Columbia River Gorge National Scenic Area – Development Review Application

What is the land use plan designation for the subject property? (eg GMA Large Scale Agriculture)

GMA, Small Scale Agriculture

Is there a minimum parcel size for this land use plan designation, and if so, what is it?

20 acre

Is the proposed use one that may be permitted in this land use plan designation?

Yes

Information Requirement	
Chapter 350-81-032(5)(a) Applicant's name, address, telephone number and email address.	*Please provide this information here and on the site plan too.* *Columbia Rim Owners Association* *% Sarah Baker, Secretary – (503) 239-7709* *1915 SE 59th Ave, Portland, OR 97215* *Sarah.baker1915@comcast.net*
Chapter 350-81-032(5)(b) The land owner's name, address and telephone number (if different from applicant).	*Please provide this information here and on the site plan too.* *Melinda Walsh, 1623 SE 32nd Place, Portland OR 97214* *[503] 314-4398* *Debra J. Ross, 4606 SE Brooklyn St., Portland OR 97206* *[503] 230-2366* *Gabriella Donnell, 3414 NE 24th St., Portland OR 97212* *[503] 504-7278*
Chapter 350-81-032(5)(c) The county in which the proposed use or development would be located.	*Please provide this information here and on the site plan too.* *Klickitat County*
Chapter 350-81-032(5)(d) The section, quarter section, township and range in which the proposed development would be located.	*Please provide this information here and on the site plan too.* *NW ¼ of Section 28, Township 3 North, Range 11 East, W.M.*
Chapter 350-81-032(5)(e) The street address of the proposed use or development.	*Please provide this information here and on the site plan too.* *85 Ramsay Lane, White Salmon WA 98672*

Chapter 350-81-032(5)(f) The tax lot number(s) and size in acres of the parcels of the involved.	*Please provide this information here and on the site plan* *too. Tax Lot 03-11-2800000600; approximately 9.49 acres*
Chapter 350-81-032(5)(g) A description of the current land use for the parcel(s) involved and adjoining lands.	*Please provide this information here and on the site plan too.* *The subject parcel is designated GMA Small Scale Agriculture. It lies within the boundaries of the Columbia Rim Owners Association, and is subject to easements reserved for the benefit of the Association for the operation of the water system that provides water service to the members of the Association, as set forth in Document No. 165309, Records of Klickitat County, recorded on March 27, 1978.* *The subject parcel consists of a residence and its outbuildings, as well as the Association's water reservoir tower.* *The Klickitat County PUD No. 1 owns a 1 acre parcel located within the subject property, Tax Lot 03112800000700. It has erected a communications tower on this lot.* *Lands located to the west, north, and east of the subject parcel are designated Small Scale Agriculture and lands to the south are designated Large Scale Agriculture.*
Chapter 350-81-032(5)(h) A written description of the proposed use or development, including details on the height, exterior color(s) and construction materials of the proposed structures.	*Please provide this information here and on the site plan too.* See Attachment "A" *Please provide this information here and on the site plan too.*
Chapter 350-81-032(5)(i) A list of Key Viewing Areas from which the proposed use would be visible.	*None identified. The location of the proposed development lies behind a hillock that is 20' higher than the land on which the proposed development will occur, thus "hiding" it from view. It also sits far back from the bluff, and there are trees on the east, north, and west sides that block any view of the proposed development.Please provide this information here and on the site plan too.*
Chapter 350-81-032(5)(j) A map of the project area. The map shall be drawn to scale. The scale of the map shall be large enough to allow the Executive Director to determine the	*Attached are:* 1. Plan Sheet S – Aerial Map of Subject Parcel (Scale 1:2,257) 2. Plan Sheet P - Aerial Map of Project Site (Scale 1:1,128) showing location of proposed development

location and extent of the proposed use or development and evaluate its effects on scenic, cultural, natural, and recreation resources. The maps shall be prepared at a scale of 1 inch equals 200 feet (1:2,400), or a scale providing greater detail. If a parcel is very large, the map does not need to show the entire parcel. Rather, it can show only those portions of the parcel affected by the proposed use. The map shall include the following elements: (Listed below A through K.)	*3.* Plan Sheet Photo 1 – showing proposed development *4.* Plan Sheet Photo 2 – showing topography *5.* Plan Sheet Photo 3 – with project superimposed *6.* Plan Sheet Drawing 1 – Foundation and Concrete Detail *7.* Plan Sheet Drawing 2 – North Elevation *8.* Plan Sheet Drawing 3 – West Elevation
Chapter 350-81-032(5)(j)(A). North arrow.	*Please provide this information here and on the site plan too.* *Plan Sheet S*
Chapter 350-81-032(5)(j)(B). Scale: 1" = 200' (unless natural resources require larger scale). Chapter 350-81-032(5)(j) and	*Please provide this information here and on the site plan too.* *Plan Sheet S* *The subject parcel has sparse amounts of Thompson's broad-leafed lupine.* *The subject parcel is not within the 1000 ft buffer of any wetland, riparian, or sensitive wildlife species.*
Chapter 350-81-032(5)(j)(C). Boundaries, dimensions, and size of subject parcel(s).	*Please provide this information here and on the site plan too.* *Plan Sheet S* *Subject parcel is approximately 5 acres*
Chapter 350-81-032(5)(j)(D). Significant terrain features & landforms.	*Please provide this information here and on the site plan too.* *Plan Sheet P*
Chapter 350-81-032(5)(j)(E). *Groupings & species of trees & other* vegetation.	*Please provide this information here and on the site plan too.* *The proposed development will be on flat grassland.*
Chapter 350-81-032(5)(j)(F). Location & species of vegetation to be removed.	*Please provide this information here and on the site plan too.* *Nothing to be removed*
Chapter 350-81-032(5)(j)(F). Location & species of vegetation to be planted.	*Please provide this information here and on the site plan too.* *Nothing to be planted*

Chapter 350-81-032(5)(j)(G). Bodies of water and watercourses.	*Please provide this information here and on the site plan too.* *None*
Chapter 350-81-032(5)(j)(H). Location & width of existing & proposed roads, driveways, trails.	*Please provide this information here and on the site plan too.* *Plan Sheet S shows existing access nearby roads. Vehicles will be parked on said roads. The proposed development will be accessed by foot.*
Chapter 350-81-032(5)(j)(I). Location & size of existing & proposed structures.	*Please provide this information here and on the site plan too.* *Plan Sheets S and P*
Chapter 350-81-032(5)(j)(J). Location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting.	*Please provide this information here and on the site plan too.* *Water and electrical service needed for the proposed development will be run underground from the water reservoir..*
Chapter 350-81-032(5)(K). Location & depth of grading & ditching.	*Please provide this information here and on the site plan too.* *There will be no significant grading for the proposed development. Less than 12cubic yards of soil are estimated to be involved in grading for the site. The disturbed area will be limited to the shed footprint. The depth of the footing will be 24 inches. When completed, the area will be restored to its natural grade.*
Chapter 350-81-032(5)(k). Elevation drawings – including natural & finished grade; drawn to scale.	*Please provide this information here and on the site plan too.* *Plan Sheet Drawings 2and 3. The proposed development will occur on flat grassland.*
Chapter 350-81-032(5)(l) List of adjacent & nearby property owners and addresses as determined in 350-81-630.	*Please provide this information here and on the site plan too.* *Plan Sheet S* *Linda Maddox – Tax Lot 03-11-2853000400* *3018Dana Lane, Hood River OR 97031* *Lee and Andrea Strom Tax Lot 03-11-2853000200;* *12423SE May Creek Park Drive, Newcastle WA 98056* *Klickitat County PUD No. 1 – Tax Lot 03-11-2800000700* *1313South Columbus* *Goldendale WA 98620*

