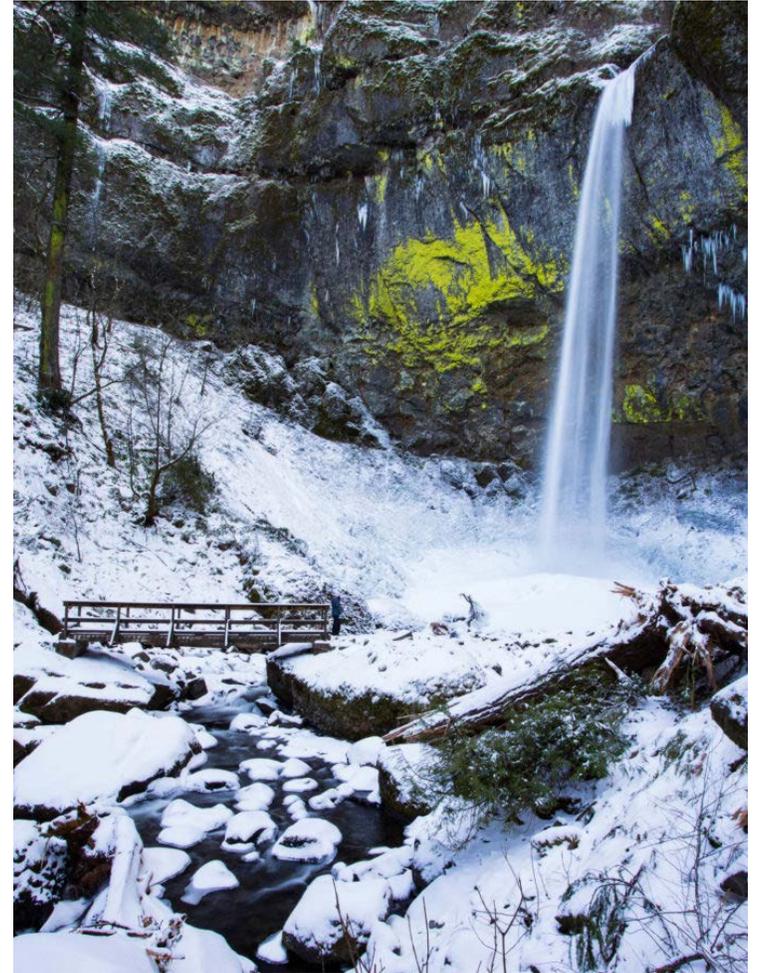
LAND USE DESIGNATION: The subject parcel is 16.05 acres in size, located in the General Management Area, and designated Residential and Small-Scale Agriculture.

DECISION: Based upon the findings of fact in the Staff Report for Director's Decision C14-0001 the land use application by Doug Warman, Warman, Architecture, LLC, representing Rolin and Lauree Vance, for the request as stated above and as required to be modified as specified in the conditions of approval below, is 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 Commission Rule 350-81, and is hereby **approved subject to the following conditions of approval.**

¹ The applicant's site plan (sheet S1, revised Feb. 2, 2015), main floor plan (sheet 2, dated, Dec. 18, 2013), and written description (submitted Feb. 4, 2015) show some conflicting square foot sizes for specific elements of the request. The applicant clarified the sizes in an email to the Commission staff. This statement of the applicant's request uses the clarified sizes.

Why the process might take longer

- Incomplete application
- Missing deed information
- SNCRs resource compliance
- Other agency involvement/surveys



Post-permit inspections



Has the applicant met all conditions of approval?



Additional county review/permitting

- Building permits
- Shorelines
- JARPA & HPAs
- SEPA
- Floodplains and slopes
- Federal permitting
- ...etc

Land Use Review

Notice of Type II Development Review Application and Optional SEPA Determination of Non-Significance

The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the county expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code, Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. **Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal.** No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Date of this notice: July 27, 2016

Closing date for public comments: August 11, 2016

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

Project Name: DRIVEWAY INSTALLATION AND SINGLE FAMILY HOME WITH ACCESSORY BUILDING

Case Number: GOR2013-00002; SEP2013-00031; HAB2013-00031; MZR2013-00027; WET2015-00041; GEO2015-00021; VAR2016-00006

Request: The gorge approval to construct a single family residence and accessory building on 5.29 acres located in a GLSA-40 zoning district within the Columbia River Scenic Gorge area

Revised 7/9/13



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development



For an alternate format, contact the Clark County ADA Compliance Office.
Phone: (360) 397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

Gorge Commission staff reviews all Development Reviews by the other 5 counties



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

NOTICE OF DEVELOPMENT REVIEW

The Skamania County Community Development Department has received the following application:

APPLICANT: John & Georgiana Warta	DESCRIPTION: Construction of a single-family dwelling and two accessory buildings with associated utilities and access improvements in conjunction with agricultural operations.
FILE NO: NSA-11-16	
LOCATION: Sharleen Road, Washougal #01-05-17-0-0-0800-00, 01-05-18-0-0-0300-00, and 01-05-18-0-0-0400-00	
ZONING: GMA - Large-Scale Agricultural (AG-1)	

This application is vested under the NSA Code that went into effect on December 18, 2008. The deadline for submitting written comments on the proposal is 20 days from the date of this notice. Comments must be submitted in writing to the Department at 170 NW Vancouver Avenue, P.O. Box 1009, Stevenson, WA 98648. Those who fail to submit written comments in a timely manner will not be considered interested parties and will be precluded from appealing the Administrative Decision. Comments must address the review criteria and any comments received are a matter of public record.

