# *Land Use Application*

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JUL - 8 2019
Columbia River Gorge Commission

| Applicant(s): | Property Owner(s): |
|---|---|
| Charles and Valerie Fowler | Charles and Valerie Fowler |
| Mailing Address: 381 Old Hwy 8, Lyle, WA | Mailing Address: same |
| Phone: 206-372-4881 (Charles) | Phone: 509-250-0749 (Valerie) |
| Email: cwfsleddog@aol.com | Email: valerie.c.fowler@gmail.com |

**Location of property:**

| | | |
|---|---|---|
| Township: 3 North | Range: 12 East | Parcel address: 381 Old Hwy 8, Lyle, WA |
| Section & Qtr. Section: 30 | | County: Klickitat |
| Tax Lot No(s).: 03-12-3000-0004/00 | | Parcel Size (acres): 55.95 |
| Existing use of parcel: Vineyard, Pasture | | |
| Use of adjacent parcels: Pasture | | |

**Project description:** Replacement single-family dwelling for 381 Old Highway 8. This proposal amends the project application we filed in February 2019. Working with our architect and builder, we have made changes to the house design that was originally approved in October 2018. Specifically, we moved the house site slightly to the east to take better advantage of screening and canopy trees, and reduced by a foot the ceiling height of the basement, to 9 feet. We additionally propose to excavate down five feet to "sink the house" with respect to the existing slope, and to plant an additional three trees to enhance the visual subordinance, as depicted in our landscape plan. By reducing the ceiling height and sinking the house five feet into the ground – coupled with the 6-8 feet of coverage provided by the vineyard grapevines and trellis infrastructure – we essentially remove the basement level (including the windows) from exposure to the southern KVAs. The structure height will remain well below the average tree canopy height of the adjacent natural vegetation: the height of the tree canopy immediately around the proposed house averages over 33 feet, whereas the four corners of the house will be 9 feet 8 inches, 12 feet 9 inches, 14 feet 10 inches, and 14 feet 3 inches above existing grade. The tallest point of the roof will be 21 feet 3 inches above existing grade. There will be no visible grading after the house is constructed as it will be built into the hill, and all dirt/fill removed from the site will be placed in the southern end of the eastern vineyard block on our property to extend the fence line south to improve tractor safety on a steeper section of the vineyard (i.e., extend the turning radius for the tractor). The structure and simplified driveway will be aligned with the slope contours to minimize grading. The revised plan also includes a more compact driveway with only one entrance/exit through the stone wall, rather than the previous two; the driveway approaching the house will use the existing farm road, and will not be visible

from any Key Viewing Area (KVA). The amended driveway design still provides full access for emergency responders. This proposal is Dark Skies compliant. All outdoor lights will be directed downward and sited, hooded, and shielded to minimize visibility from KVAs.

With this application, we are submitting the architectural design of the house, a site plan, an exterior lighting plan, a landscape plan, a grading plan, and a professional rendering of what the proposed house would look like from the curve on Old Highway 8.

We propose to construct a new one-level single-family dwelling (2809 sq. ft. main level) with a sunken daylight basement to replace a home with two stories above ground and a high-angled roof. The existing house was built in 1980 and is historically insignificant given the date of construction. It is in very poor condition as detailed in a July 2016 home inspection, and the roof/structure of the pre-Act house protrudes above the skyline from the SR-14 KVA. Our plan is to completely remove the structure upon completion of the new home and turn this area (the existing home and fenced surroundings) of our property into a pasture for grazing sheep, thus increasing the area available for agricultural use on the property. The existing oak trees on both sides of this house will not be affected by the removal of the house.

We used the principles set forth in the "Building in the Scenic Area" Implementation Handbook to design the home. We propose to build a new construction, energy efficient home at a slightly higher elevation on the property and further to the east, to place the site farther from KVAs and to take advantage of existing thick lines of mature trees to screen the home from southern KVAs. The site is located at the edge of the western vineyard block, and the footprint of the proposed site contains no vegetation. No trees or shrubs will be removed or affected by the site location; additionally, the U.S. Forest Service determined during our 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, Oregon oak, and other trees/shrubs growing on both sides of a gully that cuts northeast to southwest across our property; the mature trees continue parallel to the old rock wall north of the building site. The basement level of the proposed house will be dug down into the slope, and will be fully 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. The vineyard's 20,000 grape vines were planted in June 2018 and are thriving in their first year.

The development will be visually subordinate from all KVAs due to screening vegetation, distance, design, and building materials. From any KVA, the house will not be "what you see first or remember best about the landscape" (Implementation Handbook), with much of the structure screened by existing vegetation from most viewing points along KVAs. Given the slope of the property, there is no potentially developable site on the property that would be fully topographically screened.