Chapter 350-81-032(5)(m) Any additional information that the applicant feels will assist in the evaluation of the proposal, including but not limited to, maps, drawings, and development plans.	*Please provide this information here and on the site plan too.* *The parcel on which the proposed development will be located, as well as the adjacent parcel (Tax Lot 03-11-2853000400), are subject to easements in favor of Columbia Rim Owners Association that allow the proposed development to be located along the lot line, with no minimum setback, as indicated on Plan Sheet P.*
Chapter 350-81-032(5)(n) Signature of the applicant and property owner or a statement from the property owner indicating that he is aware of the application being made on his property.	*Sign and date here:* Sarah Baker 1-25-17 *Sarah Baker, Secretary, Columbia Rim Owners Assoc – applicant* 1/26/17 *Melinda Walsh, owner* Gabriella Donnell 1·26·17 *Gabriella Donnell, owner* 1-26-17 *Debra J. Ross, owner*
Chapter 350-81-032(5)(o) The signature of the property owner on a statement that authorizes the Executive Director or the Executive Director's designee reasonable access to the site in order to evaluate the application.	*Sign and date here:* *We, the owners of the property, hereby authorize the Executive Director or the Executive Director's designee reasonable access to the site in order to evaluate the application.* 1/26/17 *Melinda Walsh, owner* Gabriella Donnell 1/26/17 *Gabriella Donnell, owner* 1-26-17 *Debra J. Ross, owner*
Chapter 350-81-032(6) Applications for the following uses or developments shall include additional information as required by the appropriate guidelines in Commission Rule 350-81 or by the Executive Director.	
Chapter 350-81-032(6)(a) In the General Management Area, for all	*Please provide this information here and on the site plan too.* *N/A*

buildings visible from key viewing areas, pursuant to 350-81-520(2)(n) In addition to the site plan requirements in 350-81-032(5), applications for all buildings visible from key viewing areas shall include a description of the proposed building(s)' height, shape, color, exterior building materials, exterior lighting, and landscaping details (type of plants used; number, size, locations of plantings; and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes). Chapter 350-81-520(2)(n)	
Chapter 350-81-032(6)(b) In the General Management Area, production and/or development of mineral resources and expansion of existing quarries pursuant to 350-81-520(1)(f), (2)(o), and (2)(bb). The above references are voluminous and not expanded here. The reader is directed to these references for further detail, as needed.	*Please provide this information here and on the site plan too.* *N/A*
Chapter 350-81-032(6)(c) A grading plan that complies with the requirements of 350-81-520(2)(aa)(A) and (B) is required for the following: -In the GMA, all applications for structural development involving more than 100 cubic yards of grading with slopes over 10% shall include a grading plan; -In the GMA, all proposed structural development on sites visible from KVAs and involving more than 200 cubic yards of grading, regardless of slope; and -In the SMA, all applications for structural development involving more than 100 cubic yards of grading with slopes greater than 10% (except trails) shall include a grading plan. All proposed structural development including more than 200 cubic yards of	*Please provide this information here and on the site plan too.* *N/A*

grading on sites visible from KVAs shall include submittal of a grading plan. This plan shall be reviewed by the local government for compliance with KVA policies. The grading plan shall include the following: (A) A map of the site, prepared at a scale of 1"=200' (1:2400) or a scale providing greater detail, with contour intervals of at least 5', including: -Existing and proposed final grades. -Location of all areas to be graded, with cut banks and fill slopes delineated. -Estimated dimensions of graded area. (B) A narrative description (may be submitted on the grading plan site map and accompanying drawings) of the proposed grading activity, including: -Its purpose. -An estimate of the total volume of material to be moved. -The height of all cut banks and fill slopes. -Provisions to be used for compactions, drainage, and stabilization of graded areas. (Preparation of this information by a licensed engineer or engineering geologist is recommended.) -A description of all plan materials used to re-vegetate exposed slopes and banks, including the species, number, size and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings. -A description of any other interim or permanent erosion control measures to be used. Chapter 350-81-520(2)(aa)(A)/(B)	
Chapter 350-81-032(6)(d) In the GMA, vegetation management projects in public ROW along Scenic Travel Corridors, pursuant to 350-81-520(4)(d). All proposed vegetation management projects in public ROW to provide or improve views shall include the following: (A) An evaluation of potential visual	*Please provide this information here and on the site plan too.* *N/A*

impacts of the proposed project as seen from any KVA. (B) An inventory of any rare plants, sensitive wildlife habitat, wetlands, or riparian areas on the project site. If such resources are determined to be present, the project shall comply with applicable Management Plan guidelines to protect the resources. Chapter 350-81-520(4)(d)	
Chapter 350-81-032(6)(e) Large-scale uses as defined by guideline 350-81-540(1)(c)(C) shall include reconnaissance survey reports, pursuant to 350-81-540(1)(c)(F) and (G). Large-scale uses include residential development involving 2 or more dwellings; all recreation facilities; commercial and industrial development; public transportation facilities; electric facilities, lines, equipment and appurtenances that are 33 kilovolts or greater; and communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment and appurtenances. Chapter 350-81-540(1)(c)(C) The citation for 350-81-540(1)(c)(F)/(G) (Reconnaissance Surveys and Survey Reports for Large-Scale Uses) is not expanded here. It is too voluminous. The reader is directed to these parts of the Code for more detail as needed.	*Please provide this information here and on the site plan too.* *N/A*
Chapter 350-81-032(6)(f) Proposed uses that would alter the exterior architectural appearance of buildings and structures that are 50 years old or older, or would compromise features of the surrounding area that are important in defining the historic or architectural character of buildings that are 50 years or older, pursuant to 350-81-540(1)(c)(H)(iii).	*Please provide this information here and on the site plan too.* *N/A*

The project applicant shall provide detailed architectural drawings and building plans that clearly illustrate all proposed alterations. Chapter 350-81-540(1)(c)(H)(iii)	
Chapter 350-81-032(6)(g) In the GMA, new uses located in, or providing recreational access to the Columbia River or its fish bearing tributaries, pursuant to 350-81-084(1)(a)(A). The citation 350-81-084(1)(a)(A) (Tribal Government Notice) is not expanded here. It is too voluminous. The reader is directed this section of the code, as needed, for more detail.	*Please provide this information here and on the site plan too.* *N/A*

Site Plan & Misc. Checklist for Completeness Review (First and second level citations provided.)		
Level 1 Citation	**Level 2 Citation (a citation inside the Level 1)**	**Comments**
Chapter 350-81-032(6)(h) In the General Management Area, any review use in a wetland or within a wetland buffer zone, pursuant to 350-81-560(1)(b).	In addition to the information required in all site plans, site plans for proposed uses in streams, ponds, lakes, and their buffer zones shall include: (A) A site plan map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail. (B) The exact boundary of the ordinary high watermark or normal pool elevation and prescribed buffer zone; and (C) A description of actions that would alter or destroy the stream, pond, lake or riparian area. Chapter 350-81-570(1)(b)	*Please provide this information here and on the site plan too.* *N/A*
Chapter 350-81-032(6)(i) In the General Management Area, any review use in a stream, pond, lake, or within their buffer zones pursuant to 350-81-570(1)(b).	In addition to the information required in all site plans, site plans for proposed uses in streams, ponds, lakes, and their buffer zones shall include: (A) A site plan map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.	*Please provide this information here and on the site plan too.* *N/A*

