

Applicant(s):	Property Owner(s):
Charles Bloom	Charles Bloom
Mailing Address:	Mailing Address:
PO Box 2571, White Salmon WA 98672	PO Box 2571, White Salmon WA 98672
Phone:507-724-8252	Phone:507-724-8252
Email:cb@cbloom.com	Email:   cb@cbloom.com

**Location of property:**

Township:3 North	Range: 11 East of W Meridian	Parcel address: 80 Courtney Rd, White Salmon WA 98672
Section & Qtr. Section: E2SESWNE 34		County: Klickitat
Tax Lot No(s).: 03113400000200		Parcel Size (acres):5
Existing use of parcel:Residential		

Use of adjacent parcels:East: Forest Land, North: Residential, Northwest: Forest Land, West:  
Forest Land, South: Residential, Southeast: Forest Land

**Project description:**

*Proposed single family residence to replace existing residence. The existing house and garage will be demolished as well as an existing coop, stable and partial foundation to the south of the site - see site plan for locations. The existing well, septic and electric service will be used for the new structure. The proposed home is approximately 2,352 square feet and the garage is approximately 955 square feet. Access to the new residence will be from the existing gravel driveway.*

*Building Exterior: The exterior will be stucco and stained horizontal wood siding utilizing finishes with low reflectivity and colors similar to the earth tones found in the GSA Guide. The house will have deep eaves to shade areas of significant glazing with depths from 3' at the east/west wing to 9' and 15' at the covered patios on the north/south wing - see elevations for locations. The low-slope roof will be non-reflective/pre-weathered standing seam metal and slope with the topography to minimize heights and visibility from the 'Key Viewing Areas'.*

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

- X Application form completed and signed
- X Site plan
- X Key viewing areas checklist, elevation drawings, and landscape details, if required
- X Names and addresses of adjacent property owners, if required
- X 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:                     *Ch R*                     date 2-12-19

date

Property owner(s) signature:                     *Ch R*                     date 2-12-19

date

## ***Site Plan - See Attached Drawings***

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A plan drawn in black ink at a scale of 1 inch equals 200 feet (1:2400) or at a scale providing greater detail must be included with the application.

If the parcel is very large, you may show on the portion of the parcel affected by the proposed use. Be sure, however, to show enough of the parcel or some adjacent features, such as roads, so that the planners can orient themselves on your map. A small vicinity map showing the subject parcel and surrounding parcels may help.

At a minimum, you must show the following features; other site plan information may be required depending on the type or location of development being proposed.

- X applicant(s) name
- X location and width of existing and proposed roads, driveways, and trails
- X scale and north arrow
- X location and size of all existing and proposed structures
- X boundaries of parcel with dimensions and size
- X location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and telephone poles and lines and outdoor lighting
- X significant terrain features or landforms
- X location and depth of all proposed grading and ditching
- X groupings and species of trees or other vegetation on the parcel
- X location and species of vegetation that would be removed or planted
- X bodies of water and water courses

## ***Key Viewing Areas - See Attached Drawings***

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Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery. Key viewing areas are listed below.

Please check those sites which can be seen from your property:

- ☐ Historic Columbia River Highway
- ☐ Old Highway 8 (County Road 1230)
- X Highway I-84 - Screened from view by existing trees & topography of site**
- ☐ Washington State Route 142
- X Washington State Route 14 - Screened from view by topography (approx 500' above highway)**
- ☐ Washington State Route 141
- ☐ Panorama Point Park
- X Columbia River - Screened from view by existing trees & topography of site**
- ☐ Rowena Plateau and Nature Conservancy Viewpoint
- ☐ Cook-Underwood Road

If your project would be visible from one or more key viewing areas, then you must submit elevation drawings and landscaping details.

**Elevation drawings** must show the sides of proposed buildings which would be visible from key viewing areas, including:

- X the appearance of proposed buildings over 400 square feet in size
- X surrounding final grades

**Landscape details** must show how your project will be screened from key viewing areas, including:

- X location of existing and proposed topographical features which would screen your project.

