

## DIRECTOR'S DECISION

- Proposal:** The Columbia River Gorge Commission received an application to place a manufactured home (measuring 68 feet long by 27 feet wide) with connections to existing utilities for water, sewer and electricity and a concrete patio (measuring 30 feet long by 12 feet wide) for farm labor housing.
- Applicant:** John and Dena Riggleman
- Landowner:** John and Dena Riggleman
- Location:** The subject parcel is located at 25 Arnett Loop, northwest of White Salmon, Washington, in the SW ¼ of Section 11, Township 3 North, Range 10 East, W.M., Klickitat County, Washington. (Klickitat County Parcel No. 03101100001600).
- Case File:** C13-0012
- Zoning:** The subject property is designated General Management Area, Large-Scale Agriculture and is 19.92 acres in size.

### DECISION:

Based upon the findings of fact in the Staff Report for Director's Decision C13-0012, the land use application by John and Dena Riggleman for a manufactured home (measuring 68 feet long by 27 feet wide) with connections to existing utilities for water, sewer and electricity and a concrete patio (measuring 30 feet long by 12 feet wide for use as farm labor housing 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. Compliance with them is required. **This decision must be recorded in county deeds and records to ensure notice of the conditions to all successors in interest** (Management Plan, Review Uses Guideline 1, pg. II-96).

1. To ensure notice of the conditions to successors in interest, this Director's Decision, Staff Report for C13-12, and approved site plan and elevation, shall be recorded in county deeds and records at the Klickitat County Assessor's Office. Once recorded, the applicants shall submit a copy of the recorded documents to the Executive Director.

2. This decision does not exempt the proposal from other non-Scenic Area rules and regulations. It is the applicant's responsibility to ensure the use complies with all other applicable federal, state, and county laws.
3. The development shall be constructed as shown on the approved project description, site plan and elevation drawings. Any changes must be reviewed and approved by the Executive Director before the changes are implemented.
4. The dwelling unit may be used for farm labor housing provided the following conditions are met at all times:
  - Occupancy of the dwelling unit must house only people necessary and accessory to the current agricultural use;
  - Occupants may stay year round only if they are necessary and accessory to the current agriculture use.The house shall be removed from the property if any of these conditions change.
5. Dark earth tone colors shall be used for the all exterior building surfaces consistent with Commission Rule 350-81-520(2)(l) including, but not limited, to all siding, all trim, all stone/rock/brick, eaves and any building appurtenances excluding window surfaces, and that the color brand, name and identification number(s) be reviewed with the Gorge Commission staff before the home is sited on the property.
6. All exterior lighting must be dark earth tone in color, hooded and pointed downward so that it is not highly visible from key viewing areas.
7. The exterior surface of the home shall be rough textured to reduce reflectivity.
8. The roofing material of the dwelling unit shall be composed of textured, low-reflectivity materials consistent with Commission Rule 350-81-520(2)(m). Alternative materials shall be submitted to the Director for approval prior to commencement of construction.
9. All windows must be tinted thermal pane glass with less than 11% exterior visible light reflectivity rating.
10. The patio shall be textured the exposed surface shall be a dark earth tone in color.
11. If cultural resources are discovered during construction activities, all activities within 100 feet of the cultural resources shall immediately cease and the applicants shall notify the Gorge Commission within 24 hours of discovery. 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 immediately 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.
13. The applicant agrees to schedule a post construction inspection with the Columbia River Gorge Commission before the dwelling unit is occupied to ensure compliance with all conditions of this Director's Decision.

DATED AND SIGNED THIS 10th day of June, 2015 at White Salmon, Washington.

p.p.

  
Krystyna U. Wojniakowski  
Executive Director (Interim)

**EXPIRATION OF APPROVAL:**

Commission Rule 350-81-044 governs the expiration of this Director's Decision.

***This decision of the Executive Director becomes void on the 10th day of June, 2017 unless construction has commenced in accordance with Commission Rule 350-81-044(4).***

Commission Rule 350-81-044(4) specifies that commencement of construction means actual construction of the foundation or frame of the approved structure.

Construction must be completed within two years of the date that the applicant commenced construction. The date of the Executive Director's preconstruction inspection to confirm the location of the proposed structural development as required by this decision shall be considered the date the applicant commenced construction, unless the applicant demonstrates otherwise.

