



## DIRECTOR'S DECISION

**APPLICANT:** Robert & Dorothy Nelson

**LANDOWNER:** same

**FILE NO.:** C17-0001

**REQUEST:** This application is to replace and expand an existing accessory building to house an existing well, vehicles, and equipment on the subject property. The new structure will be a 15'2" in height and 708 ft<sup>2</sup> in area. Approximately 25 ft<sup>2</sup> of previously disturbed earth will be graded and spread immediately adjacent to the structure to provide a turnaround for vehicles and equipment.

**LOCATION:** The subject parcel is located at 14 Henderson Rd, south of Centerville Highway, in the SW ¼ of Section 31, Township 3 North, Range 13 East, W.M., Klickitat County, Washington. (Klickitat County Parcel No. 03133310001900).

**LAND USE DESIGNATION:** The 16.5-acre parcel is located in the General Management Area and is designated Residential.

### ***DECISION:***

Based upon the following findings of fact, the land use application by Robert Nelson to replace an existing building accessory to the existing single family dwelling is consistent with the standards of Section 6 and the purposes of the Columbia River Gorge National Scenic Area Act, P.L. 99-663, the Management Plan for the Columbia River Gorge National Scenic Area, and Commission Rule 350-81, and is hereby **approved**.

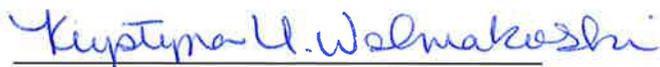
### ***CONDITIONS OF APPROVAL:***

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 the Columbia River Gorge National Scenic Area Act, the Management Plan and Commission Rule 350-81:

1. **To ensure notice of the conditions to successors in interest, this Director's Decision, Staff Report for C17-0001, and approved site plan 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 document to the Executive Director at the Commission.**
2. The development shall be constructed as shown on the approved project description, site plan and elevation drawings. Any changes shall be reviewed and approved by the Executive Director before the changes are implemented.
3. Grading shall be limited to the extent necessary to accommodate the building and vehicle turnaround described in the corresponding staff report.

4. No outdoor lighting is approved in this Director's Decision. Any future proposed outdoor lighting shall be submitted for review and approval by the Executive Director prior to installation.
5. 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.
6. If human remains are discovered during construction activities, all activities shall cease upon their discovery. Local law enforcement, the Executive Director, Indian Tribal governments and the Washington State Department of Archaeology and Historic Preservation and the Washington State Anthropologist shall be contacted immediately. Further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.
7. 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).

DATED AND SIGNED THIS 23rd day of February 2017 at White Salmon, Washington.



Krystyna U. Wolniakowski  
Executive Director

**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 23rd day of February, 2019 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 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 on the 25th day of March, 2017.***

The decision of the Executive Director is final unless the applicant or any other person who submitted comment files a Notice of Intent to Appeal and Petition with the Commission within thirty (30) days of the date of this decision. Information on the appeal process is available at the Commission office.

**NOTES:**

Any new land uses or structural development such as driveways, parking areas, garages, workshops, fences or other accessory structures; or additions or alterations not included in the approved application or site plan will require a new application and review. New cultivation also requires a new application and review.

This decision does not address local, state, or federal requirements that may be applicable to the proposed development. The landowner is responsible for obtaining all applicable county, state, or federal permits required for the development.

**COPIES OF THIS DECISION SENT TO:**

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  
Klickitat County Planning Department  
Klickitat County Building Department  
Klickitat County Health Department  
Klickitat County Auditor  
Klickitat County Public Works  
Washington Department of Fish and Wildlife  
Friends of the Columbia Gorge

**Attachments:**

Staff Report C17-0001  
Approved Site Plan