**Landscape Plan:** The property is currently populated with ~~Ponderosa Pine and Oak~~ trees with areas of open grassland. The replacement residence will be located ~~in an area of open grassland~~ and require the removal of 4 pine trees at the house/garage and 3 at the pool. There is a 50' seasonal stream buffer to the south of the proposed house site which will not be disturbed. We will work to retain the characteristics of the existing site while selecting native plants for any added planting. The topography in combination with the existing ~~trees~~ on the site provide natural screening from Highway 14, Highway 84 and the Columbia Gorge. Disturbed areas of the property will be re-established with natural grasses emulating/preserving the open grassland native to the site.

**Exterior Lighting:** Entry doors will have fully shielded, wall-mounted fixtures. Covered patios will have flush mounted lights, fully or side shielded and directed downward. The pool deck, exterior stairs and stair landings will have low, fully shielded, wall-mounted fixtures directed downward to illuminate the walking surfaces. See floor plans for approximate locations.



## ***Adjacent Property Owners:***

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If your project is included in one of the categories below, then you must submit names and address of adjacent property owners within a specified distance (200 feet or 500 feet) of the perimeter of your parcel. The following list specifies the distance within which property owners must be notified of your proposal. You only need to provide the names and address (along with the parcel number); the Commission will send the notice.

Your county Assessor's Office can assist you in obtaining this property owner information. You may use the back of this form to record the names and addresses or you may submit forms which the county may provide you.

### **Notification of landowners within 200 feet:**

- X Uses within Open Space designations
- X Uses within Special Management Areas

### **Adjacent property owners:**

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**Township, Range, Section,  
Tax Lot Number**

**Name, Address, and E-mail (if possible)**

**PARCEL\_NUM:** 03113400000100  
**LEGAL:** E2NE; 34-3-11

**NAME:** ROSENBERG, CAROL  
**ADDRESS:** 99 FERNWOOD DR SAN FRANCISCO CA 94127

**PARCEL\_NUM:** 03113452000400  
**LEGAL:** LOT 4 SP 80-11 IN SWNE; 34-3-11

**NAME:** RUTHERFORD, JERI  
**ADDRESS:** 5898 N BREMERTON BOISE ID 83714

**PARCEL\_NUM:** 03113452000300  
**LEGAL:** LOT 3 SP 80-11 IN SWNE4; 34-3-11

**NAME:** UNITED STATES OF AMERICA  
**ADDRESS:** 902 WASCO AVE STE 200 HOOD RIVER OR 97031

**PARCEL\_NUM:** 03113400000201  
**LEGAL:** W2SESWNE 34-3-11

**NAME:** UNITED STATES OF AMERICA  
**ADDRESS:** 902 WASCO AVE STE 200 HOOD RIVER OR 97031

**NAME:** BAUGUESS, JIMMIE  
**ADDRESS:** PO BOX 927 WHITE SALMON WA 98672

**PARCEL\_NUM:** 03113400001000  
**LEGAL:** N2E2 LOT 3 LESS R/W AND TL 3; 34-3-11

**PARCEL\_NUM:** 03113400001200  
**LEGAL:** TL 3 IN LOT 3; LOT 4 LESS R/W 34-3-11

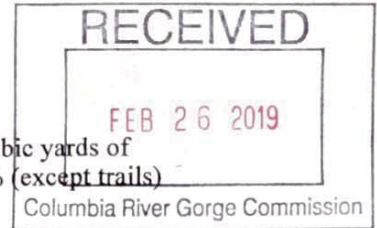
**NAME:** UNITED STATES OF AMERICA  
**ADDRESS:** 902 WASCO AVE STE 200 HOOD RIVER OR 97031

**Projects Requiring Grading Plans:**

If your project meets one of the following, then you must submit a grading plan:

**In the Special Management Area:**

- applications for structural development involving more than 100 total cubic yards of grading (material excavated and/or used as fill) with slopes of more than 10% (except trails)



The grading plan must include the following:

- X A map of the site prepared at a scale of 1 inch equals 200, feet (1:2;400) or at a scale providing greater detail, with contour intervals of at least every five feet including:
  - Existing and proposed final grades
  - Location of all areas to be graded, with cut banks and fill slopes delineated; and,
  - Estimated dimensions of graded areas.
  