Once the applicant has commenced construction of one element in this decision, the applicant will need to complete all elements in this decision in accordance with Commission Rule 350-81-044. The Commission does not use different "commencement of construction" dates for different elements in this decision.

The applicant may request one 12-month extension of the time period to commence construction and one 12-month extension to complete construction in accordance with Commission Rule 350-81-044(6). The applicant must submit the request in writing prior to the expiration of the approval. If the applicant requests an extension of time to complete construction after commencing construction, the applicants shall specify the date construction commenced. The Executive Director may grant an extension upon determining that conditions, for which the applicants were not responsible, would prevent the applicants from commencing or completing the proposed development within the applicable 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 10th day of July, 2015.***

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

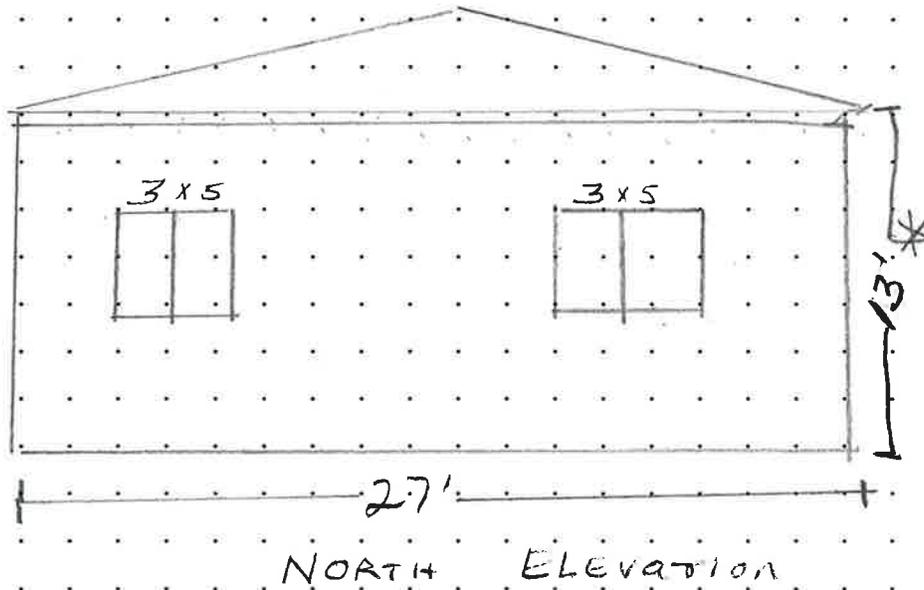
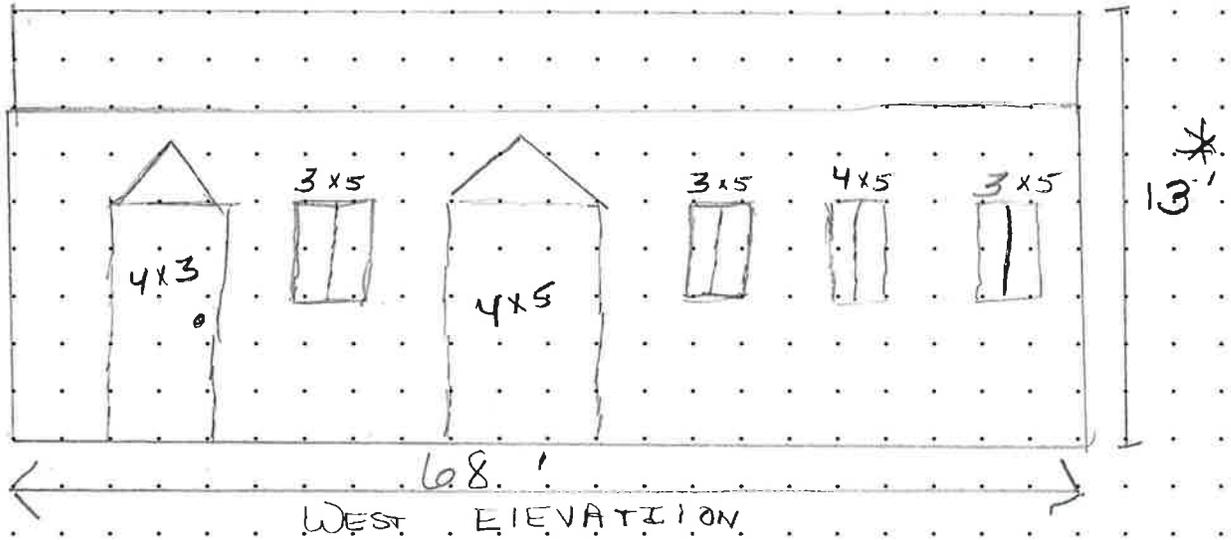
**Attachments:**