To blend the home with the surrounding landscape and enhance visual subordinance, we will use paint colors, roofing materials, and external siding and trim materials that are non-reflective and that use earth tones as dark or darker than the shadows of the nearby trees and rocks. We have precisely followed the guidelines and recommendations outlined in the "Building in the Scenic Area" handbook when selecting these materials (e.g., dark green paint and black roofing materials). All exterior glass surfaces facing the KVAs will be tinted, thermal pane glass with less than 11% visible light reflectivity, and the low-angled roof will be designed with large eaves and overhangs to shade the glass and eliminate reflection from direct sunlight. Moreover, by "sinking" the house five feet with respect to the existing grade, the existing 6-8 foot grape vines and trellises will essentially screen all of the glass on the basement level from the southern KVAs. We intend to build this home using green features and renewable energy (e.g., solar/wind), and any future solar panels will be obscured by spruce trees/bushes. As detailed in the plan submitted with this application showing the design and placement of planned exterior lighting, all outdoor lighting will be Dark Skies compliant, with all exterior lights directed downward and sited, hooded, and shielded such that they are not highly visible from KVAs.

Moreover, the structure is designed to remain visually subordinate to the surrounding trees in the landscape by keeping the height well below the average tree canopy level. The corners of the house will be 9 feet 8 inches, 12 feet 9 inches, 14 feet 10 inches, and 14 feet 3 inches above existing grade. The tallest point of the roof will be 21 feet 3 inches above existing grade. The trees closest to the proposed structure average over 33 feet in height; additionally, adjacent to the proposed site there are large Ponderosa pines (estimated heights of 120 feet and 75 feet) and an Oregon oak (over 40 feet tall) which significantly increase the average canopy height and further enhance the visual subordinance of the structure relative to the natural landscape elements.

From KVAs to the southeast and south in Oregon or from boats on the Columbia River, the house will be screened by topography, the thick line of mature trees that runs generally from northeast to southwest along the main gully, and the vineyard. From Mosier or from the top of the Historic Columbia River Highway, located more than 1.5 to 2 miles away to the southwest and south, the dark green structure will not noticeably contrast with its surroundings, with the 16-acre vineyard and lines of trees the prominent landscape features on our property. The Major Creek ravine contiguous to our property is also a dominant landscape feature. From the closest Oregon KVA, Memaloose State Park (situated about 1.5 miles across the Columbia River), a significant portion of this new home location will be fully screened by the thick forest in the gully; the portion of the dark green house that is visible will blend in with the backdrop created by the trees alongside and behind the house, the hillside rising behind it, and the vineyard that essentially surrounds the site. The proposed home location is similarly visually subordinate from other KVAs such as Mayer State Park, Rowena Crest, and Tom McCall Point, all of which are located more than three miles to the southeast, and the single level home tucked behind the trees and vineyard will not dominate the natural landscape setting. From the County Road 1230 (Old Highway 8) KVA in Washington, existing trees and the vineyard screen the front of the house, and a canopy of existing mature trees behind the house ensures that the roof line remains below the skyline (please see the professionally-produced visual rendering submitted with this application).

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. We received 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 2018 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.

The mitigation plans approved by the Columbia River 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. This proposal will increase the total area available for agricultural use on the property, as the existing home and its fenced surroundings will be put into use as pasture; the size of the existing vineyard will remain the same, with the house surrounded by vines on the east, south, and west.

Importantly, placing the house within the irrigated vineyard is also the best location on our property with respect to the guidelines established by the National Firewise Community Program to protect against wildfires. These techniques include creating a defensible space around residential structures by limiting the level of flammable vegetation. By placing the house within the vineyard, the drip irrigation throughout the drier months will provide increased moisture content for the vegetation around the home, thereby reducing fuel and the risk of wildfire damage to life, property, and the environment. Both the Incident Commander for the Washington State Department of Natural Resources and the Lyle Fire Chief have visited the property and identified the proposed site as the best location on the property to build consistent with national Firewise guidelines.

The building site lies on a gentle slope of 5 to 8 degrees, and the house is designed to fit into the existing contours of the gentle sloping terrain to minimize grading and ground disturbance. To lower the profile of

the house relative to the existing grade and thereby enhance visual subordinance, the basement will be five feet below grade; all of the excavated material will be used in the adjacent vineyard block on the property. The driveway to the house will connect with the existing farm road that parallels the rock wall. This farm road and connecting driveway are not visible from any KVA.

The main floor 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 covered back deck that will effectively shade approximately 90% of all the windows. The basement will have a small bedroom, storage space and an exterior deck (fully screened by the existing vineyard).

Water from the existing well will be pumped to the house, which will also use the existing septic system. The landscape plan includes the planting of three Ponderosa pines to the southeast, south and southwest of the house. There are also three mature firs north of the house, three mature *pinus contorta* trees next to the firs, and an additional three mature pines in the northeast corner of the vineyard. Together these trees make the home visually subordinate to the landscape from all the KVAs by contributing to the tall tree canopy in front of, behind, and to the sides of the home, which is further surrounded by the green of the vineyard. Because of the reduced profile of the house and the growth of these trees, the house will not break the skyline from the curve on Old Highway 8, which is located about 200 feet lower and approximately 1950 feet to the southwest of the property.

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 Area of the Columbia Gorge National Scenic Area.