- X A narrative description 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 compaction, drainage, and stabilization of graded areas (preparation of this information by a licensed engineer or geologist is recommended)
  - A description of all plant materials used to revegetate exposed slopes and banks, including types of species, number of, size and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings; and
  - A description of any interim or permanent erosion control measures to be utilized.

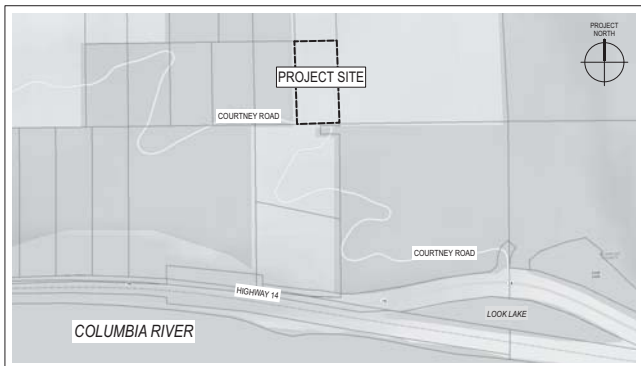
Please note: Structural development on slopes greater than 30% is prohibited.

***Grading Plan:*** The proposed house site will be located on an existing grassy shelf but will need cutting for the lower level and to keep the main level of the house low on the site. Cut volume for the house, garage and pool is estimated at 714 CY, fill volume at 262 CY. The excess cut material will stay on the property to be partially broadcast and partially used to regrade the demo'd segment of the existing driveway and the house site to more closely match the surrounding topography.

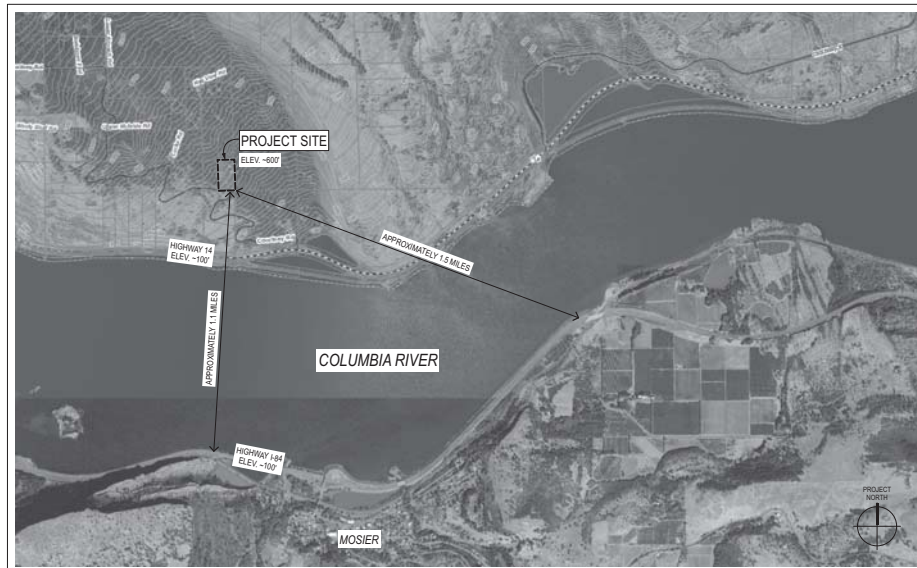
***Utilities:*** The replacement residence will use the existing septic, well and electric service. We will level and reseed areas disturbed by the new connections with natural grasses. See site plan for existing well and septic locations.