Staff Report for C13-0012  
Approved site plan and elevations

# Elevation Drawings

C13-0012 Rigglenan

Elevation drawings showing the appearance of all proposed structures are required for all applications. Elevation drawings depict the entire length and width of each structure as seen from a horizontal view. The drawings must also include the natural and finished grade and be drawn to scale.



TC: Gladis  
**APPROVED**

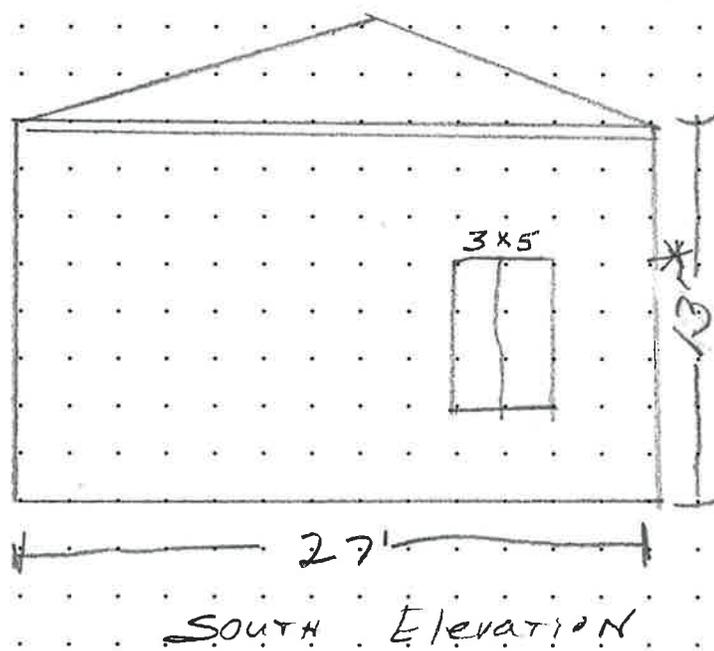
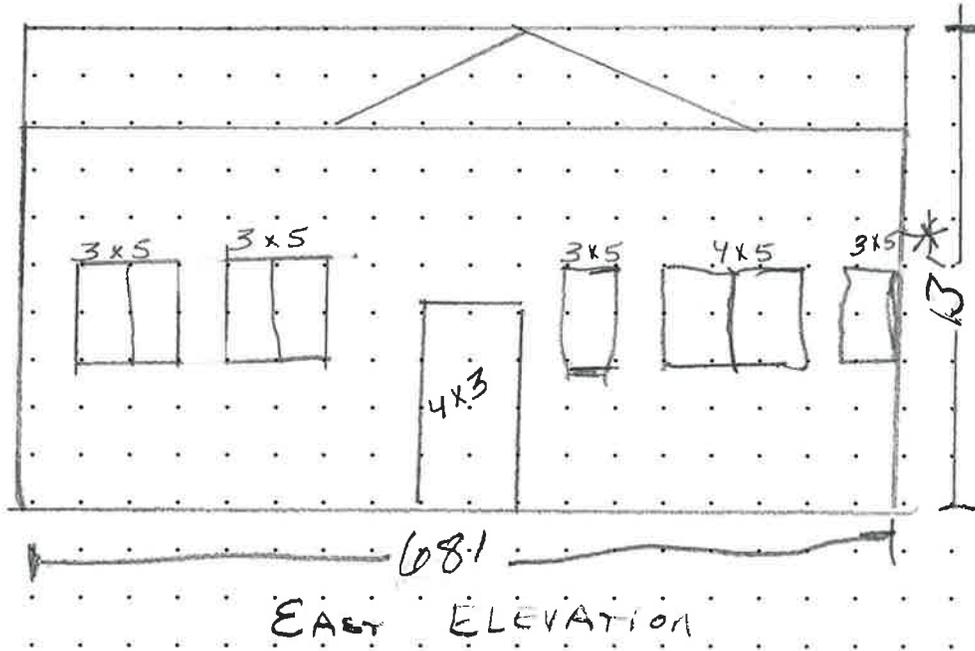
Each grid equals 2' x 2' at a scale of 1" = 8'.