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**Application checklist:** The following is <u>required</u> 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.**

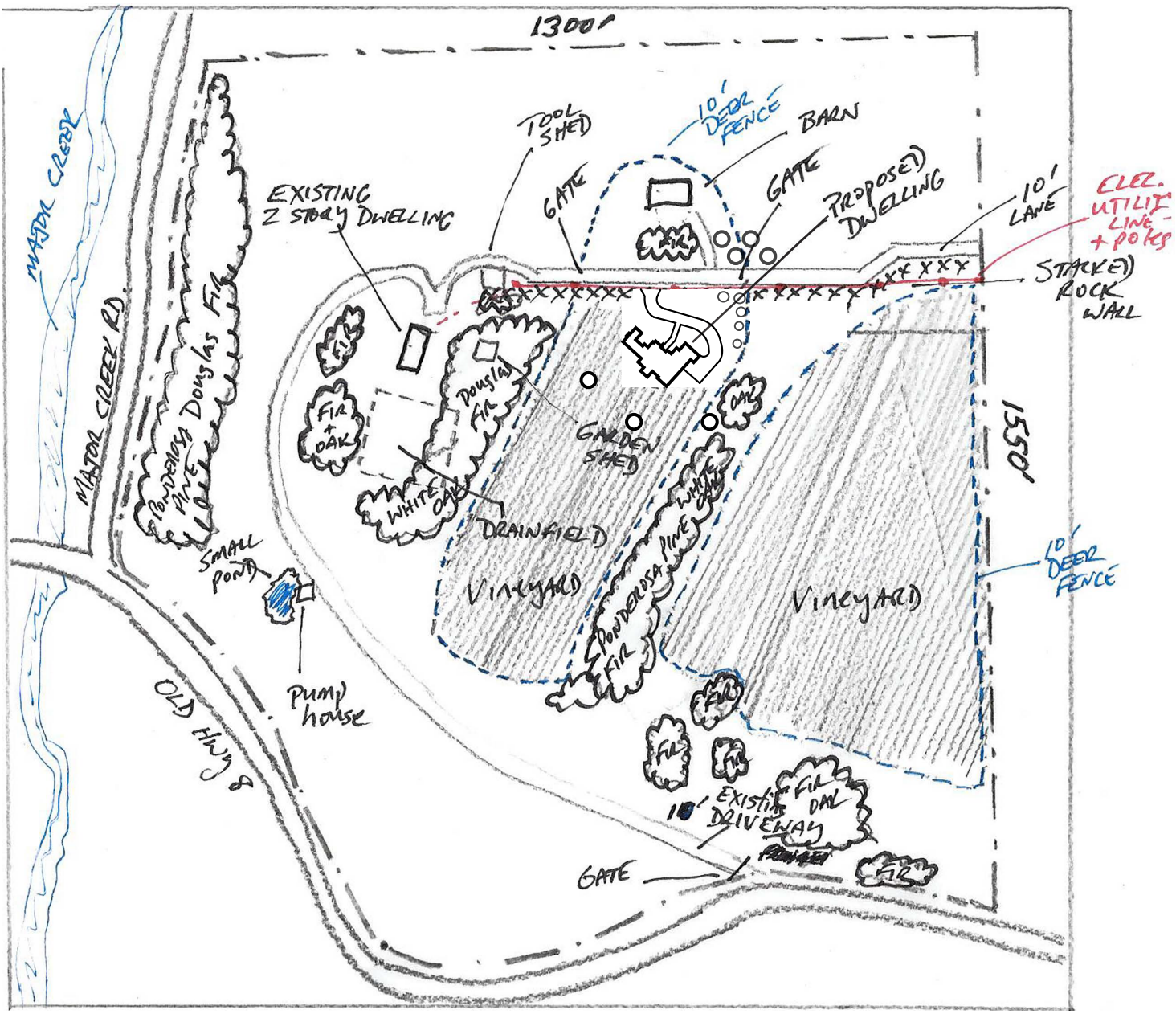
**Applicant(s) signature:** Charles D Fowler date July 8, 2019

