

COLUMBIA RIVER GORGE COMMISSION MINOR CHANGE TO A DIRECTOR'S DECISION

CASE FILE: C19-0007

MINOR CHANGE APPLICANT: Tradewind, LLC.

ORIGINAL APPLICANT: Tradewind, LLC.

LANDOWNER: Lesley Lamb

ORIGINAL PROPOSAL: The Columbia River Gorge Commission received an application for construction of a new single-family dwelling, detached garage/guest suite/office, in-ground soaking tub and retaining wall, driveway, and associated utilities.

MINOR CHANGE REQUEST : The same development as in the original approved Director's Decision with changes as follows :

1. Reconfigure the roof of the dwelling from a hipped roof with asphalt shingles to a shed roof with membrane and dark gravel ballast.
2. Reconfigure the detached garage/guest suite/office including grading and landscaping from 630 sq. ft. to 727 sq. ft.

LOCATION: The subject parcel is Lot 3 of the Riverview Tracts, approximately 1/4 mile northwest of Murdock, south of and adjacent to S.R. 14. It is in the NE ¼ of Section 17, Township 2 North, Range 13 East, Willamette Meridian, Klickitat County, Washington (Tax Lot # 02-13-17-6200-03/00). The parcel is 2.22 acres in size.

Land Use

Designation: General Management Area (GMA) – Residential (5)

AUTHORITY TO APPROVE MINOR CHANGE:

This application was received and reviewed under Commission Rule 350-81. The proposed minor changes are therefore being reviewed pursuant to Commission Rule 350-81-046.

Commission Rule 350-81-046 states:

Any change to a development action approved by the Executive Director shall be processed as a new action, except that the Executive Director may approve minor changes to findings, conclusions, and conditions of approval deemed to be consistent with the guidelines of Commission Rule 350-81 and the findings and conclusions for the original action. If the Executive Director approves a minor change, the Director shall notify all of the parties that

would have standing to appeal the change, including the applicant, the Forest Service, the four Indian tribal governments, the county planning department, and anyone who submitted comments during the comment period on the original land use application. The change itself (not the original decision) would be subject to appeal under the same time frames applicable to the original decision.

DECISION:

Based upon the findings of fact in the Staff Report for Director’s Decision C17-0014, the request for a minor change by Tradewind, LLC. is consistent with the purposes of the Columbia River Gorge National Scenic Area Act (Act) and the standards in Section 6 of the Act, 16 U.S.C. §§ 544(a), 544d(d), the Management Plan for the Columbia River Gorge National Scenic Area (Management Plan), and Commission Rule 350-81, and is hereby approved.

AMENDED 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).** *(Note: Conditions with changes are shown with strikethrough text indicating deletions to the original condition and underlined text indicating additions to the original condition.)*

1. To ensure notice of the conditions to successors in interest, this Director’s Decision, Staff Report for C19-0007, and approved site plan shall be recorded in county deeds and records at the Klickitat County Auditor’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 and to obtain necessary approvals, including utility easement approvals.
3. Any new land uses or structural development such as residences, garages, workshops, or other accessory structures, additions or alterations, or grading not included in the approved application or site plan will require a new application and review.
4. 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.
5. The accessory structure shall not contain appliances distinctive of a cooking area or kitchen and shall be used in a manner that is incidental and subordinate to the approved dwelling. The accessory structure shall not be used as a second dwelling unit.
6. Only approved dark earth-toned colors for exterior materials shall be used. The following colors submitted by the applicant are consistent with this condition and are hereby approved:
 - PPG “Dark Granite” (PPG1005-7)
 - PPG “Metropolis” (PPG1006-7)
 - Miller “Sturgis Gray” (H0119)
 - Behr “Satin Black” (PPU26-01D)
 - Behr “Shadow Mountain” (PPU24-22D)

- Magnolia "Pecan Grove" (MAG135D)
- Magnolia "Salvaged" (MAG146D)

Any proposed changes to these colors shall be submitted for review by the Executive Director for consistency with this condition of approval. The color of the development shall be maintained by re-painting and re-staining as necessary to maintain the approved color.