	(B) The exact boundary of the ordinary high watermark or normal pool elevation and prescribed buffer zone; and (C) A description of actions that would alter or destroy the stream, pond, lake or riparian area. Chapter 350-81-570(1)(b)	
Chapter 350-81-032(6)(j) In the General Management Area, any review use within 1000 feet of a sensitive wildlife area or site, pursuant to 350-81-580(1)(b). Large-scale uses as defined by 350-81-580(2) shall also include field survey information pursuant to 350-81-580(2)(e).	In addition to the information required in all site plans, site plans for uses within 1,000 feet of a sensitive wildlife area or site shall include a map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail. Chapter 350-81-580(1)(b) A field survey to identify sensitive wildlife areas or sites shall be required for: (a) Land divisions that create four or more parcels. (b) Recreation facilities that contain parking areas for more than 10 cars, overnight camping facilities, boat ramps, and visitor information and environmental education facilities. (c) Public transportation facilities that are outside improved rights-of-way. (d) Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater and (e) Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually. Field surveys shall cover all areas affected by the proposed use or recreation facility. They shall be conducted by a professional wildlife biologist hired by the project applicant. All sensitive wildlife areas and sites discovered in a project area shall be described and shown on the site plan map. Chapter 350-81-580(2) (f) Communications, water and sewer, and natural gas transmission (as opposed to	*Please provide this information here and on the site plan too.* *No sensitive wildlife area has been identified within 1000 feet of the property.. N/A*

	distribution) lines, pipes, equipment, and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually. Chapter 350-81-580(2)(e)	
Chapter 350-81-032(6)(k) In the General Management Area, any review use within 1000 feet of a sensitive plant, pursuant to 350-81-590(1)(b). Large-scale uses as defined by 350-81-590(2) shall also include field survey information pursuant to 350-81-590(2)(e).	In addition to the information required in all site plans, site plans for uses within 1,000 feet of a sensitive wildlife area or site shall include a map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail. Chapter 350-81-580(1)(b) A field survey to identify sensitive plants shall be required for: (a) Land divisions that create four or more parcels. (b) Recreation facilities that contain parking areas for more than 10 cars, overnight camping facilities, boat ramps, and visitor information and environmental education facilities. (c) Public transportation facilities that are outside improved rights-of-way. (d) Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater and (e) Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually. Field surveys shall cover all areas affected by the proposed use or recreation facility. They shall be conducted by a person with recognized expertise in botany or plant ecology hired by the project applicant. Field surveys shall identify the precise location of the sensitive plants and delineate a 200-foot buffer zone. The results of a field survey shall be shown on the site plan map. Chapter 350-81-590(2)	*Please provide this information here and on the site plan too.* *The subject parcel has sparse amounts of Thompson's broad-leafed lupine.*

	(e) Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually. Chapter 350-81-590(2)(e)	
Chapter 350-81-032(6)(l) In the General Management Area, on lands designated Large-Scale Agriculture, a single-family dwelling in conjunction with agricultural use, pursuant to 350-81-190(1)(h), and if applicable, 350-81-190(1)(i).	Chapter 350-81-190(h) On lands designated Large-Scale Agriculture, a single-family dwelling in conjunction with agricultural use, upon a demonstration that all of the following conditions exist: (A) The subject farm or ranch (including all of its constituent parcels, contiguous or otherwise) has no other dwellings that are vacant or currently occupied by persons not directly engage in farming or working on the subject farm or ranch and that could be used as the principal agricultural dwelling. (B) The farm or ranch upon which the dwelling will be located is currently devoted to agricultural use where the day-to-day activities of one or more residents of the agricultural dwelling will be principally directed to the agricultural use of the land. The farm or ranch must currently satisfy subsection (h)(C)(iv) below. (C) The farm or ranch is a commercial agricultural enterprise as determined by an evaluation of the following factors: (i) Size of the entire farm or ranch, including all land in the same ownership. (ii) Type(s) of agricultural uses (crops, livestock) and acreage. (iii) Operational requirements for the particular agricultural use that are common to other agricultural operations in the area. (iv) Income capability. The farm or ranch, and all its constituent parcels, must be capable of producing at least $40,000 in gross annual income. This determination can be made using the following formula: (A)(B)(C)=I where A=Average yield of the commodity per acre or unit of production;	*Please provide this information here and on the site plan too.* *N/A*

	B=Average price of the commodity; C=Total acres suitable for production, or total units of production that can be sustained, on the subject farm or ranch; I=Income capability. Chapter 350-81-190(i) On lands designated Large-Scale Agriculture, a second single-family dwelling in conjunction with agricultural use when the dwelling would replace an existing dwelling that is included in, or eligible for inclusion in, the National Register of Historic Places, in accordance with the criteria listed in 350-81-540(1)(e). Chapter 350-81-540(1)(e) Cultural resources are significant if one of the following criteria is satisfied: (A) The cultural resources are included in, or eligible for inclusion in, the National Register of Historic Places. The criteria for evaluating the eligibility of cultural resources for the National Register of Historic Places appear in the "National Register Criteria for Evaluation" (36 CFR 60.40). (B) The cultural resources are determined to be culturally significant by an Indian tribal government, based on criteria developed that Indian tribal government and filed with the Gorge Commission.	
Chapter 350-81-032(6)(m) In the General Management Area, on lands designated Large-Scale Agriculture, a single-family dwelling not in conjunction with agricultural use, pursuant to Commission Rule 350-81-190(1)(q)	Chapter 350-81-190(1)(q) On lands designated Large-Scale Agriculture, on a parcel that was legally created and existed prior to November 17, 1986,. A single-family dwelling not in conjunction with agricultural use upon a demonstration that all of the following conditions exist: (A) The dwelling will not force a change in or increase the cost of accepted agricultural practices on surrounding lands. (B) The subject parcel is predominantly unsuitable for the production of farm crops and livestock, considering soils, terrain, location, and size of the parcel. Size alone shall not be used to determine whether a parcel is unsuitable for agricultural use. An analysis of suitability shall include the	*Please provide this information here and on the site plan too.* *N/A*

	capability of the subject parcel to be used in conjunction with other agricultural operations in the area. (C) The dwelling shall be set back from any abutting parcel designated Large-Scale or Small-Scale Agriculture, as required by 350-81-076, or designated Commercial Forest Land or Large or Small Woodland, as required in "Siting of Dwellings on Forest Land" (350-81-310). (D) A declaration has been signed by the landowners and recorded in to county deeds and records specifying that the owners, successors, heirs and assigns of the subject property area aware that adjacent and nearby operators are entitled to carry on accepted agriculture or forest practices on lands designated Large-Scale or Small-Scale Agriculture, Commercial Forest Land, Large or Small Woodland. (E) All owners of land in areas designated Large-Scale or Small-Scale Agriculture, Commercial Forest Land, or Large or Small Woodland that is within 500 feet of the perimeter of the subject parcel on which the dwelling is proposed to be located have been notified and given at least 10 days to comment prior to a decision.	
Chapter 350-81-032(6)(n) In the General Management Area, on lands designated Large-Scale Agriculture, a single-family dwelling for an agricultural operator's relative, pursuant to Commission Rule 350-81-190(1)(k).	Chapter 350-81-190(1)(k) On lands designated Large-Scale Agriculture, a single-family dwelling for an agricultural operator's relative provided that all of the following conditions exist: (A) The dwelling would be occupied by a relative of the agricultural operator or of the agricultural operator's spouse who will be actively engaged in the management of the farm or ranch. Relative means grandparent, grandchild, parent, child, brother or sister. (B) The dwelling would be located on the same parcel as the dwelling of the principal operator. (C) The operation is a commercial enterprise, and determined by an evaluation of the factors described in 350-81-190(1)(h)(C).	*Please provide this information here and on the site plan too.* *N/A*
Chapter 350-81-032(6)(o)	Rule 350-81-270(1)(a)	*Please provide this*