Valerie C Fowler date

**Property owner(s) signature:** same as above date

date

FOWLER SITE PLAN 55.95 ACRES

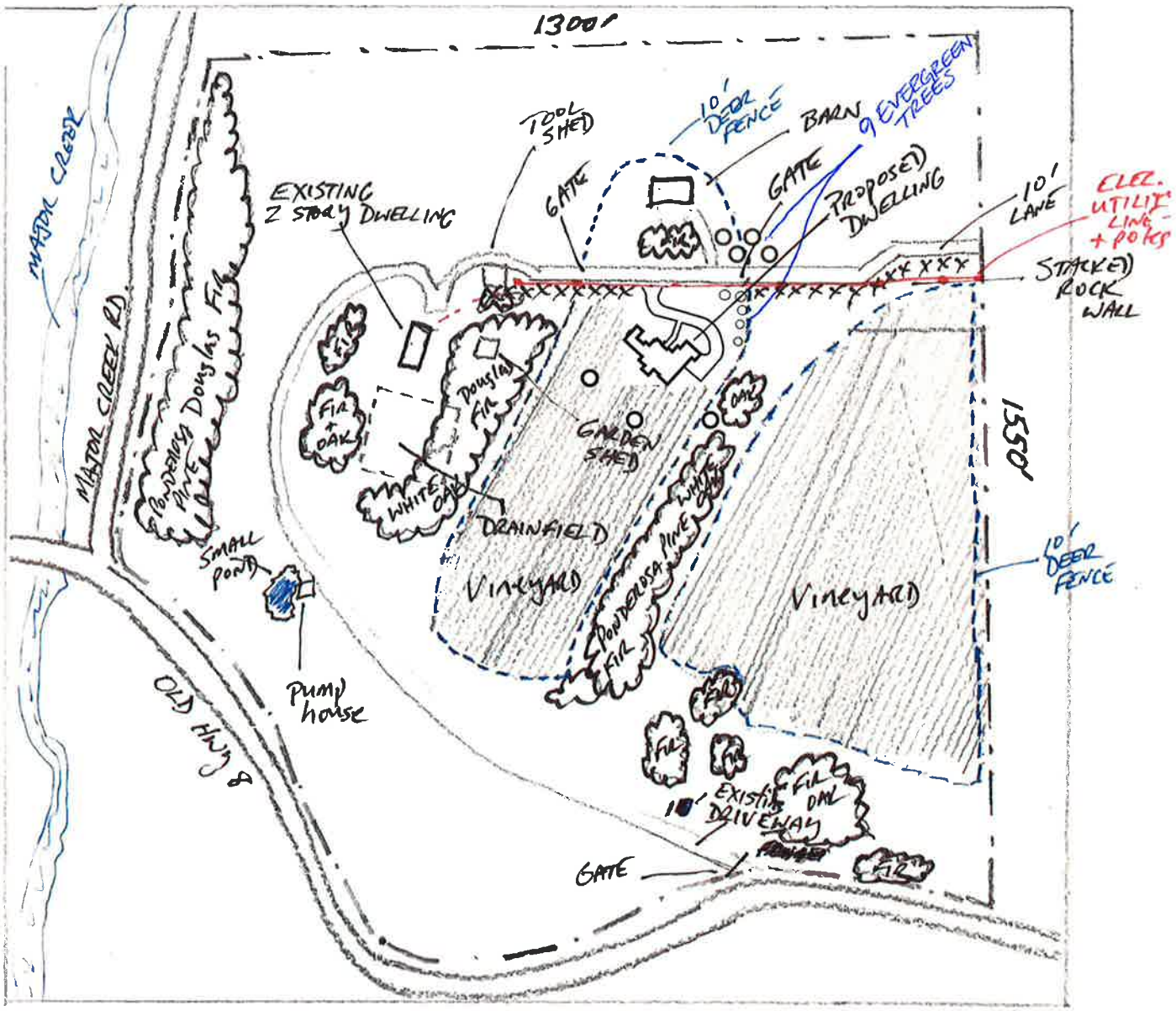



SCALE
0 250

NORTH

C19-0010

FOWLER SITE PLAN 55.95 ACRES




SCALE
0 250

NORTH

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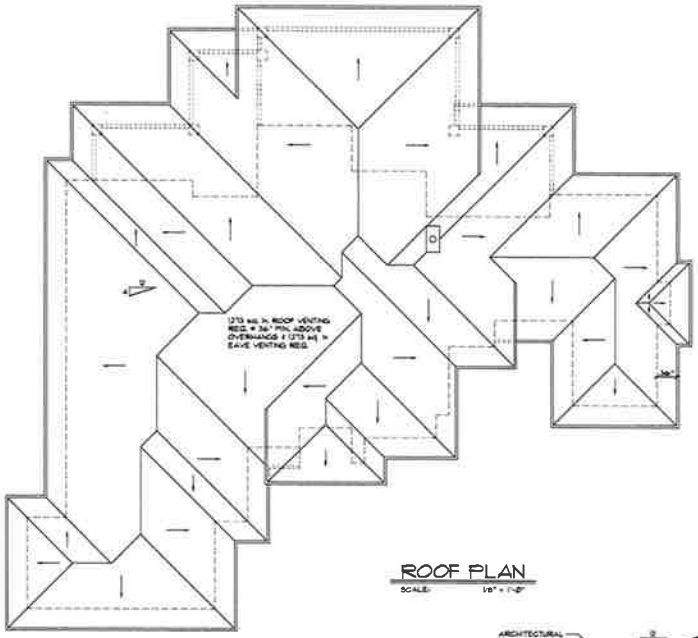
ELEVATIONS R+L C19-0010