A Cultural Resources Survey was required.

The application and supporting documents are available for free review at the Department office at the above address between 7:30 a.m. and 5:30 p.m., Monday through Thursday. Copies of all application and supporting documents are available for purchase at \$0.15 per page for black and white copies and \$1.00 per page for color copies at the Community Development Department at the above address between 7:30 a.m. and 5:30 p.m., Monday through Thursday. Requests for copies must be paid for prior to release of the documents.

February 22, 2018
 Date


 Alan Peters, AICP
 Assistant Planning Director



WASCO COUNTY PLANNING AND DEVELOPMENT
 Todd R. Cornett, Director
 2705 East Second Street
 The Dalles, Oregon 97058
 Phone: (541) 506-2560
 Fax: (541) 506-2561
 www.co.wasco.or.us

File Number(s): PLAPAR-11-12-0010 Receipt # _____

Date Submitted: 12/3/11 Planner Initials: JD Date complete: _____ Planners Initials: _____

Applicant/Owner Information:
 Applicant(s) SOS Co, LLC Property Owner(s) SOS Co, LLC & Jack & Beth
 Mailing Address Box 2668 Ringow, WA 98625 Mailing Address 1935 Huskey Rd, Husky, OR 97040

Phone (H) (W) 503-492-6101 Phone (H) 971-322-9073

Requested Structure(s)/Use(s): REPLAT (3) LEGAL PARCELS CONTAINING APPROX 150 ± 5.5 ± 10 AC. INTO 2 LEGAL PARCELS CONTAINING APPROX. 110.2 AC. + 1048 AC

Map #	Tax Lot#	Acct #	Acreage	Zoning
Map # 2N 11E 22	Tax Lot# 300	Acct # 248	Acreage <u>149</u>	Zoning <u>F-1(80)GMA</u>
Map # 2N 11E 22	Tax Lot# 400	Acct # 247	Acreage <u>124.65</u>	Zoning <u>F-2(80)GMA</u>
Map #	Tax Lot#	Acct #	Acreage <u>107.89 AC AFFECTED</u>	Zoning <u>2000-81 PGWR</u>

Property location: N+S of HUSKEY RD, 3/10 MI. N of ELDER RD, 2 3/4 MI SW of HUSKEY

Property Address: NONE Tax Status: FOREST DEFERRAL

Water Source: _____

Sewage: _____

Power: _____

Contiguous Ownership: _____

Current Use of Property: Forest Use of Adjacent Properties: Forest

Page 1 of 2



Hood River County Community Development
 601 State Street, Hood River OR 97031
 JOHN ROBERTS, DIRECTOR
 (541) 387-8840 • plan.dept@cc.hood-river.or.us

June 20, 2017

James and Gigi Siekkinen
 3855 Fairview Drive
 Hood River, OR 97031

Re: **National Scenic Area Land Use Permit #17-0067; 3N 10E 24D, Tax Lot 2100**

Dear Mr. and Mrs. Siekkinen:

Pursuant to the requirements of Article 75 (*National Scenic Area*) of the Hood River County Zoning Ordinance (HRCZO) and based upon the findings of fact and conclusions of law in the enclosed staff report, your application on the above-described parcel has been tentatively approved, subject to compliance with the following conditions:

- The approval allows the following development:
 - Construction of a 352 square foot, 18-foot-tall detached garage;
 - Construction of a 120 square foot, 10-foot-tall garden shed;
 - Installation of a 24-foot-wide by 24-foot-long paved driveway extension; and
 - Minimal vegetation removal, including one tree.
- No changes/increases may be made to the size, height, use, and/or location of your approved detached garage, garden shed, and driveway extension (as shown on your approved site plan and elevation drawings, dated June 20, 2017), unless approved through a new Administrative Action or determined to be a minor amendment pursuant to Article 75, Section 140 of the HRCZO.
- It is your responsibility to know the location of property lines and nearby rights-of-way to ensure that the proposed development complies with the following site development standards from the Rural Residential (R-RR) zone:
 - Front yard setback: 50 feet from the centerline of Fairview Drive or 20 feet from the edge of right-of-way, whichever is greater.
 - Rear yard setback: 20 feet.
 - Side yard setback: 10 feet.
 - Between buildings: 10 feet.
 - Maximum height: ±18 feet for the detached garage and ±10 feet for the garden shed (per approved plan).
- This approval is for land use purposes only. You are still responsible for obtaining all appropriate permits from the County Building Department (541-386-1306) prior to starting construction.
- Prior to receiving a building permit, an updated site plan shall be submitted showing where the existing septic tank and drainfield are located, as well as an area for a future drainfield replacement.

415-17-0067 1

NSA Development Reviews: Funding by County

COUNTY	FUNDING/YR	ACTUAL*	#DRs/2017*
• Wasco County	\$45,000	\$124,000	24
• Hood River County	\$40,000	\$55,000	22
• Multnomah County	\$35,000	\$34,800	44
• Clark County	\$10,000	\$10,000	12
• <u>Skamania County</u>	\$195,000	\$195,000	50
			152
• Klickitat (CRGC grant)	\$77,600	\$77,600	17

NOTE: This is preliminary info from various county reports and conversations. More clarification is forthcoming.