

Land Use Application

Applicant(s): *Chip & Val Fowler*

Property Owner(s): Chip and Valerie *Fowler*

Mailing Address: Unit 4150, Box 1, DPO AP,

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Phone: +61 4 11553905

Phone: 206-372-4881

Email: cwfsleddog@aol.com

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Location of property:

Township: 3 North

Range: 12

Parcel address: 381 Old Hwy 8, Lyle, WA 98635

Section & Qtr. Section: Ptn. SE Sec. 30

County: Klickitat

Tax Lot No(s): 03-12-3000-0004/00

Parcel Size (acres): 55.95

Existing use of parcel: cattle pasture/vineyard

Use of adjacent parcels: cattle pasture/vineyard

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.

Project description

Replacement single-family dwelling for 381 Old Highway 8:

We are proposing to construct a new one-level single-family dwelling (2929 sq. ft. main level) with walk-out basement to replace a multi-level home with a raised deck that was constructed in 1980. We believe the existing house is historically insignificant given the date of construction. The existing home is in very poor physical condition as detailed in a July 2016 home inspection and

the structure and our plan would be to completely remove the structure upon completion of the new home. The existing oak trees to the south of this house will not be affected by the removal of this two-level house and will remain untouched.

We propose to build a new construction, energy efficient home at a higher elevation on the property and further to the east to place the site farther from Key Viewing Areas (KVA) and to take advantage of existing topographical features (tree line and swale) to virtually eliminate its sighting from KVAs. No trees or shrubs will be removed or affected by the site location and the U.S. Forest Service determined during the previous vineyard project that there are no streams/wetlands, sensitive wildlife habitat or rare plants located on this site. The new home site specifically takes advantage of an existing screen of mature trees (some of which are over 200 years old) consisting of Ponderosa pine, maples, and other trees/shrubs that are growing on both sides of a gully that cuts northeast to southwest across our property (see figure 1). The basement level of the proposed house will be completely obscured by the vineyard rows that will surround the home to the east, south, and west and from the slope of the hill down to the river. These grape vines will be planted in May/June 2018. KVAs on the Oregon side of the river or from boats on the Columbia River would not see the home through the line of trees and vineyard, unless viewing from Mosier, located more than two miles away to the southwest. By removing a run-down, multi-level home with a raised deck and high angled roof and replacing it with a single level structure with walk out basement specifically designed using the principles set forth in the Building in the Scenic Area handbook, we believe the visual cross section of the house will be significantly reduced. This new house is specifically designed to minimize the impact to all scenic, cultural, and recreational activities in the National Scenic Area on the river and both shores.

This new home location will not be topographically visible or visually evident due to the slope of the hill, the 16 acres of vineyard that essentially surround the site, and the thick forest screen that runs generally from northeast to southwest along the main gully, effectively screening the proposed house

from the closest viewing area Memaloose State Park (situated about 1.5 miles across the Columbia River). Other KVAs such as Mayer State Park, Rowena Crest, and Tom McCall Point are all located well to the southeast, more than three miles away, and viewers would not be able to see a single level home tucked behind the trees and vineyard (Fig. 3). Moreover, we plan to paint the home and use roofing materials and external materials that are both non-reflective and that seek to blend in with colors in the vineyard, nearby forest, rocks, and grasses to further obscure the home. It is our intent that this new home will be built using green features and renewable energy (e.g., solar/wind) and any solar panels that are detached from the roof will be obscured by spruce trees/bushes.

The proposed site was screened for cultural and archaeological resources as part of the previous vineyard project and, with the exception of a stacked rock wall built in the 1930s, nothing was discovered. The mitigation plans approved by the Columbia Gorge Commission for enhancing wildlife game trails and the planting of native plants/shrubs and forbs are not affected by this proposal and the site location does not impact recreational activities and resources in the area. The proposed homesite also will not impact the agricultural use of the property as it will be surrounded by the vines of the vineyard on the east, south, and west.