In the General Management Area, on lands designated Large-Woodland, a single-family dwelling, pursuant to 350-81-270(1)(a).	The following uses may be allowed on lands designated Commercial Forest Land or Large or Small Woodland, subject to compliance with guidelines for the protection of scenic, cultural, natural, and recreation resources (350-81-520 through 350-81-620): (a) On lands designated Large Woodland, a single-family dwelling upon a demonstration that all of the following conditions exist: (A) The dwelling will contribute substantially to the growing, propagation, and harvesting of forest tree species. The principal purpose for locating a dwelling on lands designated Large Woodland is to enable the resident to conduct efficient and effective forest management. This requirement indicates a relationship between ongoing forest management and the location of a dwelling on the subject parcel. A dwelling may not always be required for forest management. (B) The subject parcel has been enrolled in the appropriate state's forest assessment program. (C) A plan for management of the parcel has been approved by the Oregon Department of Forestry or the Washington Department of Natural Resources and the appropriate local government. The plan must indicate the condition and productivity of lands to be managed; the operations the owner will carry out (thinning, harvest, planting, etc.); a chronological description of when the operations will occur; estimates of yield, labor and expenses; and how the dwelling will contribute toward the successful completion of the operations. (D) The parcel has no other dwellings that are vacant or currently occupied by persons not engaged in forestry and that could be used as the principal forest dwelling.	*information here and on the site plan too.* *N/A*

	(E) The dwelling complies with the "Approval Criteria for the Siting of Dwellings on Forest Land" (350-81-310) and "Approval Criteria for Fire Protection" (350-81-300). (F) A declaration has been signed by the landowner and recorded into county deeds and records specifying that the owners, successors, heirs, and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated Commercial Forest Land, Large or Small Woodland, or Large-Scale or Small-Scale Agriculture.	
Chapter 350-81-032(6)(p) In the Special Management Area, on lands designated Agriculture, Forest, or Public Recreation, a single-family dwelling, pursuant to 350-81-270(2)(j).	The following uses may be allowed on lands designated SMA Forest subject to review for compliance with scenic, cultural, natural, and recreational resources guidelines (350-81-520 through 350-81-620). The use or development shall be sited to minimize the loss of land suitable for the production of forest products: (x) One single family dwelling on a parcel of 40 contiguous acres or larger if an approved forest management plan demonstrates that such a dwelling is necessary for and accessory to forest uses. The forest management plan shall demonstrate the following: (A) The dwelling will contribute substantially to the growing, propagation, and harvesting of trees. The principal purpose for allowing a dwelling on forest lands is to enable the resident to conduct efficient and effective management. This requirement indicates a relationship between ongoing forest management and the need for a dwelling on the subject property. (B) The subject parcel has been enrolled in the appropriate state's forest assessment program. (C) A plan for management of the parcel has been approved by the Oregon Department of Forestry or the Washington	*Please provide this information here and on the site plan too.* *N/A*

	Department of Natural Resources and the appropriate county. The plan must indicate the condition and productivity of lands to be managed; the operations the owner will carry out (thinning, harvest, planting, etc.); a chronological description of when the operations will occur; estimates of yield, labor, and expenses; and how the dwelling will contribute toward the successful management of the property. (D) The parcel has no other dwellings that are vacant or currently occupied by persons not engaged in forest management of the subject parcel. (E) The dwelling complies with county dwelling, siting, and state/county fire protection guidelines. (F) A declaration has been signed by the landowner and recorded into county deeds and records specifying that the owners, successors, heirs, and assigns of the subject property are aware that adjacent and nearby operations are entitled to carry on accepted agricultural or forest practices.	
Chapter 350-81-032(6)(q) In the Special Management Area, on lands designated Agriculture, Forest, or Public Recreation, clearing trees for new agricultural use, pursuant to 350-81-270(2)(x).	Clearing trees for new agricultural use with the following steps and subject to the following additional guidelines: (A) A Stewardship Plan shall be submitted and deemed complete by the Executive Director and submitted to the Forest Service for review. (350-81-270(2)(y)(C). (B) Clearing trees for new agricultural use shall be limited to 15 acres. (C) If the Stewardship Plan proves that the above guideline is detrimental to the proposed agricultural use, the final size of the clearing shall be determined by the application of 350-81-270(2)x)(D)(i-iv) below and subject to guideline 350-81-270(2)(x)(I). (D) After a 30-day public comment period, the Forest Service shall review the	*Please provide this information here and on the site plan too.* *N/A*

	Stewardship Plan using the following criteria: (i) Scenic Resource guidelines in 350-81-270(2)(y)(D)(i) and (vii). (ii) Applicable guidelines of 350-81-550, 350-81-600 and 350-81-620. (iii) The Natural Resource Conservation Service (NRCS) soil unit description shall indicate that soils are suitable for the proposed agricultural use. The woodland management tables shall be used as part of the analysis of suitability for both agricultural and forest uses. (iv) The size, shape and pattern on the landscape of the clearing for the new agricultural use shall blend with the surrounding landscape pattern either because the existing pattern includes agricultural openings or because the new agricultural opening is designed to appear natural. (E) The Forest Service shall send the review statement to the Executive Director. The Forest Service shall state whether or not the new agricultural use should proceed including any conditions that are recommended to be required by the Executive Director. (F) The Executive Director will accept an application for new agricultural use on forested lands after receipt of a positive review statement from the Forest Service. (G) The forest practice portion of the new agricultural use shall not be approved by the state forestry department or Executive Director until a decision on the new agricultural use is issued by the Executive Director. (H) The new agricultural use shall be operational within two years of the time frame described in the approved Stewardship Plan. (I) New agricultural uses with an approved Stewardship Plan requiring more than 15 acres shall attain the final approved	

	size sequentially. After the first 15 cleared acres is operational, each subsequent clearing shall not occur until the previous clearing is operational.	
Chapter 350-81-032(6)(r) In the Special Management Area, on lands designated Agriculture, Forest, or Public Recreation, forest practices pursuant to 350-81-270(2)(y).	Chapter 250-81-270(2)(y) Forest practices in accordance with an approved forest practices application (see 350-81-032) and subject to the additional guidelines in 350-81-270. The criteria are too voluminous to list here. Please refer directly to the Administrative Rules. (iv) If the treatment is proposed to deviate from the snag and down wood requirements based on forest health or ecosystem function requirements, a Stewardship Plan shall be required and shall show and prove why a deviation from the snag and down wood requirements is required.	*Please provide this information here and on the site plan too.* *N/A*
Chapter 350-81-032(6)(s) In the Special Management Area, on lands designated Open Space, any new use or development, pursuant to 350-81-340(4).	Chapter 350-81-340(4) (4) An Open Space plan shall be completed by the primary managing agency or landowner prior to any new land uses or development on lands designated SMA-Open Space, and shall be reviewed by the Forest Service. The Open Space plan shall include the following: (a) Direction for resource protection, enhancement, and management. (b) Review of existing uses to determine compatibility with Open Space values. (c) Consultation with members of the public and with agency and resource specialists.	*Please provide this information here and on the site plan too.* *N/A*
Chapter 350-81-032(6)(t) In the General Management Area, on lands designated Agriculture-	Chapter 350-81-232(1)(g) The following uses may be allowed on lands designated Agriculture-Special, subject to	*Please provide this information here and on the site plan too.*

Special, a single-family dwelling pursuant to 350-81-232(1)(g).	compliance with guidelines for the protection of scenic, natural, cultural, and recreation resources (350-81-520 through 350-81-620) and "Approval Criteria for Review Uses on Lands Designated Agriculture-Special" (350-81-234). (g) Single-family dwellings that are not in conjunction with agricultural use, if a landowner demonstrates that (1) the dwelling cannot be constructed on a portion of the parcel that is located outside of the natural area, and (2) the dwelling is sited and designed in a manner that minimizes adverse effects to the natural area. All dwellings shall meet the criteria in 350-81-190(1)(q). The buffer guidelines for non-agricultural dwellings (350-81-076) may be waived if they would prevent the optimum siting of a dwelling.	*N/A*
Chapter 350-81-032(6)(u) In the Special Management Area, on lands designated Agriculture, Forest, or Public Recreation, a single-family dwelling necessary and accessory to agricultural use, pursuant to 350-81-190(2)(c).	Chapter 350-81-190(2)(c) The farm or ranch is a commercial agricultural enterprise as determined by an evaluation of the following factors: Size of the entire farm or ranch, including all land in the same ownership. (ii) Type(s) of agricultural uses (crops, livestock) and acreage. (iii) Operational requirements for the particular agricultural use that are common to other agricultural operations in the area. (iv) Income capability. The far4m or ranch, and all its constituent parcels, must be capable of producing at least $40,000 in gross annual income. This determination can be made using the following formula: (A)(B)(C)=I where A=Average yield of the commodity per acre or unit of production; B=Average price of the commodity; C=Total acres suitable for production, or total units of production that can be sustained, on the subject farm or ranch; I=Income capability.	*Please provide this information here and on the site plan too.* *N/A*
Chapter 350-81-032(6)(v) In the Special Management Area, on	Chapter 350-81-190(2)(d) (d) Farm labor housing on a parcel with an	*Please provide this information here and on the site plan too.*