7. All exterior building materials, including roofing, railings, trim, and siding, shall be nonreflective or have low-reflectivity. All exterior metal materials shall be weathered and rusted to eliminate reflectivity and maintained as necessary to ensure that the material is non-reflective.
8. ~~The roof of the dwelling and garage shall be Pabco "Antique Black" composite shingles. The roof of the dwelling and garage shall be a membrane with dark basalt gravel. A sample of the gravel for the roofing material shall be submitted to the Gorge Commission for approval, prior the installation.~~
9. The driveway shall be composed of dark crushed gravel. Any proposed changes to the driveway material or color shall be submitted for review by the Executive Director before the changes are implemented.
10. All windows shall be composed of low-reflectivity glass. A reflectivity rating of 11% is required. The use of the following glass coating is approved: *LoE3-366 #2*.
11. All outdoor lighting, including rope lighting, shall be directed downward and sited, hooded, and shielded such that it is not highly visible as seen from Key Viewing Areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.
12. All areas of continuous unscreened surfaces of glass on the south, west, and east sides of the dwelling shall be limited to a combined area of no more than 50 square feet.
13. Any seasonal lighting displays on or around the dwelling shall not exceed 3 months.
14. Screening vegetation shall be implemented as specified in the approved landscaping plan. The approved landscaping plan includes a minimum of six trees and thirty-one shrub plantings. The plantings include two smooth sumac trees, four ponderosa pine trees, five juniper shrubs, six bitterbrush bushes, three Ceanothus bushes, four golden currant bushes, eleven red-osier dogwood bushes, and three rabbitbrush bushes.

At the time of planting, the ponderosa pine and smooth sumac trees shall be three- to five-feet tall and bare-root. The golden currant and red-osier dogwood shall be one- to three-feet tall, and a minimum of one-gallon pot size. The remaining shrubs shall be established in a minimum one-gallon pot size. This ensures that new vegetation will be of sufficient size to provide screening for the development within five years. The vegetation shall be planted as shown on the approved landscaping plan and planted as soon as practicable.

15. Maintenance and survival of the vegetation is required, and an irrigation plan shall to be submitted to the Executive Director for review before landscaping vegetation is planted. Changes to the landscaping plan must be provided to the Executive Director for review and approval.
16. All disturbed areas shall be reseeded with grasses from the approved Recommend Seed Mixes for East Side Environments, which is included as part of the approved landscaping plan. This includes

the existing driveway.

18. Except for dead trees or other dead vegetation that may serve as a hazard, all existing vegetation on the site shall be retained and maintained for screening purposes, or as indicated on the approved landscaping plan.
19. The applicant shall request an archaeological excavation permit from the Washington Department of Archaeology and Historic Preservation prior to any excavation.
20. A qualified archaeological monitor shall prepare a plan to address any cultural resources discovered during construction. The archaeological monitor shall be onsite to monitor all ground disturbing activities for the detached garage, driveway, and trenching of the sewer line to ensure that a professional is present in the event of an unanticipated discovery. The monitor shall submit a monitoring report letter following construction. No archaeological monitor is recommended for construction of the house, drain field, and in-ground hot tub.
21. A durable geotextile shall be placed on all native surfaces prior to placement of fill material. The applicants shall ensure that any needed cutting for the project is minimized or eliminated to reduce the risk of disturbing cultural resources.
22. 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 and the State Physical Anthropologist, Dr. Guy Tasa at (360) 586-3534 or guy.tasa@dahp.wa.gov. The cultural resources shall remain as found and further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.
23. 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.
24. 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 8 day of October 2020 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 8 day of October 2022 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 7 day of November 2020.

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
- Washington Department of Archaeology and Historic Preservation
- Klickitat County Planning Department
- Klickitat County Building Department
- Klickitat County Public Works Department
- Klickitat County Health Department
- Klickitat County Assessor
- Washington Natural Heritage Program

Washington Department of Fish and Wildlife
Friends of the Columbia Gorge

Attachments:

Approved site plan and elevations

COMMENTS FROM INDIVIDUALS/AGENCIES/GOVERNMENTS:

Notice of the original request was mailed to property owners within 200 feet of the subject parcel and the following individuals/ agencies/ governments:

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
Washington Department of Archaeology and Historic Preservation
Klickitat County Planning Department
Klickitat County Building Department
Klickitat County Public Works Department
Klickitat County Health Department
Klickitat County Assessor
Washington Natural Heritage Program
Washington Department of Fish and Wildlife
Friends of the Columbia Gorge

Written comments were received from Kristen Tiede, Archaeologist for the Confederated Tribes of the Umatilla Indian Reservation, Christian Nauer, Archaeologist for the Confederated Tribes of the Warm Springs Reservation, Steve McCoy, Attorney for Friends of the Columbia Gorge, David Kavanagh, Environmental Health Director for Klickitat County Public Health, and Dennis Wardlaw, Transportation Archaeologist for the Washington Department of Archaeology and Historic Preservation.