\* Finished floor elevation.

Elevation Drawings

C13-0012 Riggleman

Elevation drawings showing the appearance of all proposed structures are required for all applications. Elevation drawings depict the entire length and width of each structure as seen from a horizontal view. The drawings must also include the natural and finished grade and be drawn to scale.



TC 6/10/15  
APPROVED

All siding will be James Hardie Fiber Cement lap siding

Each grid equals 2' x 2' at a scale of 1" = 8'.

\* Finished floor elevation

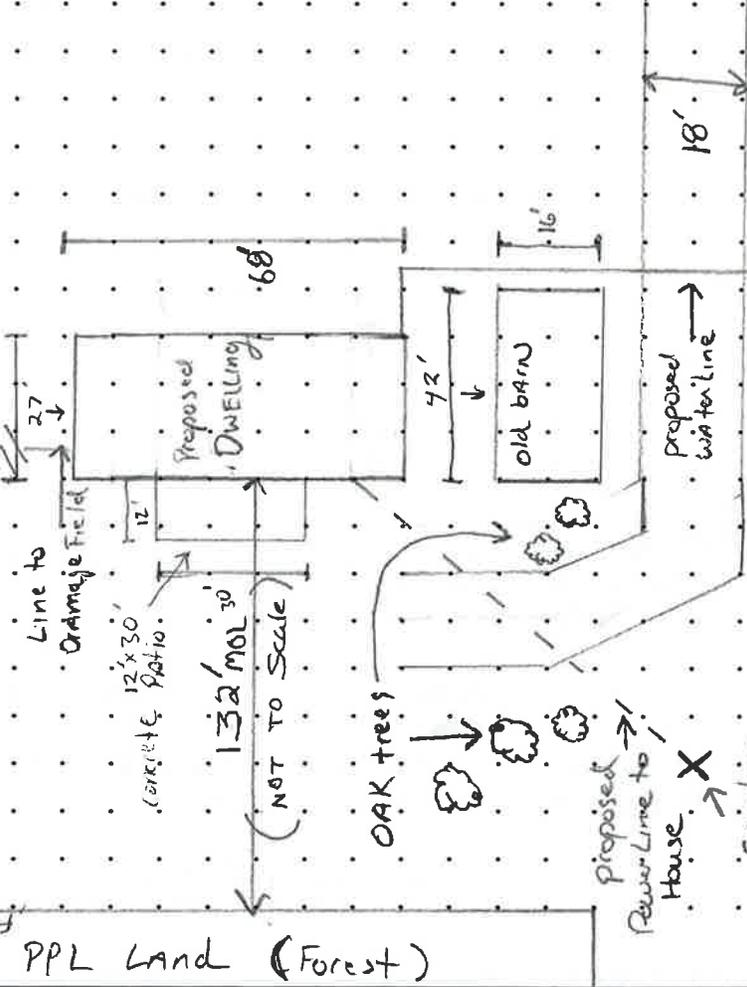
Riggelman Orchards  
 C13-002  
 1420' mol to north property line

Notes: NO VEGETATION will be removed or planted NO significant terrain features or landforms on site NO BODIES of WATER OR WATER COURSES on site NO Grading will be Done.  
 Trench for water line in Drainfield will be approximate 3' deep. mol. proposed House 1,080 sq feet mol.

Each grid equals 50' x 50' at a scale of 1" = 200'  
 10' x 10' = 40'

ORCHARD

proposed drain Field



TE 6/10/15  
**APPROVED**

1850' mol to ALT 141 to east

ORCHARD

Site Plan

Revised 6/10/15  
 6/10/15  
 Revised 6/10/15

Jan Riggelman  
 Revised 3-26-15