lands designated Agriculture, Forest, or Public Recreation, farm labor housing, pursuant to 350-81-190(2)(d).	existing dwelling under the following conditions: The proposed housing is necessary and accessory to a current agricultural use, and the operation is a commercial agricultural enterprise as determined by 350-81-190(2)(c)(C). The housing shall be seasonal, unless it is shown that an additional full-time dwelling is necessary for the current agricultural use. Seasonal use shall not exceed 9 months. The housing shall be located to minimize the conversion of lands capable of production of farm crops and livestock, and shall not force a significant change in or significantly increase the cost of accepted agricultural uses employed on nearby lands devoted to agricultural uses. Minimum parcel size of 40 contiguous acres.	*N/A*
Chapter 350-81-032(6)(w) In the General Management Area, on lands designated Small Woodland, a single family dwelling pursuant to 350-81-270(1)(b).	Chapter 350-81-270(1)(b) On lands designated Small Woodland, one single-family dwelling on a legally created parcel upon the parcel's enrollment in the appropriate state's forest assessment program. Upon a showing that a parcel cannot qualify, a parcel is entitled to one single-family dwelling. In either case, the location of a dwelling shall comply with the "Approval Criteria for the Siting of Dwellings on Forest Land" (350-81-310) and "Approval Criteria for Fire Protection" (350-81-300). A declaration shall be signed by the landowner and recorded into county deeds and records specifying that the owners, successors, heirs, and assigns of the subject parcel are aware that adjacent and nearby operators are entitled to carry on accepted farm or forest practices on lands designated Commercial Forest Land, Large or Small Woodland, or Large-Scale or Small-Scale Agriculture.	*Please provide this information here and on the site plan too.* *N/A*
Chapter 350-81-032(6)(x) In the General Management Area,	Chapter 350-81-270(1)(c) (c) One single-family dwelling if shown	*Please provide this information here and on the site plan too.*

on lands designated Commercial Forest, Large Woodland, or Small Woodland, a single-family dwelling in conjunction with agricultural use pursuant to 350-81-270(1)(c).	to be in conjunction with and substantially contributing to the current agricultural use of a farm. Guideline 350-81-190(1)(h) shall be used to determine whether a dwelling is a farm dwelling. The siting of the dwelling shall comply with the "Approval Criteria for Fire Protection" in 350-81-300.	*N/A*
Chapter 350-81-032(6)(y) In the General Management Area, on lands designated Commercial Forest, Large Woodland, or Small Woodland, agricultural labor housing, pursuant to 350-81-270(1)(s) and on lands designated Large-Scale Agriculture or Small-Scale Agriculture, pursuant to 350-81-190(1)(p).	Chapter 350-81-270(1)(s) Agricultural labor housing, under the following conditions: (A) The proposed housing is necessary and accessory to a current agricultural use. (B) The housing shall be seasonal, unless it is shown that an additional full-time dwelling is necessary to the current agricultural use of the subject agricultural unit. Seasonal use shall not exceed 9 months. The housing shall be located to minimize the conversion of lands capable of production of farm crops and livestock, and shall not force a significant change in or significantly increase the cost of accepted agricultural practices employed on nearby lands devoted to agricultural use. Chapter 350-81-190(1)(p) (p) Agricultural labor housing, under the following conditions: (A) The proposed housing is necessary and accessory to a current agricultural use. (B) The housing shall be seasonal, unless it is shown that an additional full-time dwelling is necessary to the current agricultural use of the subject farm or ranch unit. Seasonal use shall not exceed 9 months. (C) The housing shall be located to minimize the conversion of lands capable	*Please provide this information here and on the site plan too.* *N/A*

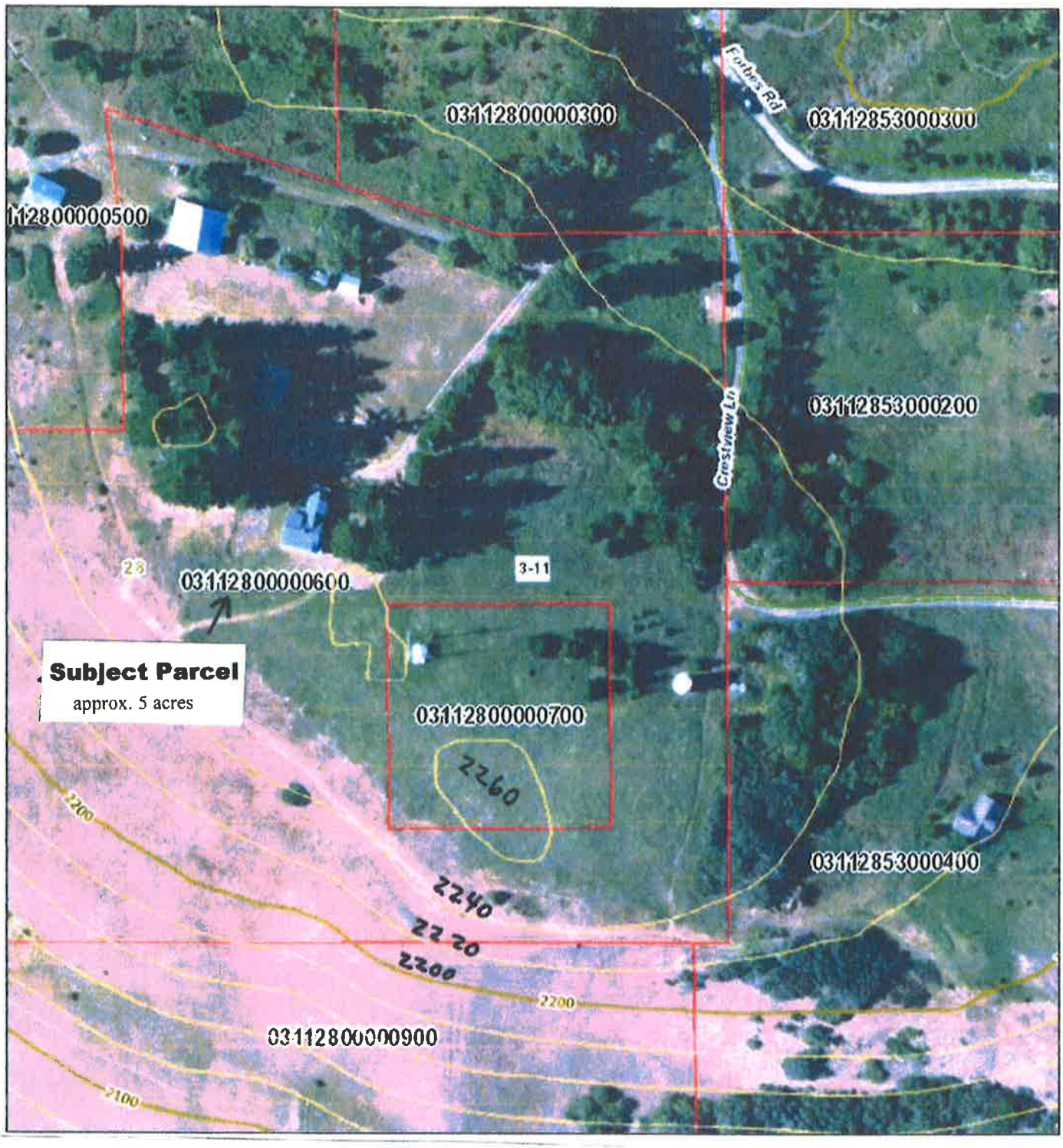
	of production of farm crops or livestock, and shall not force a significant change in or significantly increase the cost of accepted agricultural practices employed on nearby lands devoted to agricultural use.	
Chapter 350-81-032(6)(z) In the General Management Area, on lands designated Agriculture-Special, new livestock grazing, new fences, livestock watering facilities, and corrals; or soil, water, and vegetation conservation activities, pursuant to 350-81-240.	Chapter 350-81-240 Range Conservation Plans If a range conservation plan is required before a use is allowed, it shall be prepared by landowners in cooperation with range scientists from local conservation districts. Specialists from the Oregon or Washington Natural Heritage Program should be consulted while the plan is being prepared. Range conservation plans shall ensure that new uses do not adversely affect natural areas. They shall accomplish the following goals: (a) Maintain native rangeland that is in excellent or good condition; enhance rangeland that is in fair or poor condition. (b) Preserve native trees and shrubs. (c) Reestablish native grasses in degraded areas that have been invaded by non-native plants and weeds. Range conservation plans shall include the following elements: (a) Range inventory. This shall include existing composition, carrying capacity, and condition of rangeland; the location of rare plants and non-native weeds; and existing fences, watering ponds, and other range improvements. (b) Rehabilitation plan. This shall include actions that will be taken to rehabilitate native rangeland that is in fair or poor condition, such as weed and soil erosion control, seeding, and prescribed burning.	*Please provide this information here and on the site plan too.* *N/A*