<b>Owner</b>	Charles Bloom
<b>Project Address</b>	80 Courtney Rd White Salmon, WA 98672
<b>Property ID</b>	03113400000200
<b>Tax Roll</b>	EZSESWNE, 34-3-11
<b>Zoning</b>	OS (Open Space District)
<b>Lot Area</b>	5 Acres
<b>Setbacks</b>	
Front:	30 feet
Side:	25 feet
Rear:	50 feet
<b>Height Limit</b>	40 feet

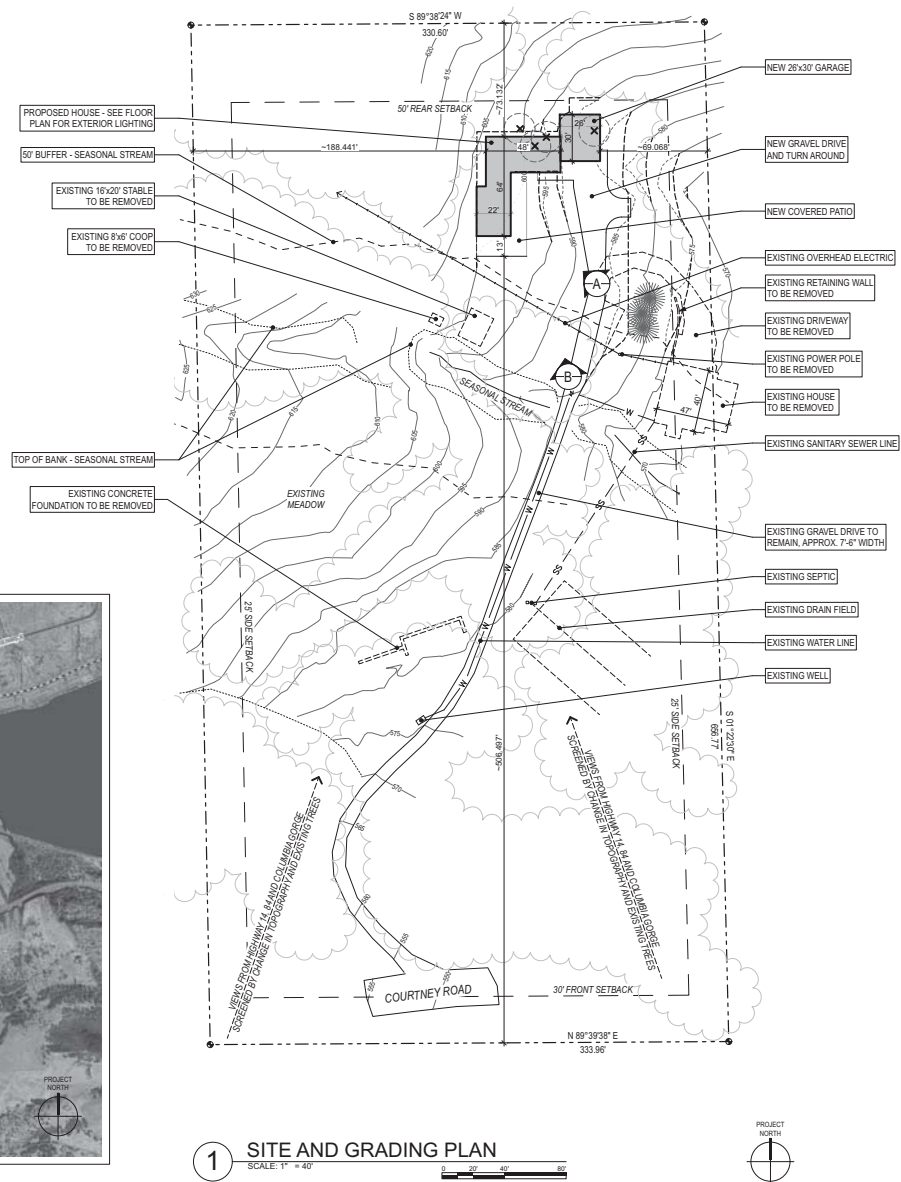
--- Property lines  
 --- Setbacks  
 --- SS Sewer line  
 --- W Water line  
 --- D Drain line  
 --- G Natural gas line  
 --- E Electric  
 ..... Top of bank - seasonal stream  
 --- 50' buffer - seasonal stream  
 Existing structures to be removed  
 Proposed new house  
 --- 1996 Existing contour  
 - - - - - Modified contour  
 --- 1998 new New contour location  
 Existing tree cover  
 + Existing tree to be removed  
 3D viewpoint