AMENDED FINDINGS OF FACT AND CONCLUSIONS AND ANALYSIS OF CONSISTENCY OF PROPOSED CHANGES: *(Note: Findings and Conclusions with changes are shown with strikeout text indicating deletions to the original findings and underlined text indicating additions to the original findings. Original, unchanged Findings and Conclusions are not included.)*

A. Land Use

2. The applicant proposes to construct a new 1,330 square foot single-family residence, a detached ~~630~~ 727 square foot garage/guest suite/office, a 45 square foot in-ground soaking tub with surrounding retaining wall, a driveway, and associated utilities including septic system, well, and electrical service.

Conclusion:

The proposed developments are allowable review uses on lands designated GMA Residential subject to compliance with the guidelines for the protection of scenic, cultural, natural, and recreation resources in the National Scenic Area.

Analysis of Consistency of Proposed Change:

This finding is hereby amended to accurately describe the proposed changes. The amended finding continues to support the conclusion that the project will be consistent with Commission Rule 350-81.

B. Scenic Resources

2. Commission Rule 350-81-520(1)(b) states:

New buildings shall be compatible with the general scale (height, dimensions and overall mass) of existing nearby development. Expansion of existing development shall comply with this guideline to the maximum extent practicable.

Development in the vicinity of the proposed development includes existing and recently approved single family dwellings with attached garages within the Riverview Tracts lots. Other nearby developments are located within the Urban Area of Dallesport, not subject to the National Scenic Area Management Plan. Due to the unique resource constraints of the Riverview Tracts lots, only the developments within Riverview Tracts are being considered for compatibility.

There are ten dwellings in this area (including one recently approved but not yet built), one and two-stories tall, ranging from 2,451 square feet to 3,775 square feet in size, 12 to 23 feet in height, and between 35 and 115 feet in length and width.

The total footprint of the proposed dwelling and detached garage and living space is ~~2,952~~ 3,049 square feet. This calculation includes the wood pergolas on the east and west sides of the house ~~and on the west side of the detached accessory building~~, though their expected contribution to the appearance of overall mass of the structures will be minimal. ~~Excluding them, the total footprint is 2,206 square feet.~~ In either case, the footprint of the proposed development is lower than the average footprint of existing and approved development in the vicinity.

The dwelling is 15 feet, ~~6~~ 4 inches tall from the peak of the roof to the lowest point of the final grade. This is compatible with existing development because the height of nearby existing development is between 12 and 23 feet in height.

The total length of the proposed dwelling and detached accessory building is 110 feet at its longest cross-section. Of the ten dwellings in the vicinity, the longest development is approximately 115 feet long, and two other dwellings are approximately 100 feet long. The overall length of the proposed development is compatible with existing development.

The overall scale of the project is consistent with existing development, pursuant to this rule.

7. Commission Rule 350-81-520(2)(c) states that the determination of potential visual effects and compliance with visual subordination policies shall include consideration of the cumulative effects of proposed developments.

Commission Rule 350-81-020(40) defines “cumulative effects” as:

The combined effects of two or more activities. The effects may be related to the number of individual activities, or to the number of repeated activities on the same piece of ground. Cumulative effects can result from individually minor but collectively significant actions taking place over a period of time.

This analysis focuses on the geographic scope of the Riverview Tracts subdivision and visible surrounding agricultural lands directly to the east and adjacent to the Dallesport Urban Area. This area was selected because it is a discrete subdivision of residential parcels that predated the National Scenic Area Act. Areas within the Dallesport Urban Area were not included in the analysis.