	(c) Livestock management plan. This shall include the grazing system that will be used, including number and size of pastures, expected livestock numbers, and grazing/deferral periods and sequence. Management plans shall project livestock movements for at least 3 years. (d) Monitoring program. This shall track the annual progress of the conservation plan and condition of the range. Monitoring techniques shall be described, such as line transects or photographic plots.	
Chapter 350-81-032(6)(aa) In the General Management and Special Management Area, agricultural buildings, pursuant to 350-81-090(2).	Chapter 350-81-090(2) To satisfy 350-81-090(1), applicants shall submit the following information with their land use application: A description of the size and characteristics of current agricultural use. An agricultural plan for any proposed agricultural use that specifies agricultural use (e.g., crops, livestock, products), agricultural areas and acreages (e.g., fields, pastures, enclosures), agricultural structures (e.g., irrigation systems, wind machines, storage bins) and schedules (e.g., plowing, planting, grazing). A floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock).	*Please provide this information here and on the site plan too.* *N/A*
Chapter 350-81-032(6)(bb) Other uses as deemed necessary by the Executive Director.		*Please provide this information here and on the site plan too.* *N/A*
Chapter 350-81-032(7) Completed application forms shall be submitted directly to the office of the Columbia River Gorge Commission.		*All completed application forms generally include this form and a detailed site plan. Please submit both a digital and paper copy of each.*

Chapter 350-81-038 (4)(b) Notice of Development Review The notice shall be mailed to: (b) Owners of property within a radius of the subject parcel(s) as determined by 350-81-630.		*Please provide this information here.* *Linda Maddox – Tax Lot 03-11-2853000400; 3018 Dana Lane, Hood River OR 97031* *Lee and Andrea Strom – Tax Lot 03-11-2853000200; 12423 SE May Creek Park Drive, Newcastle WA 98056* *Klickitat County PUD No. 1 Tax Lot 03-11-2800000700 1313 South Columbus Goldendale WA 98620*

Please note that additional information may be required as the application is researched and analyzed for consistency with other applicable sections of the Columbia River Gorge Commission Administrative Rules.

Klickitat Maps



1:2,257

0 0.0175 0.035 0.07 mi

0 0.03 0.06 0.12 km

PLAN SHEET S - Aerial Map of Subject Parcel

NORTH

Source: Earl, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Created by: Gartrell Group
copyright 2017

Klickitat Maps

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

PLAN SHEET P - Aerial Map of Project Site

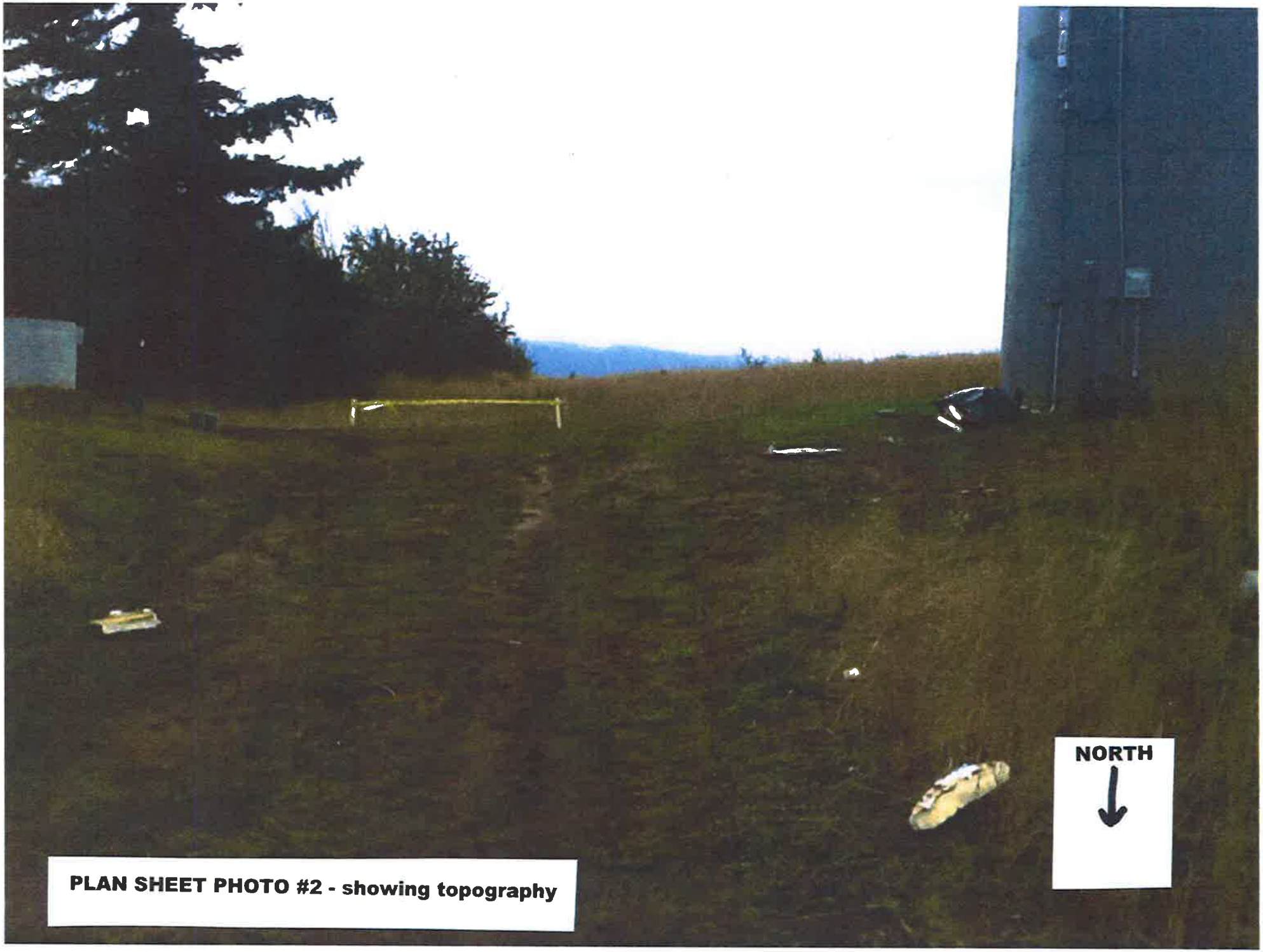
NORTH

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Created by: Gartrell Group
copyright 2017