VICINITY MAP



## KEY VIEWING AREAS



jack@jackbarnesarchitect.com  
www.jackbarnesarchitect.com

**Bloom  
Residence**

80 Courtney Rd  
White Salmon, WA 98672

**client:**  
Charles Bloom

[illegible]

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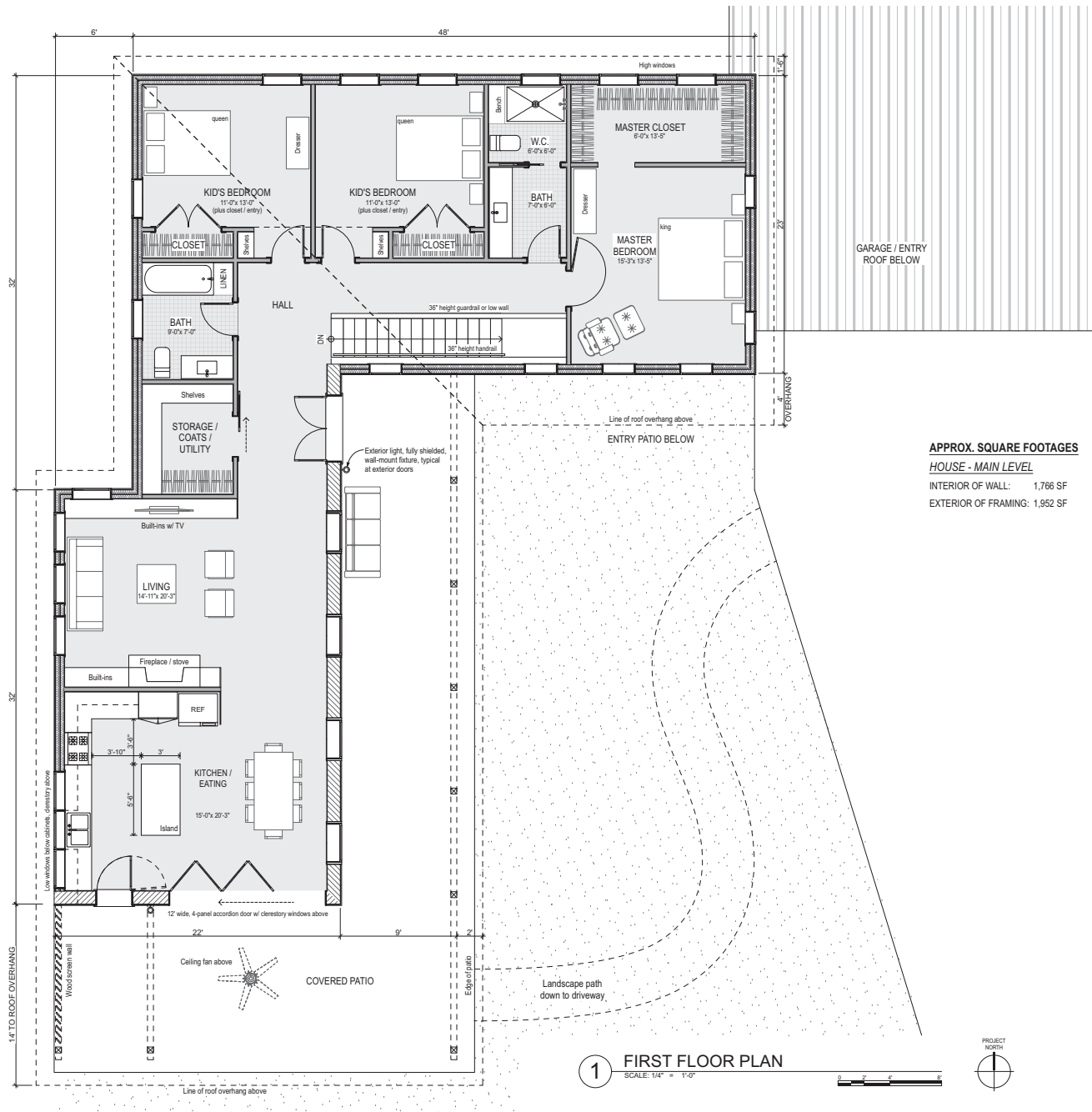
**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