The Riverview Tracts design guidelines, developed by Commission staff, consider cumulative impacts to scenic resources in the Riverview Tracts subdivision. The area is highly visible from several Key Viewing Areas, lacks topography and vegetation to screen development, and includes existing development at a density that is higher than typical in the National Scenic Area. With conditions of approval that ensure the development blends with the surrounding landscape, the dwelling is visually subordinate. Due to the topographic visibility of the site and the density of existing and future development in the subdivision, the proposed dwelling combined with other dwellings in the analysis area has a cumulative effect on scenic resources. However, the development is compatible with the rural residential landscape setting.

Limits to the height, size, color, siting and other aspects of development on this and nearby parcels are necessary to best achieve visual subordination. Such measures have been applied to nearby Riverview Tracts parcels and to the subject parcel through Commission Rule 350-81-520 and specific Riverview Tracts design guidelines. To mitigate both individual and cumulative effects to scenic resources and provide guidance to applicants, Commission staff created special design guidelines that describe best practices for how to implement the scenic resource provisions in the land use ordinance for this landscape. The design guidelines are not Commission rules and thus are not binding development standards. The guidelines provide design guidance to property owners ensuring that, to the maximum extent practicable, the visual subordination standard can be achieved in this difficult landscape and adverse cumulative effects of future development can be avoided. The guidelines are discussed below in Finding B.8.

The applicant used the guidelines to design the proposed dwelling. The design includes a single-story dwelling and detached accessory building with a maximum height of 15 feet ~~6~~ 4 inches to minimize visibility. The proposed buildings emulate the sweeping horizontal lines found in the surrounding landscape by clustering development, using low-angle ~~hip~~ shed roofs, and through landscaping and design features that emphasize the horizontal features of the development. The textured concrete board exterior, ~~low-hip roof with dark composite shingles,~~ shed roof with membrane and gravel ballast, and low reflectivity windows minimize the reflectance of light towards Key Viewing Areas. The windows are shaded with wide overhanging eaves and pergolas. The colors selected for the development are dark earth-tone grays and browns found within the shadows of nearby basalt rock outcrops. These colors enable the development to recede into the landscape when viewed from the middleground and background. New landscaping, including mostly native species, will be planted in naturally appearing clusters to soften the hard lines of the development and allow it to blend in with the nearby riparian area. The low, horizontal design of the dwelling, combined with the use of exterior building materials and colors that blend with the landscape, and the retention of vegetation and planting of new screening vegetation ensure the proposed development is visually subordinate when viewed from Key Viewing Areas.

The subject property is one of 12 parcels¹ in the Riverview Tracts Subdivision, all of which are designated Residential with a five-acre minimum parcel size in the Management Plan. There are six Riverview Tracts lots adjacent to the subject parcel. The four parcels to the south and east are

1. Staff did not conduct a legal parcel analysis for the adjacent properties.

developed with dwellings and range from 2.01 to 2.12 acres in size. The parcel to the west is also developed and is 2.02 acres in size. The parcel to the northwest is undeveloped and is 2.89 acres in size. The largest of the Residential parcels in the subdivision is 4.43 acres, and thus no land divisions to create additional developable parcels could occur within the Riverview Tracts area. Excluding the subject parcel, three other parcels within the Riverview Tracts Subdivision remain vacant and could be developed with residential uses in the future.

Surrounding areas, excluding the nearby Dallesport Urban Area, are designated Large-Scale Agriculture, with minimum parcel sizes of 40 acres (to the south) and 160 acres (to the north, west and east). Of the nearby Agriculture lands, there are three parcels with a 40-acre minimum parcel size, none of which appear to contain sufficient acreage needed for future land divisions. Based on county assessor's records, several parcels on the north side of SR-14 appear to be held in contiguous ownership, totaling more than 6,000 acres of contiguously owned land, spanning several miles beyond the project area. These parcels are primarily used for livestock grazing and other commercial scale agriculture. Very few of these parcels contain residential development. It is possible that additional dwellings to support agricultural uses could be developed in the future on these parcels.

Nine dwellings exist on nearby parcels within the Residential land use designation, and one dwelling has been approved on a nearby parcel but has not yet been constructed. Most of the developed parcels occur in the south half of the subdivision and two other residentially zoned parcels south of Riverview Tracts. The north half of the subdivision includes three parcels that have not yet been developed. These sites have similar topography and visibility from Key Viewing Areas, when compared to the subject parcel. At this time staff intends to continue to encourage landowners to refer to the Riverview Tracts design guidelines, in addition to the applicable Management Plan policies, for future development in the subdivision. Staff believes future dwellings and associated development will be similar to the proposed dwelling.