The building site lies on a gentle 5-8 degree slope so little to no grading will be required. The only excavation required would be for the foundation and footings which would be backfilled to the existing grade. The driveway to the ranch will not be changed and will still connect with the existing farm road that parallels the rock wall. We are seeking approval from the Washington State Historical Preservation Office to modify the stacked rock wall to allow for a single lane driveway for entry and exit to the parking apron/garage associated with the new home. The recent survey of this rock wall by AINW and subsequent recommendation that it does not meet the criteria for inclusion on the National Historical Register was submitted to the Columbia Gorge Commission for their review. Details of the house, site plan, and grading plan are as follows (see Figs 3-5):

The main floor of this modestly-sized home will consist of a master bedroom, a guest bedroom, small study, kitchen, dining nook, and living room. It will have a garage big enough for two cars and a small farm utility vehicle and a back deck that will effectively shade and cover all of the glass windows in the walk out basement level. The basement will have another small bedroom, storage space and an exterior deck.

The grading plan will be simple and very little excavation will be required due to the gentle sloping terrain. The walk out basement will be created using the slope, minimizing excavation and disturbance of soil.

Water from the existing well will be pumped to the house and a septic tank system will be installed. The materials used for the siding and roof and all colors to be used in this structure will precisely follow the guidelines and recommendations outlined in the National Scenic Area Handbook and will be non-reflective. External lighting will be dark skies compliant and the colors selected will be influenced by our desire to blend this house into the trees, vineyard, rocks, and grasses on the property. All exterior glass surfaces on the main floor will have a reflective rating of 11%-15% and the roof will be designed specifically with large eaves/overhangs to mitigate reflection of the sun off of exterior glass.

Legal description of property: Southeast quarter of Section 30, Township 3 North, Range 12 East of the Willamette Meridian in the County of Klickitat, Washington.

Address: 381 Old Highway 8, Lyle, WA 98635

Land Classification under Chapter 84.34: Farm and agricultural land

Zoning: General Rural

The property is located in the Special Management Zone of the Columbia Gorge National Scenic Area.

Application checklist: The following is required to complete your application:

- Application form completed and signed
- Site plan
- Key viewing areas checklist, elevation drawings, and landscape details, if required
- Names and addresses of adjacent property owners, if required
- Any additional information as required

Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

Applicant(s) signature:

Charles W. Fowler III

date *11 FEB 2018*

Valerie C Fowler

date *Feb. 11, 2018*

Property owner(s) signature:

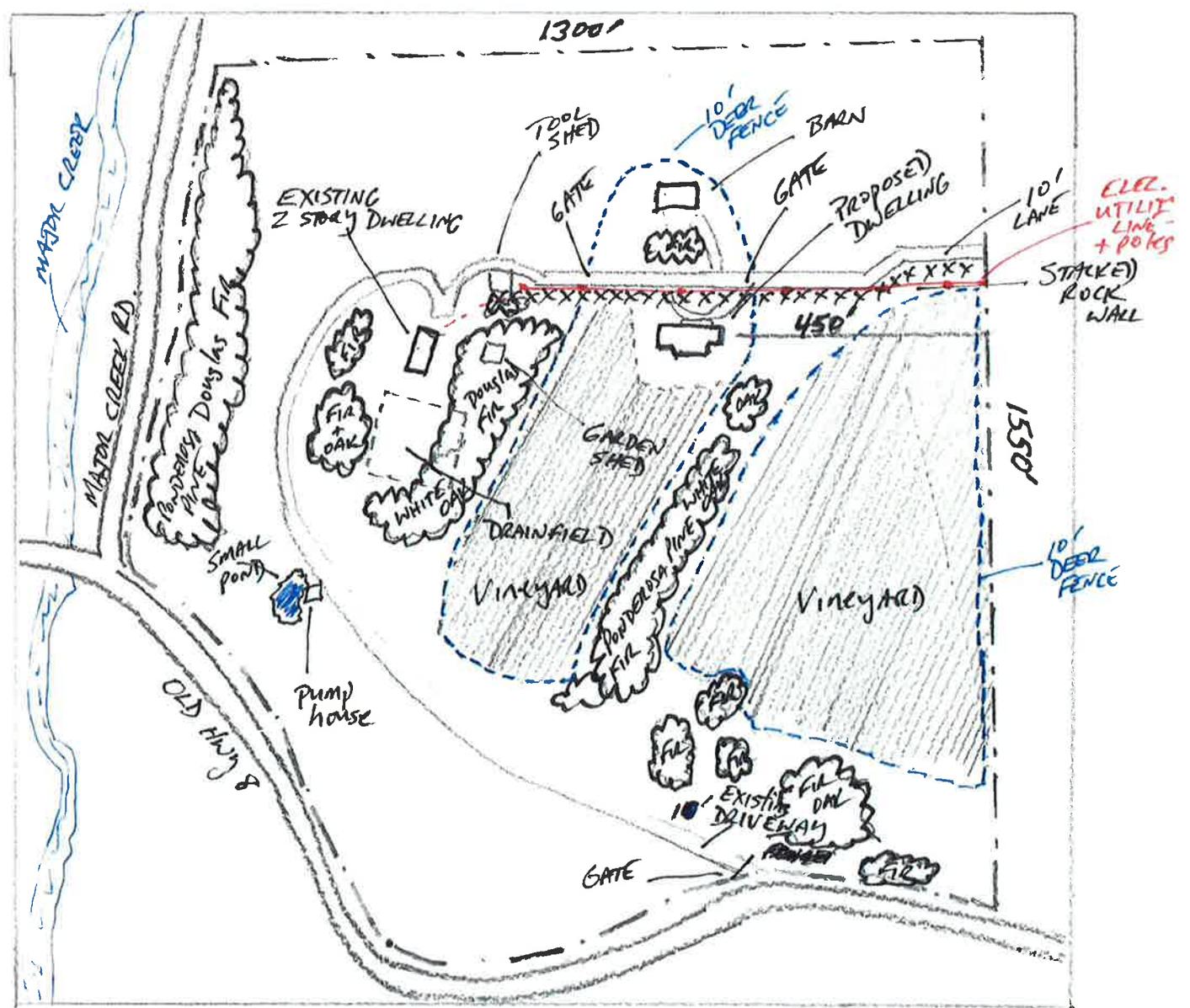
Charles W. Fowler III

date *11 FEB 2018*

Valerie C Fowler

date *Feb 11, 2018*

FOWLER SITE PLAN 55.95 ACRES

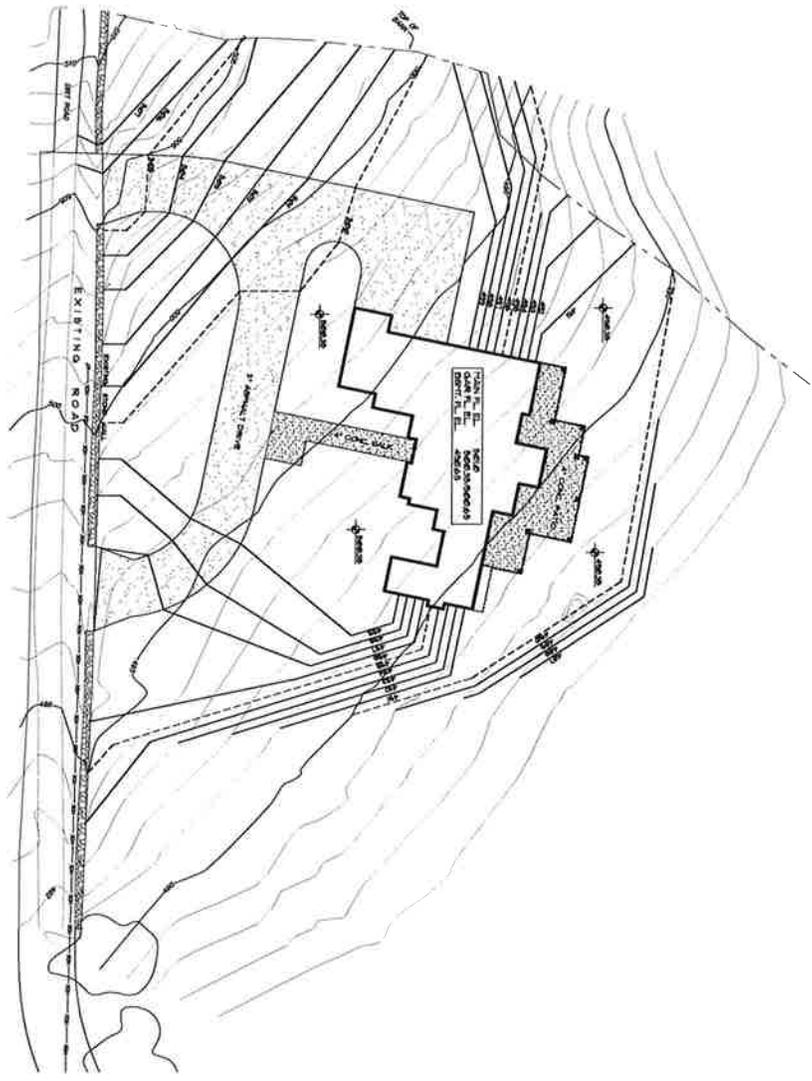


SCALE
10 250



GRADING PLAN