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

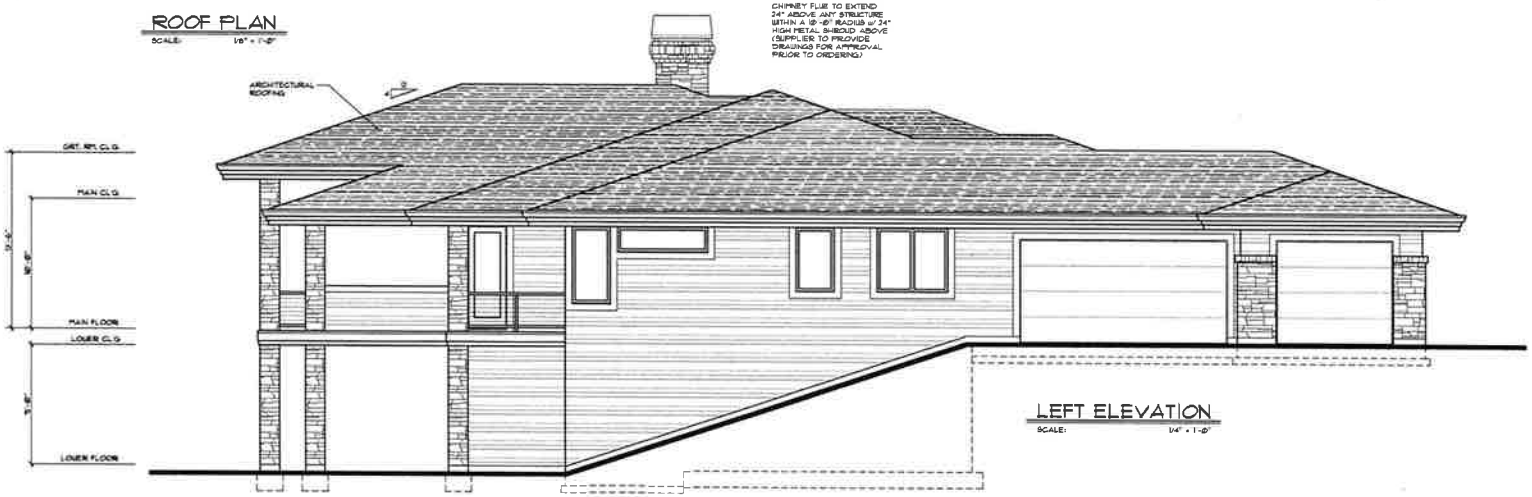


ROOF PLAN
SCALE: 1/8" = 1'-0"

**IMPORTANT NOTE:**

SIDING TO BE SELECTED BY BUILDER & OWNER AND INSTALLED PER MANUFACTURERS SPECIFICATIONS. BARCLAY HOME DESIGN PROVIDES NO DETAILS OR SPECIFICATIONS w/ RESPECT TO PROPER INSTALLATION OF SIDING MATERIALS AND ASSUMES NO RESPONSIBILITY FOR IMPROPER INSTALLATION.

BEFORE APPLICATION OF ANY SIDING MATERIAL THE BUILDER MUST BE TOTALLY FAMILIARIZED w/ ALL MANUFACTURER AND INDUSTRY STANDARDS FOR ALL PROPER INSTALLATION. THOSE ARE NOT INCLUDED w/ THESE PLANS.




LEFT ELEVATION
SCALE: 1/4" = 1'-0"


12112 S New Era Road
Oregon City, OR 97045
(503) 557-2334


Barclay HOME DESIGNS

MAIN FLR. 2929 SQ.FT.
LOWER FLR. 1433 SQ.FT.

2 OF 9

FOWLER

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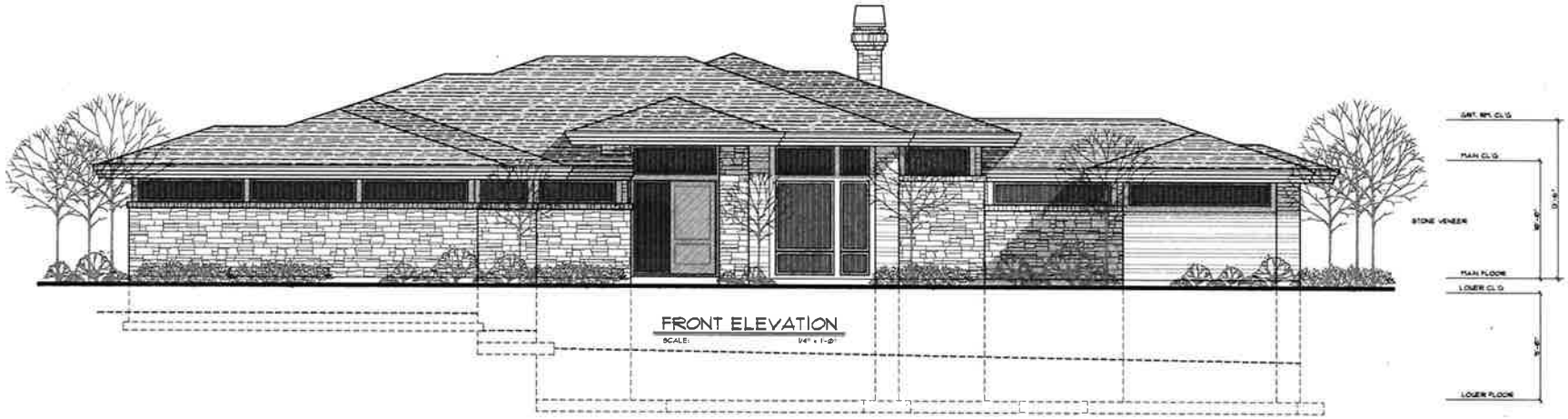
ELEVATIONS FRONT + REAR C19-0010




FRONT ELEVATION
SCALE: 1/4" = 1'-0"

CHIMNEY FLUE TO EXTEND 24" ABOVE ANY STRUCTURE WITHIN A 10'-0" RADIUS w/ 24" HIGH METAL SHROUD ABOVE (SUPPLIER TO PROVIDE DRAWINGS FOR APPROVAL PRIOR TO ORDERING)

ARCHITECTURAL ROOFING

5/4 x 6 RED. WINDOW TRIM

11/16" 7/16" BEVEL SIDING

REAR ELEVATION
SCALE: 1/4" = 1'-0"

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All dims, arrangements, layouts, and plot sol lines on this sheet are the property of Barclay Home Designs. Reproduction or use of this sheet without the express written permission of Barclay Home Designs is prohibited. Contractor shall verify all dimensions, plan arrangements, plot layouts, and specifications prior to construction. Contractor shall notify Barclay Home Designs of any discrepancies, errors, omissions, or conflicts in the written specifications or Barclay Home Designs plot layouts prior to construction. Contractor shall be responsible for all dimensions and conditions shown by printed or ink notations and discrepancies of said dims. must be verified in field w/ the job.

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Barclay HOME DESIGNS FALLS

General Plans and Specifications: These drawings have been prepared to meet generally accepted standards of residential construction practice. Barclay Home Designs assumes no responsibility for all details and dimensions shown on these drawings. Contractor shall verify all dimensions, plan arrangements, plot layouts, and specifications prior to construction. Contractor shall notify Barclay Home Designs of any discrepancies, errors, omissions, or conflicts in the written specifications or Barclay Home Designs plot layouts prior to construction. Contractor shall be responsible for all dimensions and conditions shown by printed or ink notations and discrepancies of said dims. must be verified in field w/ the job.

Site Plans: All plot plans are not intended to be a boundary survey. Contractor shall verify all dimensions, plot layouts, and specifications prior to construction. Contractor shall notify Barclay Home Designs of any discrepancies, errors, omissions, or conflicts in the written specifications or Barclay Home Designs plot layouts prior to construction. Contractor shall be responsible for all dimensions and conditions shown by printed or ink notations and discrepancies of said dims. must be verified in field w/ the job.

Permits: Contractor shall be responsible for all permits and fees. Contractor shall be responsible for all permits and fees. Contractor shall be responsible for all permits and fees. Contractor shall be responsible for all permits and fees.

MAIN FLR. 2526 SQFT
LOWER FLR. 1433 SQFT.



FOWLER

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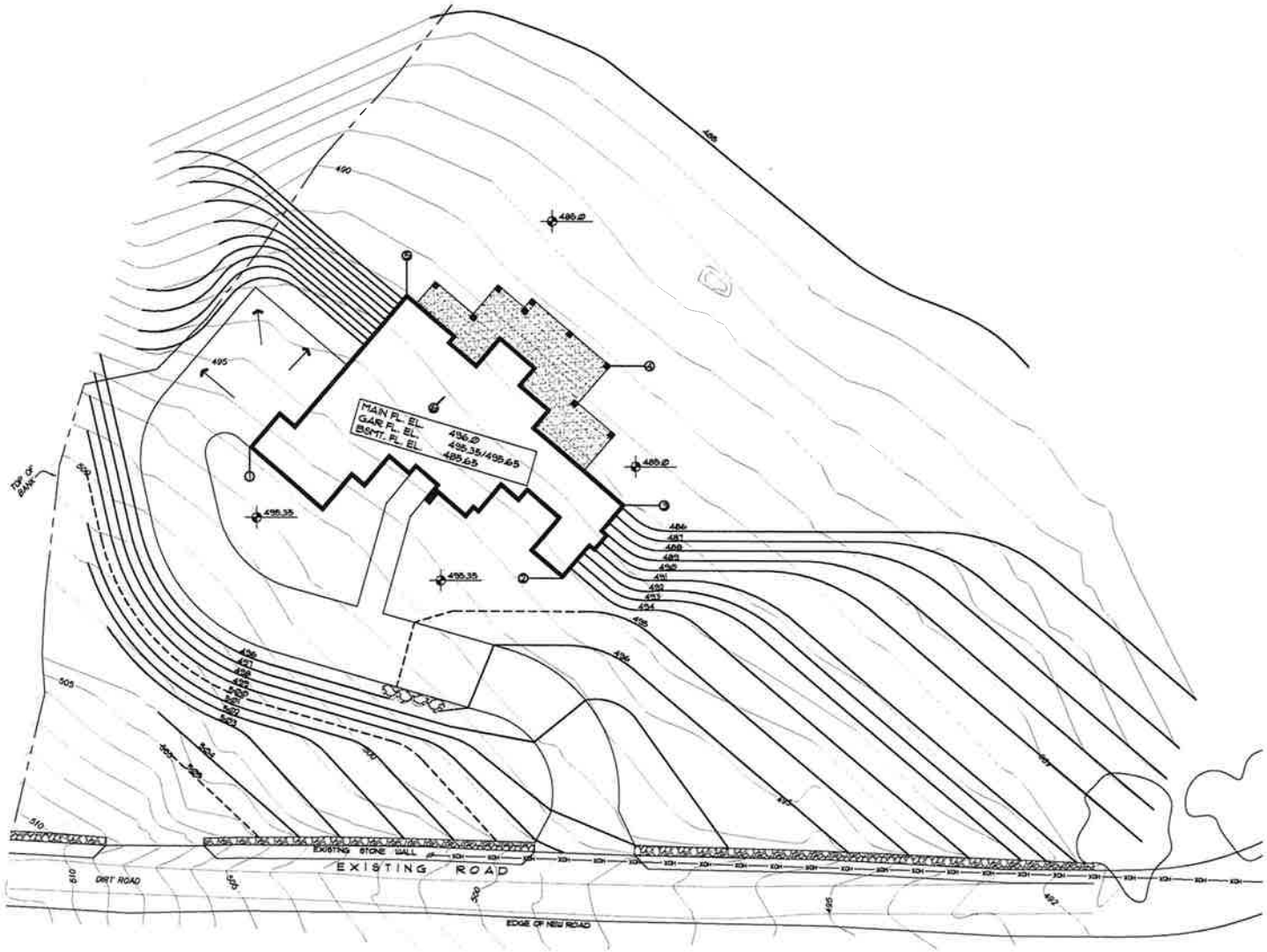
GRADING PLAN C19-0010




# GRADING PLAN

SCALE: 1" = 20'

# PROPOSED FOWLER RESIDENCE

| LOCATION | HT. ABOVE EXISTING GRADE |
|---|---|
| ① | 9'-8" |
| ② | 12'-9" |
| ③ | 14'-10" |
| ④ | 19'-5" |
| ⑤ | 14'-3" |
| ⑥ | 21'-3" |

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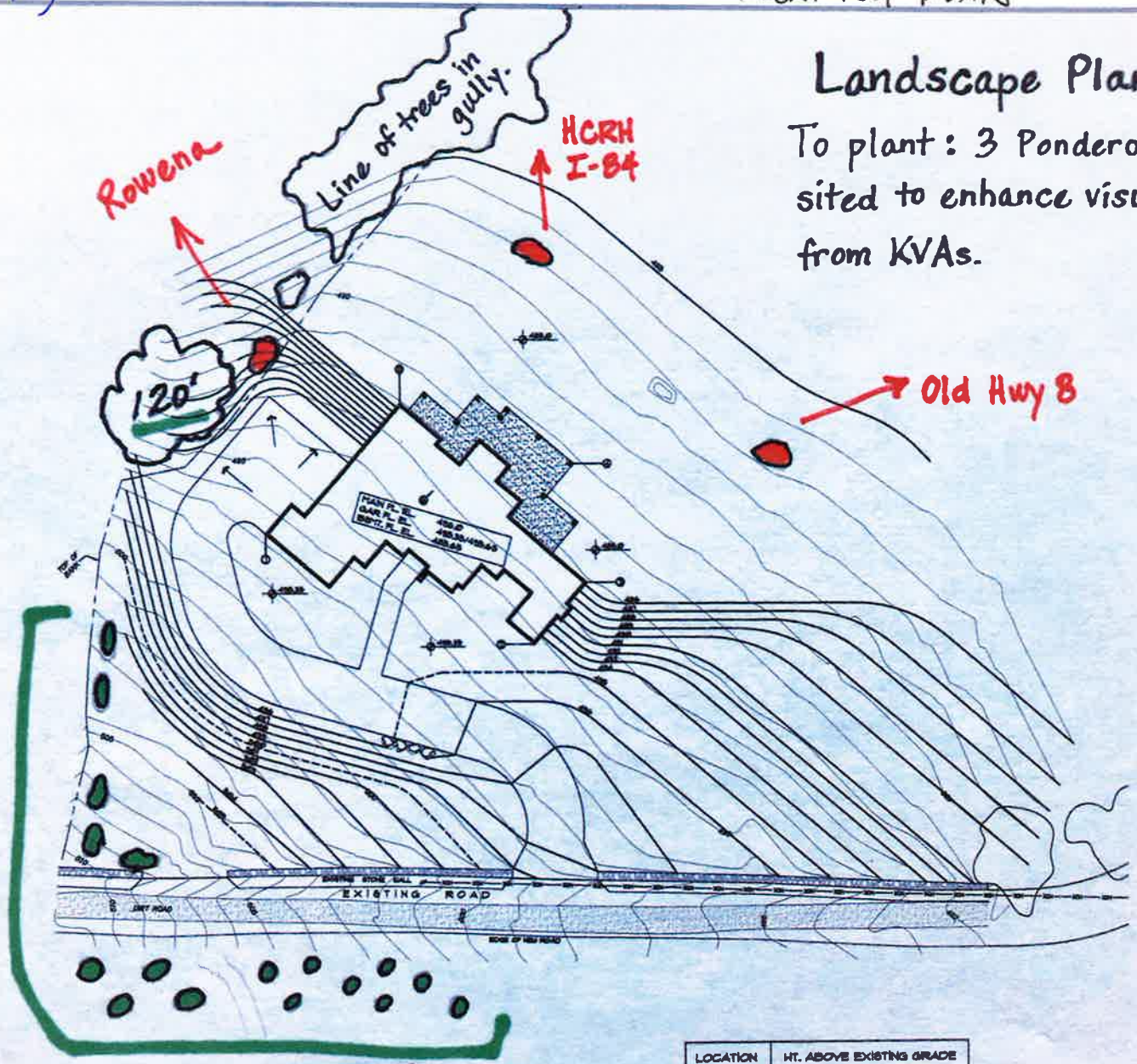
LANDSCAPING PLAN

C19-0010

# Landscape Plan.

To plant: 3 Ponderosa pines (in red), sited to enhance visual subordinance from KVAs.




Please Note:

The 17 existing mature trees (in green) average 33 feet in height. The tree canopy also includes 120' + 75' Ponderosa pines and a 40' oak.

40'

75'

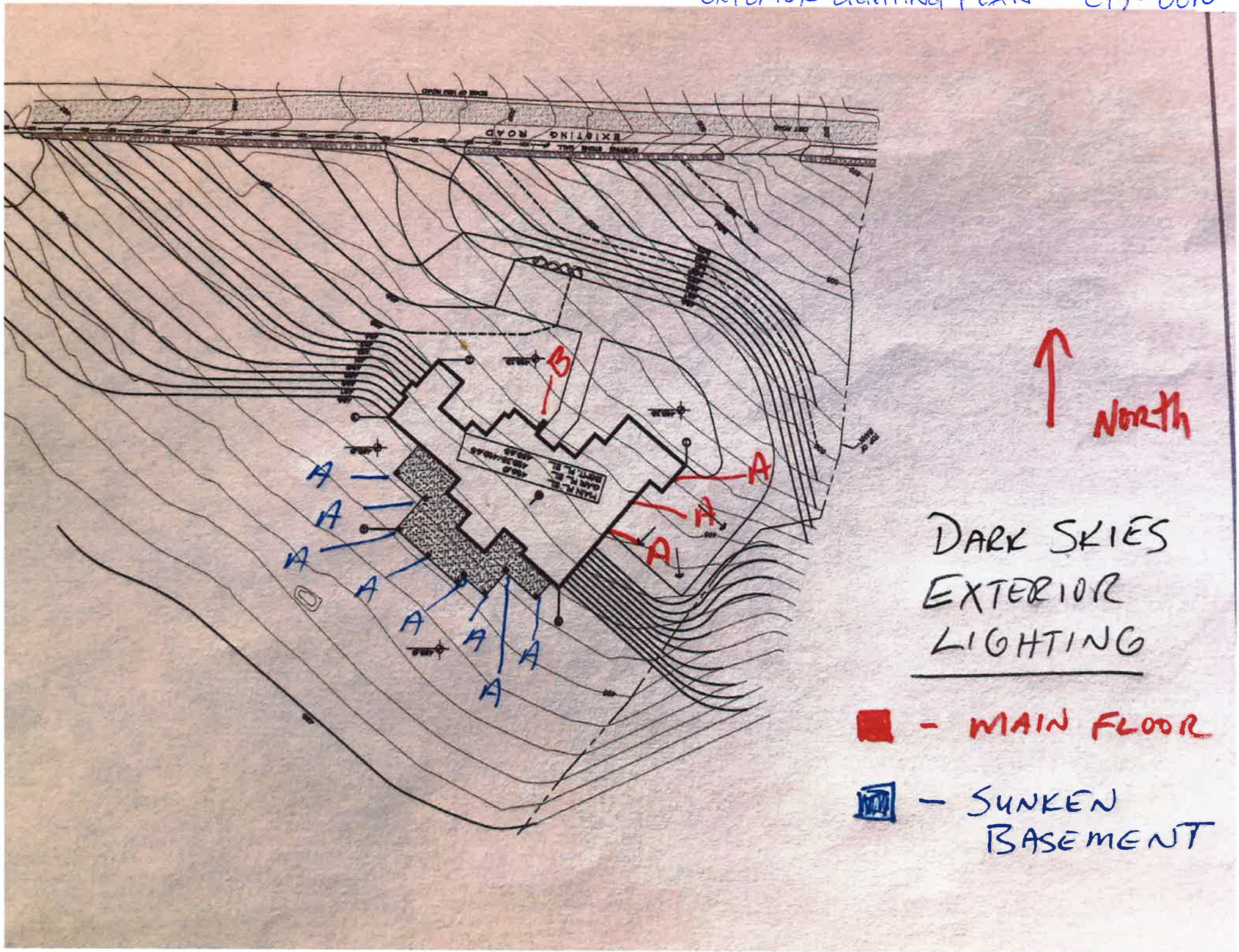
| LOCATION | HT. ABOVE EXISTING GRADE |
|---|---|
| ① | 9'-8" |
| ② | 12'-9" |
| ③ | 14'-10" |
| ④ | 19'-5" |
| ⑤ | 14'-3" |
| ⑥ | 21'-3" |

GRADING PLAN

PROPOSED FOWLER RESIDENCE

RECEIVED

EXTERIOR LIGHTING PLAN C19-0010



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C19-0010 Rendering of proposed dwelling