In sum, three dwellings could be constructed on nearby parcels within the subdivision, each with similar site characteristics and potential impacts to scenic resources. Additional dwellings would be held to the same visual resource protection standards and would be required to be visually subordinate the maximum extent practicable as well. As described in the Riverview Tracts Design Guidelines developed by staff in 2003, future development should utilize low pitch roofs and designs that emphasize the horizontal lines found in the surrounding landscape, dark earth tone colors and low reflective materials to ensure the development recedes from the view, and naturally appearing clusters of new vegetation (where appropriate) to break up the hard lines of the development. The approval of this proposed development, in combination with potential future development that is required to be designed and sited to achieve the standard of visually subordinate will not generate adverse cumulative scenic impacts.

As described in Finding A.3, one single-family dwelling is allowed per legally created parcel on lands designated GMA Residential and thus the proposed development could not be repeated on the "same piece of ground." No additional dwellings could be constructed on the subject property.

10. Commission Rule 350-81-520(2)(d)(B) states:

Conditions may be applied to various elements of proposed developments to ensure they are visually subordinate to their setting as seen from Key Viewing Areas, including but not limited to:

(i) Siting (location of development on the subject property, building orientation, and other elements).

The development is sited adjacent to the River View Drive right-of-way, resulting in a short driveway and clustered development. The parcel includes an existing graded area, and the proposed development incorporates that area into the siting. This siting minimizes the length of the new driveway. The existing driveway at 18% grade is too steep for emergency vehicles. No other location on the subject property would have afforded additional topographic or vegetation screening. The proposed dwelling/garage, and driveway are sited on portions of the subject parcel that minimize visibility from Key Viewing Areas, and will be dug into the landscape to further minimize the visual impact of the development.

(ii) Retention of existing vegetation.

The development site consists primarily of grasses and there are no trees on the parcel. The development proposal includes landscaping vegetation to ensure visual subordination, and no other significant landscaping that would remove existing grasses.

(iii) Design (color, reflectivity, size, shape, height, architectural and design details and other elements).

The applicant has proposed a dwelling with a roofline that emphasizes horizontal lines and has a maximum final height of 15 feet ~~6 4~~ inches from the lowest adjacent grade. As proposed, ~~the low hip roof uses dark composite shingles~~ the shed roof uses a membrane with dark gravel ballast and the siding is wood textured concrete board in shiplap style. The colors submitted by the applicant are dark gray and dark browns and resemble dark earth-tone colors found within the landscape (see Finding B.18 below). The pergolas are attached to the structures and will be painted with approved dark earth tone colors. ~~The shingles will be Pabco "Antique Black" composite shingles.~~ The hot tub will be painted with approved dark earth tone colors, and the retaining wall behind will be constructed from "Norwest Blend" Manor Stone blocks, a dark-earth tone stone similar to what is found in the landscape. These exterior colors are required conditions of approval.

(iv) New landscaping.

According to the Riverview Tracts design recommendations, landscaping plans should emphasize burying over berming, native shrubs over trees, and sparing use of irrigated lawns for defensible space against wildfire. As discussed in Findings B.22 through B.24 below, the Rural Residential Landscape Setting requires the retention of existing trees providing screening and the use of some native and some coniferous tree species for new screening trees. The applicants worked with Commission staff to develop a landscaping plan that includes 2 smooth sumac trees, 4 ponderosa pine trees, 5 juniper shrubs, 6 bitterbrush bushes, 3 Ceanothus bushes, 4 golden currant bushes, 11 red-osier dogwood bushes, and 3 rabbitbrush bushes. This is a total of 6 trees and 32 shrubs. With the exception of the juniper shrubs, all of the proposed landscaping plants can be found in the Commission's recommended plant list, included as an addendum to the *Scenic Resources Implementation Handbook*. The landscaping plan helps break up the visual impact and soften the visible lines of the development as seen from Key Viewing Areas. The screening vegetation is planted in naturally appearing clusters as shown on the approved landscaping plan. All disturbed areas are to be reseeded with native grasses. A list of recommended seed mixes is included with this Decision.