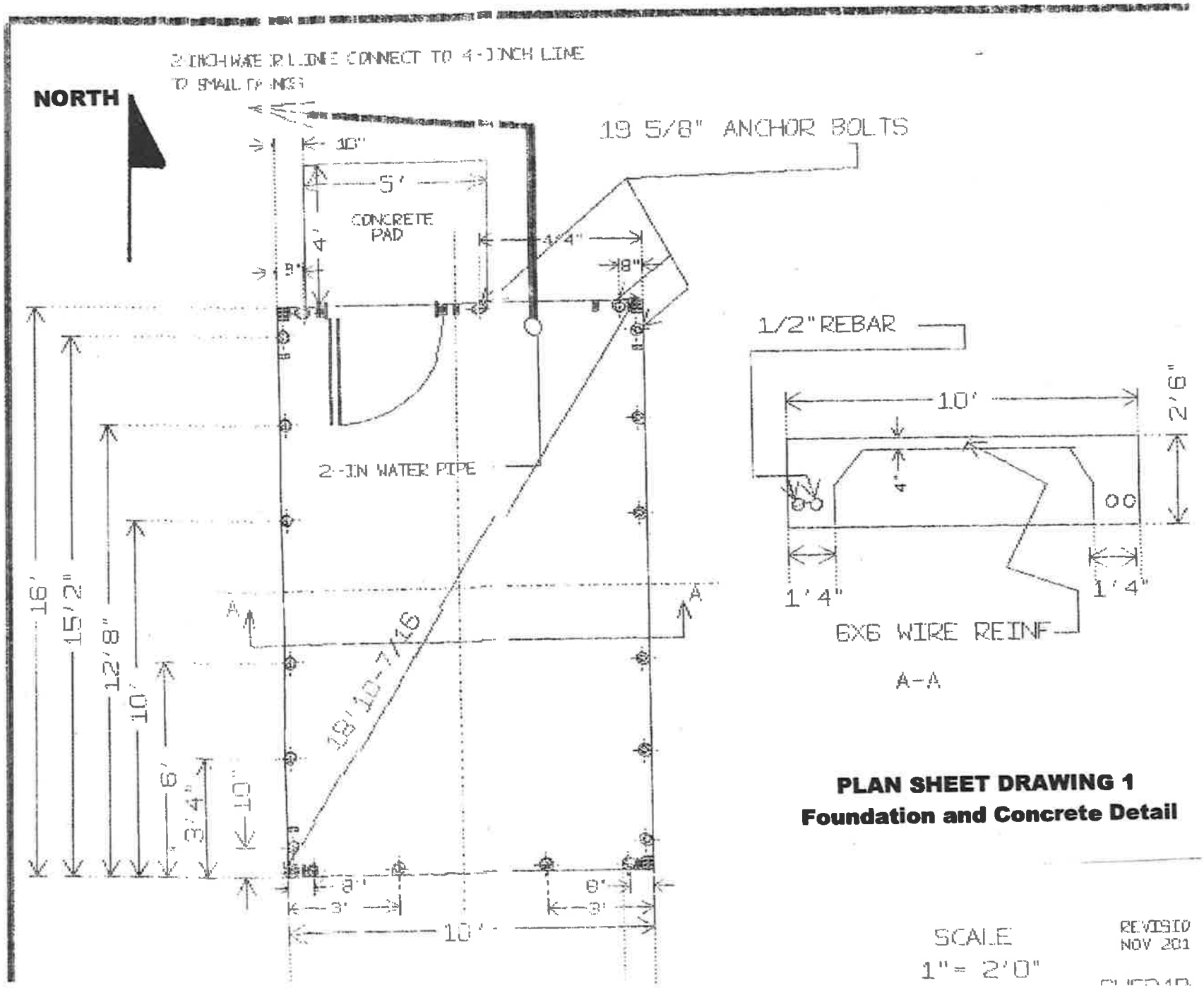
PLAN SHEET PHOTO #1 - showing proposed development
10' wide x 16' long