 PROPOSED FOWLER RESIDENCE

SCALE 1" = 12'



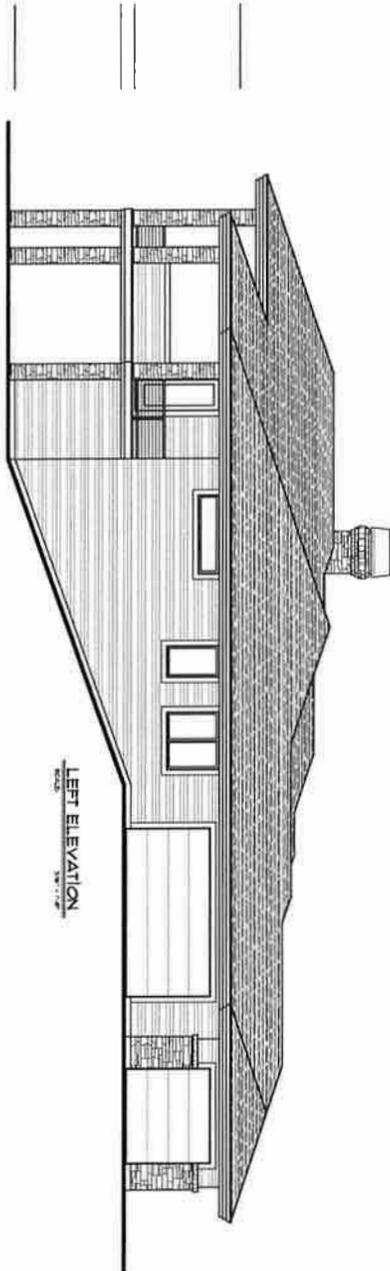
A
 FOWLER

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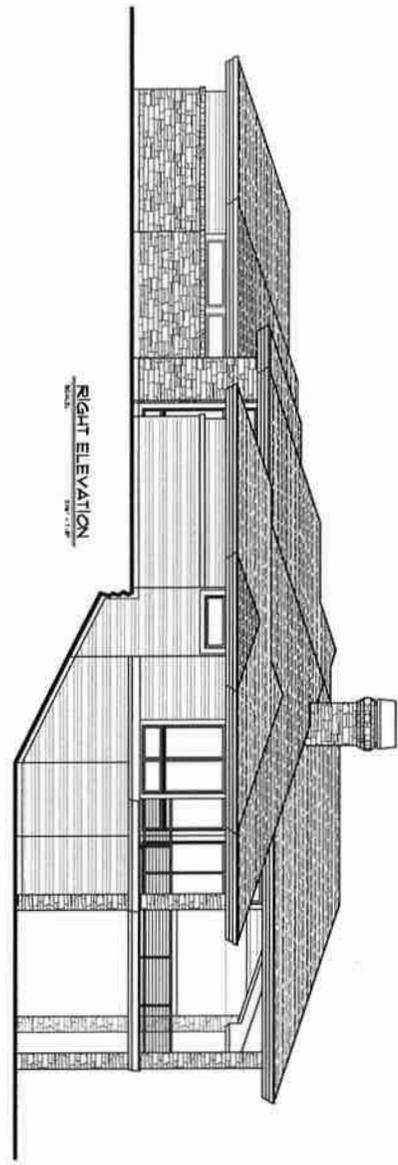
12112 S NEW ERA RD (503) 970-4257
 OREGON CITY, OR 97046

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LEFT ELEVATION



RIGHT ELEVATION

FOULER

2

PLAN 2
 NORTH
 1/2" = 1'-0"

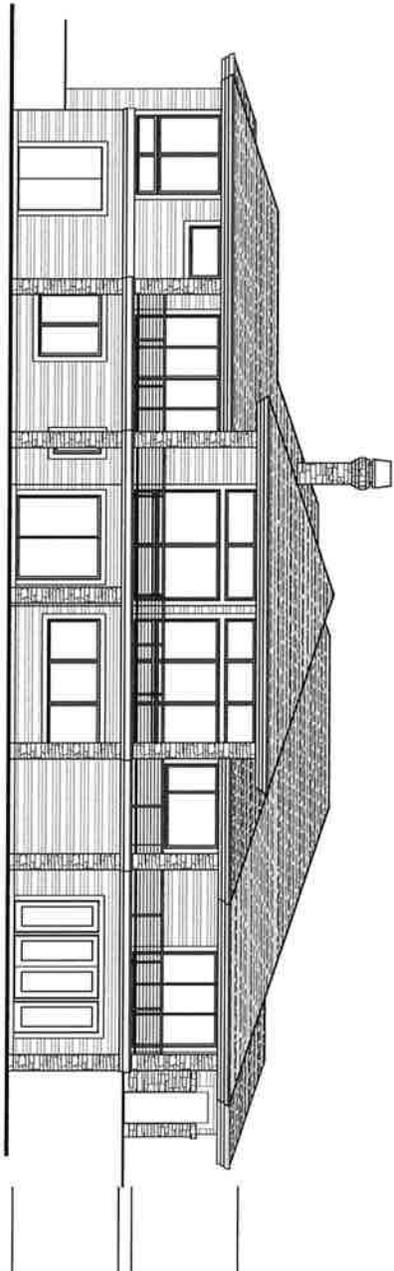
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11733 BE 40TH AVE.
 MILWAUKIE, OR 97222

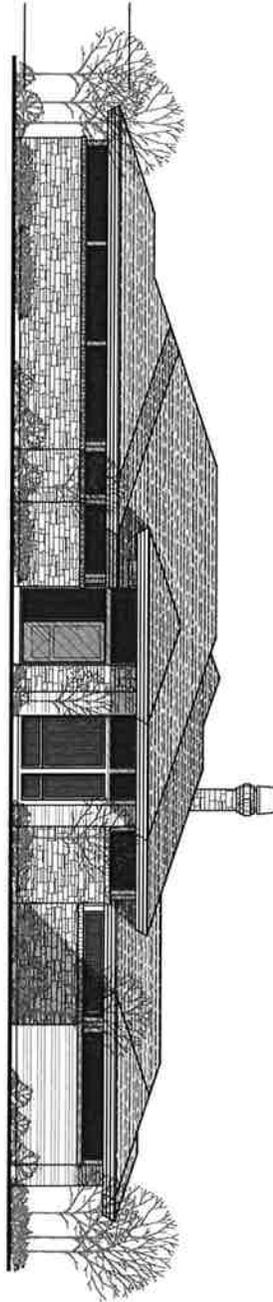
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REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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POWER

1

MAIN FLOOR
28'0" x 36'0"
LIVING ROOM
30'0" x 36'0"