The applicant has proposed several large windows on the western and southern elevations of the dwelling that would overlook the Columbia River. As proposed, the windows are shaded with large pergolas, covered patio space, trees and shrubs. These design and landscaping features will render the windows visually subordinate as seen from the Columbia River and other KVAs to the west and south.

17. Commission Rules 350-81-520(2)(l) states:

Unless expressly exempted by other provisions in 350-81-520, colors of structures on sites visible from Key Viewing Areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval.

The applicant intends to choose their exterior paint colors once the proposed structures have been built and submitted several potential exterior colors for the proposed structures for review. The following colors are dark earth tone colors that can be found within the shadows of the surrounding landscape, and have been approved for use:

- PPG "Dark Granite" (PPG1005-7)
- PPG "Metropolis" (PPG1006-7)
- Miller "Sturgis Gray" (H0119)
- Behr "Satin Black" (PPU26-01^D)
- Behr "Shadow Mountain" (PPU24-22^D)
- Magnolia "Pecan Grove" (MAG135^D)
- Magnolia "Salvaged" (MAG146^D)

The proposed roof material is ~~a dark composite shingle (Pabco "Antique Black") membrane and a dark gravel ballast~~, and the proposed driveway is dark gravel. Both are dark-earth tones found at the site. A condition of approval requires the exterior surfaces of the proposed development, including doors, siding, trim, window sash, and roof to be dark earth-tone colors to ensure consistency with Commission Rule 350-81-520(2)(l).

18. Commission Rule 350-81-520(2)(m) states:

The exterior of buildings on lands seen from Key Viewing Areas shall be composed of non-reflective materials or materials with low reflectivity, unless the structure would be fully screened from all Key Viewing Areas by existing topographic features.

As described in Finding B.12, the subject parcel is topographically visible from six Key Viewing Areas. Therefore, the exterior of the proposed dwelling must be composed of non-reflective materials or materials with low reflectivity. As shown on the approved elevation drawings and described in the narrative submitted by the applicant, the textured concrete board siding, ~~low hip roof with composite shingles shed roof with membrane and gravel ballast~~, and low reflective windows are materials with no or low reflectivity and minimize the reflectance of light towards Key Viewing Areas. These low reflective materials are consistent with Commission Rule 350-81-520(2)(m).

The proposed dwelling has windows on the northwest (4% of surface area), northeast (7%), southwest (24%, includes a glass door), and southeast (29%) sides. The proposed accessory structure has windows on the northeast (2%), southwest (20%), and southeast (4%) sides. A

condition of approval requires the use of low glare glass with a reflectance rating of 11% or less. As proposed, the largest windows and the glass door are placed on the southwest and southeast elevations, but they are shaded by deep pergolas and eaves and screened by clusters of native shrubs and trees. The proposed windows and glass door are widely spaced. All windows are between 4 square feet and 30.4 square feet in size. The proposed glass door is 55 square feet in size. The Scenic Resources Implementation Handbook recommends limiting continuous unscreened glass to 50-square-feet to prevent adverse impacts to scenic resources but suggests larger areas of glass may be used if visual impacts are reduced by other measures.

Consistent with the *Handbook*, the applicant has taken steps to reduce the impact of the proposed windows by including 8-foot overhung eaves and pergolas. Windows are placed sparingly on the eastern and northern aspects to reduce visual impacts to SR-14. The applicants worked with staff to create a landscaping plan that utilizes native shrubs and trees to screen the windows from Key Viewing Areas. All areas of unscreened glass over 50-square-feet will be screened from Key Viewing Areas by planted vegetation.

In an email to staff during the application review process, the applicants asked to use a rusted metal flashing to cover the insulating foam around the concrete stem walls. These materials need to weather to final condition on site. A condition of approval ensures that the weatherization process will conclude prior to final inspection.

In sum, with conditions of approval to use low or non-reflective materials, the proposed development is consistent with Commission Rule 350-81-520(2)(m).

Conclusion:

With the implementation of conditions regarding siting, design, landscaping, reflectivity, outdoor lighting, and exterior colors, the proposed development would be consistent with the applicable policies of the Management Plan and guidelines in Commission Rule 350-81-520 that protect scenic resources in the National Scenic Area.