## Site Plans

# A-1

LAND USE APPLICATION





JACK BARNES DESIGNER

111 SW Oak Street, Suite 400A  
Portland, Oregon 97204

T 503.232.1620

jack@jackbarnesarchitect.com  
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## Bloom Residence

80 Courtney Rd  
White Salmon, WA 98672

client:  
Charles Bloom

Issue	Date
LAND USE APP	2/12/19

Rev ID	ID	Description	Date

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**PRELIMINARY:  
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CONSTRUCTION**

## First Floor Plan

# A-2

LAND USE APPLICATION

Plotted On: 4/8/19



**client:**  
Charles Bloom

Issue	Date

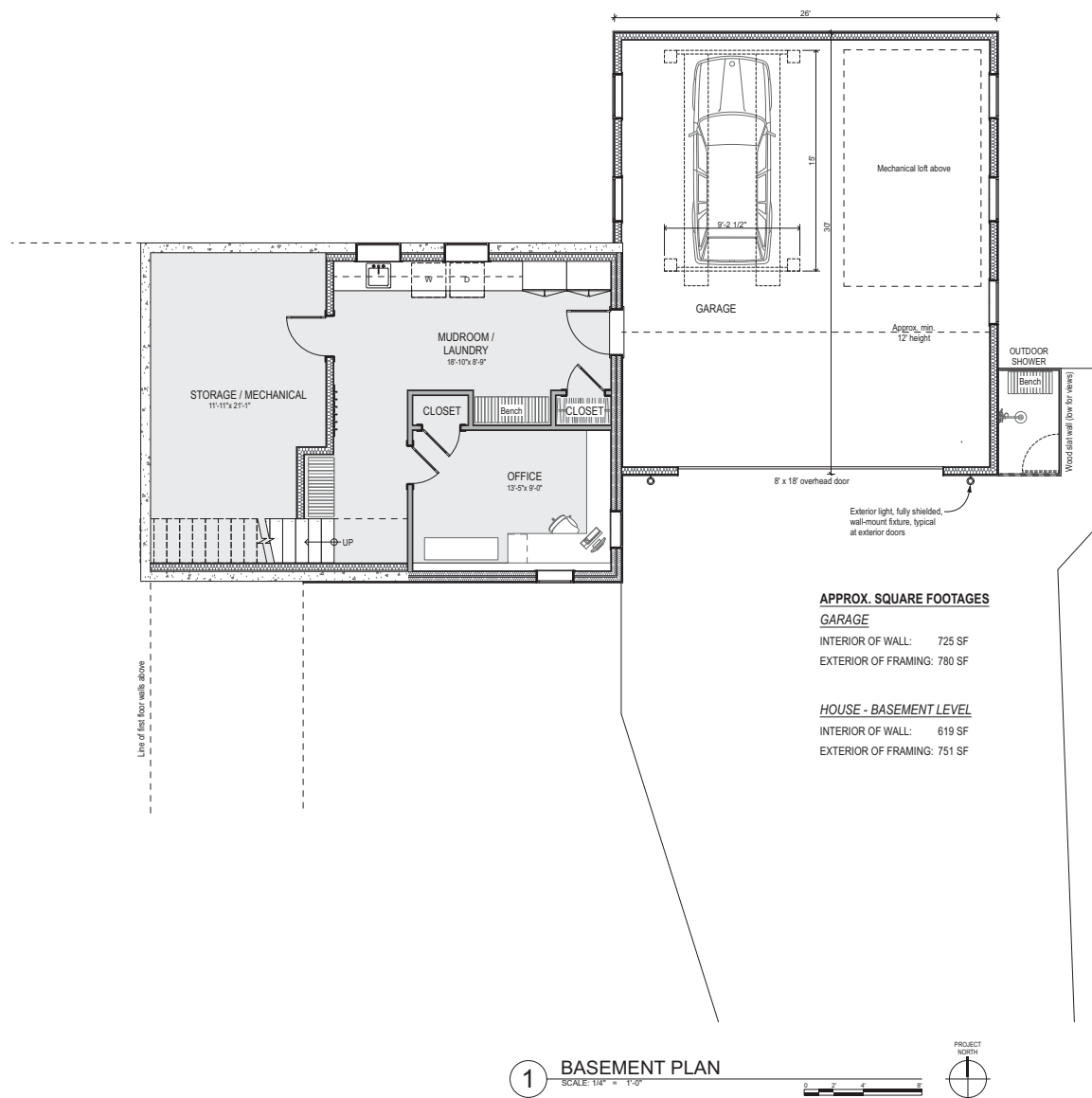
Rev ID	ID	Description	Date

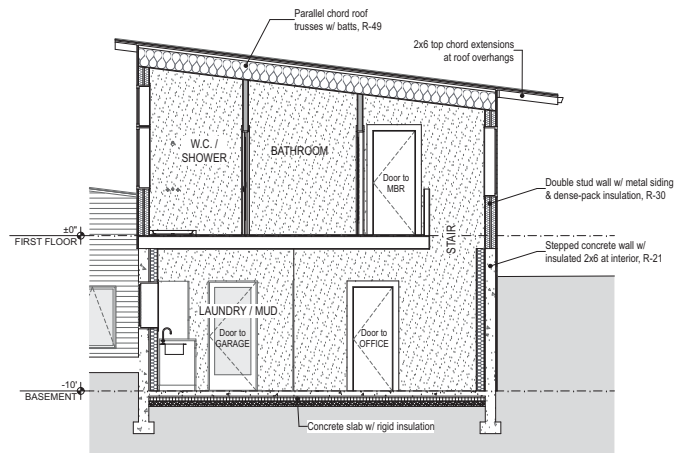
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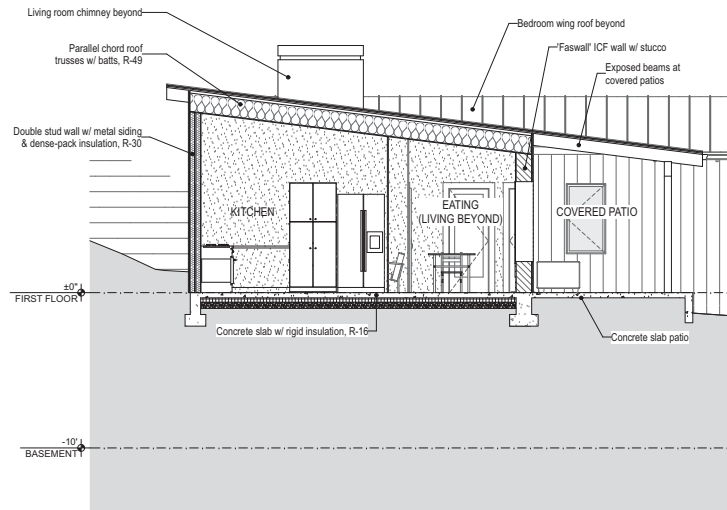
**A-3**

LAND USE APPLICATION  
Plotted On: 4/9/19





1 SECTION AT BEDROOM WING  
SCALE: 1/4" = 1'-0"



2 SECTION AT KITCHEN WING  
SCALE: 1/4" = 1'-0"



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Issue		Date
LAND USE APP		8/13/19
Rev ID	Description	Date

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PRELIMINARY:  
NOT FOR  
CONSTRUCTION

Sections

A-4

LAND USE APPLICATION  
Plotted On: 4/9/19



VIEW A: HOUSE FROM DRIVEWAY - LOOKING NORTHWEST



VIEW B: HOUSE FROM DRIVEWAY - LOOKING NORTH

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**PRELIMINARY:  
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3D Views

**A-5**

LAND USE APPLICATION  
Plotted On: 4/9/19