NORTH

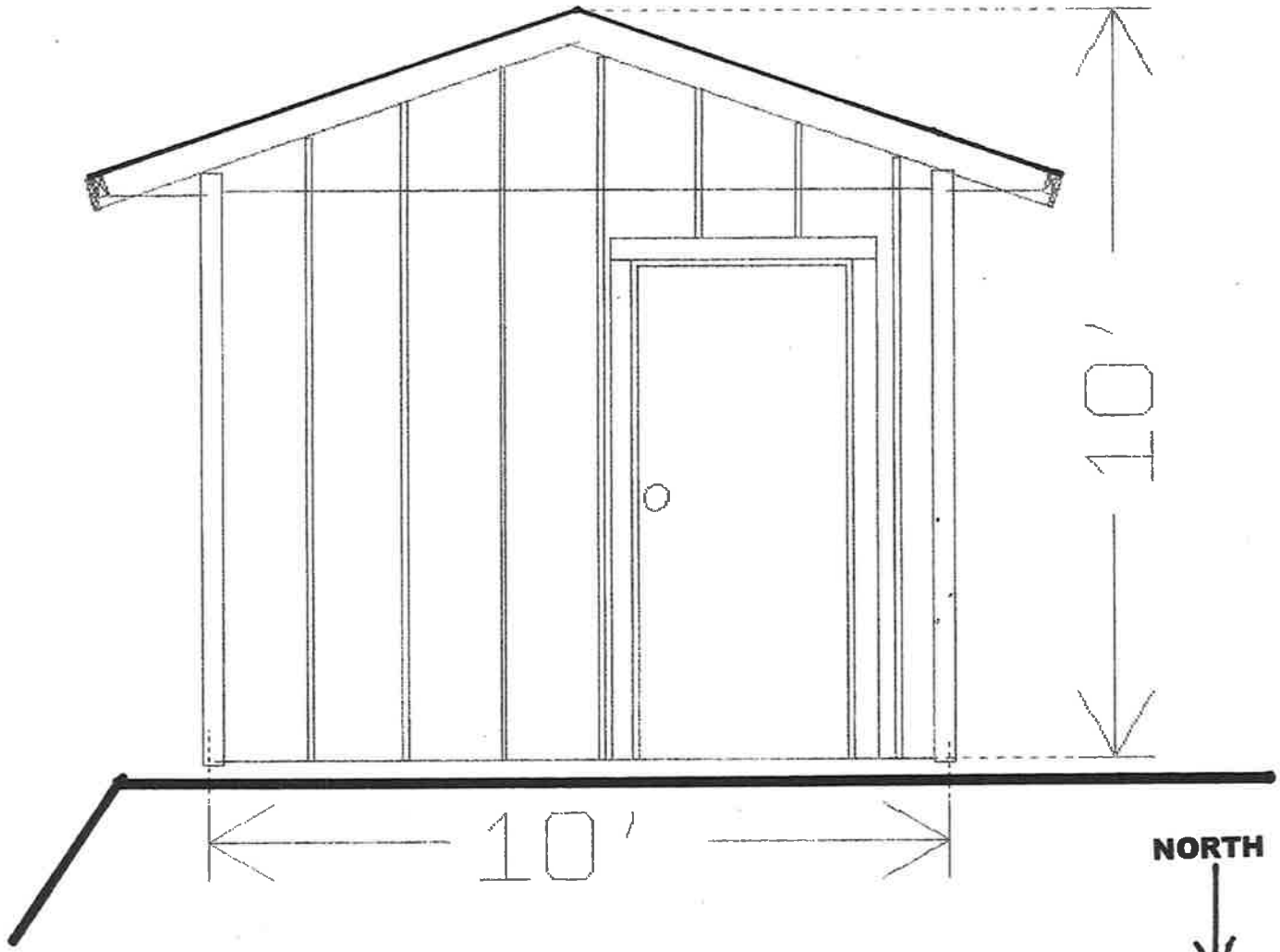


PLAN SHEET PHOTO #2 - showing topography

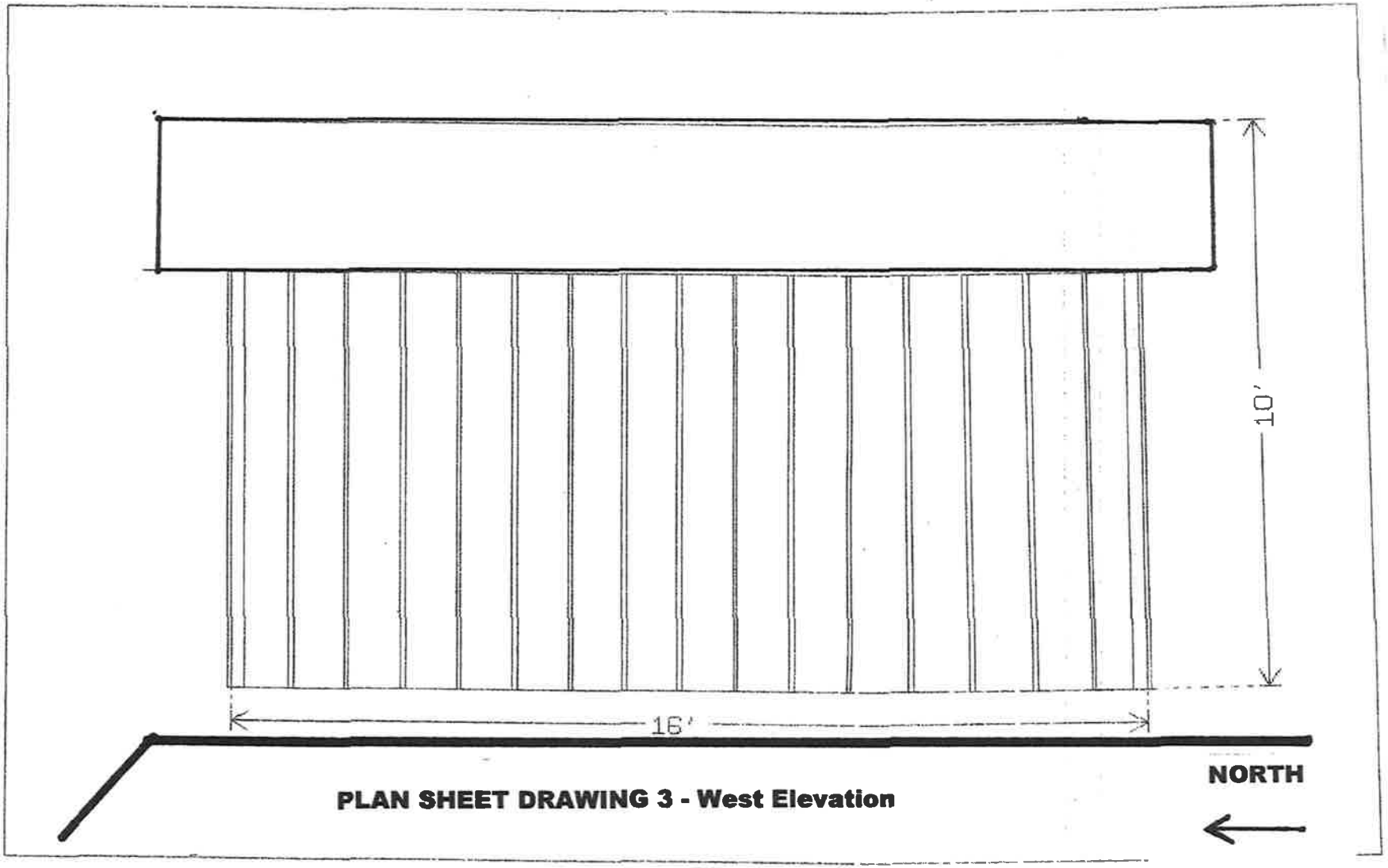
PLAN SHEET PHOTO #3 - with project superimposed



PLAN SHEET DRAWING 1
Foundation and Concrete Detail



PLAN SHEET DRAWING 2 - North Elevation



PLAN SHEET DRAWING 3 - West Elevation

BEHR Premium Plus Ultra

★★★★★ (131) | Model # 485301

. #S-G-740 Brown Eyes Flat Exterior Paint

Owens Corning

(0) | Model # 786312

Oakridge AR Aged Cedar Laminate Shingles (32.8 sq. ft. per Bundle)

Attachment "A"

Chapter 350-81-032(5)(h) A written description of the proposed use or development, including details on the height, exterior color(s) and construction materials of the proposed structures.	*Please provide this information here and on the site plan too.* *The proposed development is a free standing shed having a footprint of 160 square feet, and a height of 10'. The exterior walls will be T-111 panels painted dark brown; the roof will be non-reflective brown/grey composition shingles. The proposed development will occur adjacent to the east boundary of the subject parcel, approximately 20 feet from the existing water reservoir tower, the primary water storage tank for the Association.* *The proposed development is a necessary part of the water utility that provides water to 62 buildable lots that lie within the boundaries of the Columbia Rim Owners Association, pursuant to a Certificate of Water Right issued by the State of Washington, Department of Ecology.* *The primary purpose of the shed is to provide a "sanitary testing station" from which water samples can be taken at a location next to the water storage tank, and before water distribution to members begins. The Association is required to submit monthly water samples to the Klickitat County Health Department to be tested for Coliform bacteria and E Coli bacteria. Additional samples are taken quarterly and submitted to the Washington Department of Health to test for VOC's, SOC's, nitrates, metals, pesticides, and other chemicals. Water samples have to be taken from an inside source (not at an outside faucet). Water samples are now being taken inside members' homes, either at a kitchen sink or bathroom sink. However, these locations are sources of Coliform bacteria and E Coli bacteria. The water supply, in fact, does not contain Coliform bacteria or E Coli bacteria because the Association's wells are protected from such contaminants. However, for the first 11 months in 2016, the monthly water samples tested positive for E Coli and/or Coliform bacteria in January, March, September, and October. The water samples tested negative only in February, April, May, June, July, August, and November. When a positive bacteria test occurs, the test must be repeated immediately at multiple additional locations and, sometimes, multiple-location testing is required for the month following a positive test. For the first 11 months in 2016, the Association had to submit 33 water samples (versus only 11 water samples, had our water tested negative each month). The positive test results indicate that there was contamination present at the member's sink from which the water sample was taken. The Association is at unnecessary risk of being ordered by the Health Department to chlorinate its water. In addition, the positive test results unnecessarily undermine the confidence of the members in the Association's water supply. The required additional testing also places a financial burden on the Association, because each water test costs $30 to process.*

	A secondary purpose of the proposed development is to provide work space for assembling parts and materials and, in addition, to store parts, materials and equipment used to operate the water system, for example, 12' lengths of pipe, water meters, shovels, etc. The assembly and storage space needs to be located where most operations occur, which is in the immediate vicinity of: the water reservoir tower, the two nearby underground tanks, and the nearby shed that houses the pressure tanks that pump water to the homes located at or about the same elevation as the water reservoir tower. Since the boundaries of the National Scenic Area extend in every direction around the water reservoir tower, including parcels that are completely out of sight from any Key Viewing Area because of their topography (but that just happen to lie within Section 28), there is no parcel outside of the National Scenic Area that is nearby enough to be a practicable alternate location for the assembly and storage space. *The size of the proposed development is the minimum necessary to provide the service needed.* *There is no agricultural use happening on any of the neighboring parcels, so the proposed development will not force a change in or significantly increase the cost of accepted agricultural practices on nearby lands. The proposed development is compatible with agricultural uses.* *The proposed development will be sited to minimize the loss of land suitable for the production of crops or livestock.*