Analysis of Consistency of Proposed Change

This finding is hereby amended to accurately describe the proposed changes. The amended findings continue to support the conclusion that the project will be consistent with Commission Rule 350-81-520.

C. Cultural Resources

5. Commission Rule 350-81-540(4)(c)(B) states:

The cultural resource protection process may conclude if the proposed use would have no effect or no adverse effect on significant cultural resources.

Mr. Donnermeyer assessed the effect of the proposed development in the Cultural Resources Inventory Report and determined that it would have no adverse effect on significant cultural resources if the applicant complied with the recommendations listed in Finding C.3 above.

Initial notice of the proposed development was mailed on May 25, 2019 to interested parties. Dennis Wardlaw, M.A., Transportation Archaeologist with the Washington Department of Archaeology and Historic Preservation, stated that based on the project's proximity to known cultural resources, that the applicants would need to request an archaeological excavation permit from the Department. This requirement is included as a condition of approval, in addition to the recommendations listed in C.3.

Staff provided the Heritage Resource Inventory Report to the State Historic Preservation Office and the four Columbia River Treaty Tribes on September 9, 2019. We received comment on the report from Christian Nauer, MS, Archaeologist for the Confederated Tribes of the Warm Springs Reservation. No substantiated concerns were voiced during the 30-day comment period.

While reviewing the Minor Change request, Gorge Commission staff consulted with Chris Donnermeyer, U.S. Forest Service Archeologist Heritage Program Manager on October 7, 2020. After consultation, it was concluded that the proposed changes are in an area that had been included in the Reconnaissance Survey.

Conclusion:

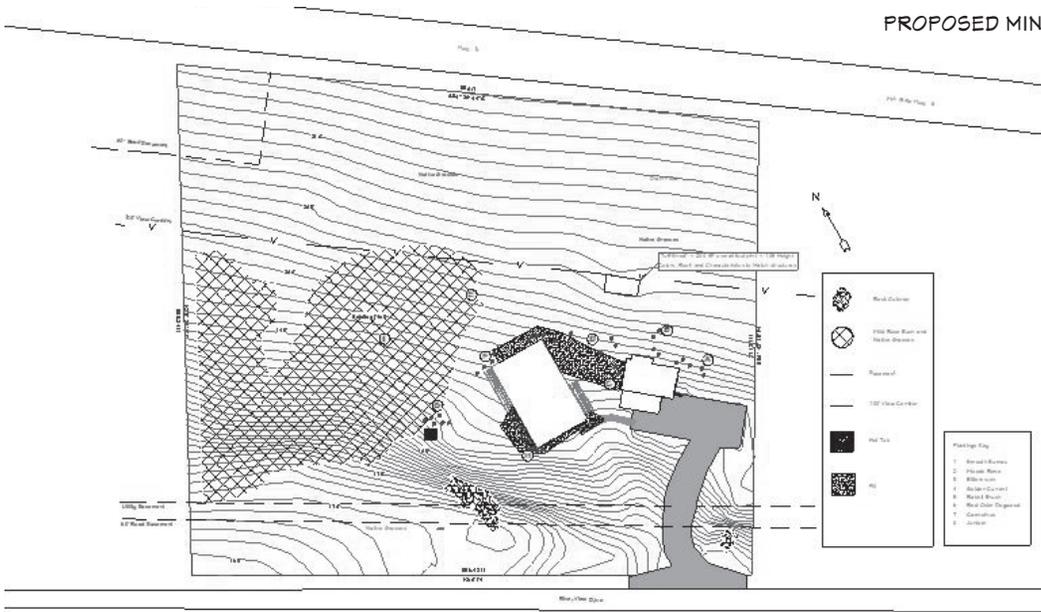
With conditions protecting known significant cultural resources, unknown cultural resources, and human remains discovered during construction, the proposed development is consistent with the guidelines in Commission Rule 350-81-540 that protects cultural resources in the National Scenic Area.

Analysis of Consistency of Proposed Change

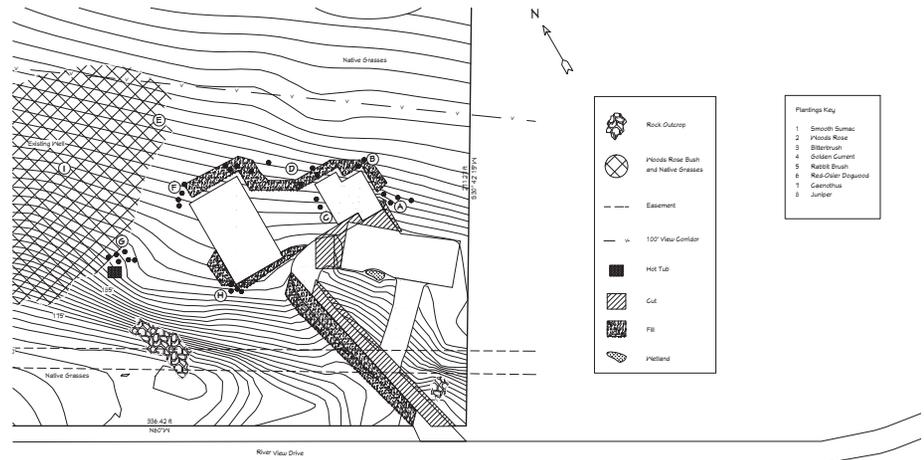
This finding is hereby amended to accurately describe the proposed changes. The amended finding continues to support the conclusion that the project will be consistent with Commission Rule 350-81-540.

BG
FIND0007_19MC1

PROPOSED MINOR MODIFICATIONS



APPROVED STRUCTURES



SITE PLAN - APPROVED DECEMBER 2019

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

LAMB RESIDENCE
SITE / LANDSCAPE PLAN
MINOR MODIFICATIONS

DRAWINGS PROVIDED BY:

DATE:

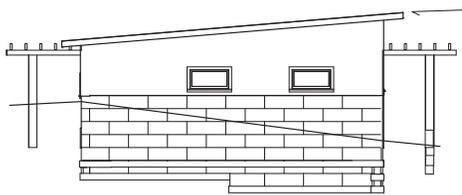
9/8/2020

SCALE:

SHEET:



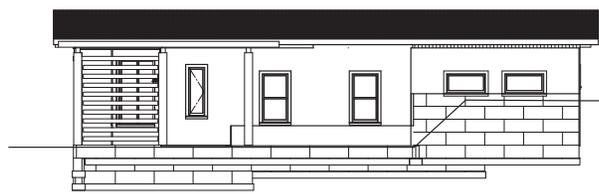
Southeast



Northwest



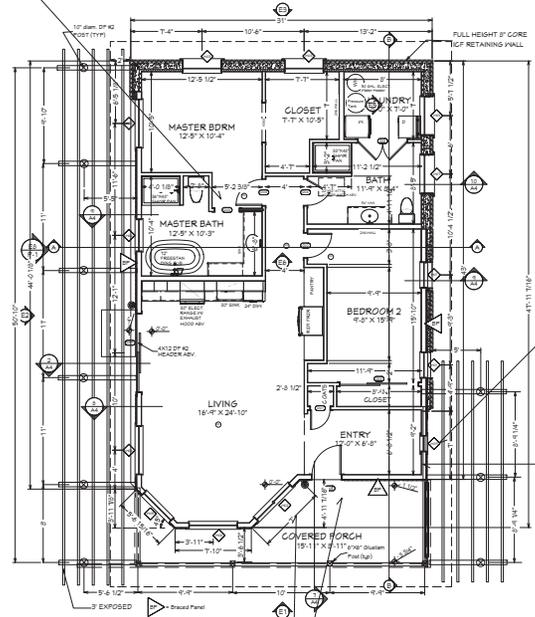
Southwest



Northeast

Changed to pocket door

Roof changed to low pitch shed roof with membrane and gravel ballast. Still truss with flat ceiling



Small Window Moved to NE Wall

wall change

Entry Door Moved to SE Wall, Sliding Door Changed to Window

MODIFICATIONS TO MAIN HOUSE SCALE: 1" = 1.5'

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	1	02/20/2021		

LAMB RESIDENCE
MAIN HOUSE REVISIONS

DRAWINGS PROVIDED BY:

DATE:

9/8/2020

SCALE:

SHEET:

