Land Use Application

Applicant(s): Jeri Rutherford

Property Owner(s): Raymond Backen & Jeri Rutherford

Mailing Address: 5898 N. Bremerton Pl
Boise, ID 83714

Mailing Address: same

Phone: 208-866-5313

Phone: same

Email: jeri@Rideouttech.com

Email: same

RECEIVED
JUN 10 2019
Columbia River Gorge Commission

Location of property:

Township: 3N

Range: 11E

Parcel address: 24 Locke Rd.

Section & Qtr. Section: E½ NE¼ SW¼ NE¼

County: Klickitat

Tax Lot No(s).: 03113452000400

Parcel Size (acres): 5 acres

Existing use of parcel: Not developed

Use of adjacent parcels: 2 parcels are single family homes on 5 ac. and 10 ac parcels. Remaining parcels are managed by USFS. one parcel is 80 acres that is not developed.

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.

An existing road, NFS Road 1828-122 ties into an easement to our property, lot # 03113452000400. We wish to gravel the NFS road and extend it on the surveyed easement to our property. This will become our driveway. See the attached site map/plan. We also wish to tie into ~~our~~ the existing underground power box, and trench to the new power vault. One culvert will be installed on USFS land to manage the

intermittant stream. (See attachment # 2 & #3)
All trenching done to utility standards.
This road will follow the existing road then follow the hillside contours, not to exceed 7% slope with minwal trimming only as needed. No net change in material excavated/fill.

A new house with dettached garage & a Ag building.

The home will be 3 bedrooms with 3½ bathroom. The home is 40 x 48 with a daylight basement on one side. The garage is 10 feet to the east. The house height is 26 ft. The garage height is 24' with a shed roof. Ag building is 26 ft height, 25 x 40 feet footprint. Proposed color is dark gray/green of stucco with stone overlay on corners. Roofing to be comp. brown. Siding on Ag building T-1,11 painted the same as home.

Roofing over the east side of home will be a living roof of native glasses.

There will be no net change on exavated materials

This land was very densely forested. The land will be cleared to DNR standards (to reduce fire hazard). Yet, natural clumps of mature trees will be left to provide the sub-dominant screening to the home. The Ag building will be completely screened by exisiting trees.

Rutherford Property – Ag Business Plan

This 5-acre property is planned to be a mixed use residential/agriculture property. The residential component is referenced in the building plans. The agricultural component is outlined in this plan.

The property owners are planning on down-sizing and relocating their Montana agricultural operations to this White Salmon property.

They are planning on bringing the following livestock to the property:

- 5 Highlander cows. In the spring this would be 5 cow/calf pairs
- 8 Boer and Alpine goats. In the spring, a small number of kids would be added to this number
- 1 Jenny mule. This is for predator protection for the goats

The Ag barn has been designed with this type of livestock loading in mind. Including areas for hay, bedding, tack and equipment storage, livestock housing and an ag operations area.

The 5 acres will be cross-fenced (temporary and permanent fencing) to provide for isolation of the residential area and rotation of the livestock.

In addition to livestock, their will be a residential garden within the area defined for the residence.

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: Jeri Rutherford date 4-19-18

date

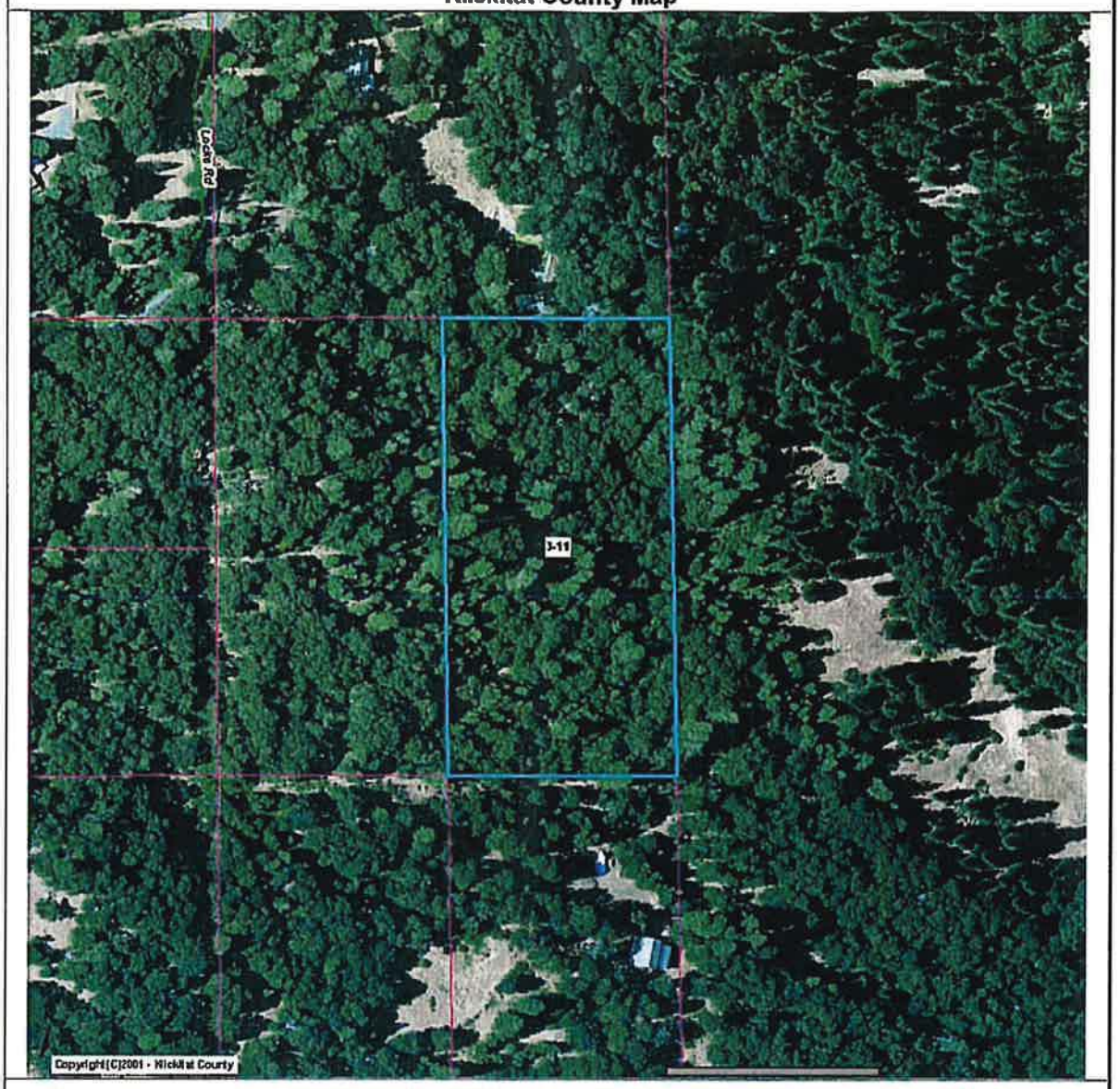
Property owner(s) signature: Jeri Rutherford date 4-19-18

date 4/19/18

Adjacent property owners (continued):

Township, Range, Section, Tax Lot Number	Name, Address, and E-mail (if possible)
USFS	Contact: Miki Fujikawa
Tax ID 03113454000100	902 Wasco Ave, Suite 200
Tax ID 03113452000300	Hood River, OR 97301
(W)	mfujikawa@fs.fed.us
	541-308-1714
Tax ID 03113452000100	Khalia Azar
(N)	14351 S.E. King Rd
	Happy Valley, OR 97086-6032
Tax ID 03113400000100	Carol Rosenberg
(E)	99 Fernwood Dr.
	San Francisco, CA 94127
03113400000200	Charles Bloom
(S)	P.O. Box 2571
	White Salmon, WA 98672
03113453000400	Robert Marsh
(NW)	P.O. Box 566
	Oakley, UT 84055-0566

Klickitat County Map



LEGEND

- City
- County
- Other Govt
- Private
- State
- Creek
- River
- 23 Sections
- Parcels
- 6-10 Twp_Rge
- City Limits
- Towns
- Transmission
- Railroad

1 NORTH ELEVATION
1/4" = 1'-0"

2 SOUTH ELEVATION
1/4" = 1'-0"

12.15 Design, LLC
Building Transforming Planning

ARCHITECT STAMP

RUTHERFORD RESIDENCE
WASHINGTON

PRELIMINARY ELEVATIONS

VERIFY SCALES
THIS BAR IS 1 INCH ON ORIGINAL DRAWING
0 1"
IF NOT 1 INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

REVISIONS

NO.	REMARKS

CHECKED BY	Checker
DATE	02.06.2017
DRAWN	Author
JOB NO.	001

SHEET NUMBER
002

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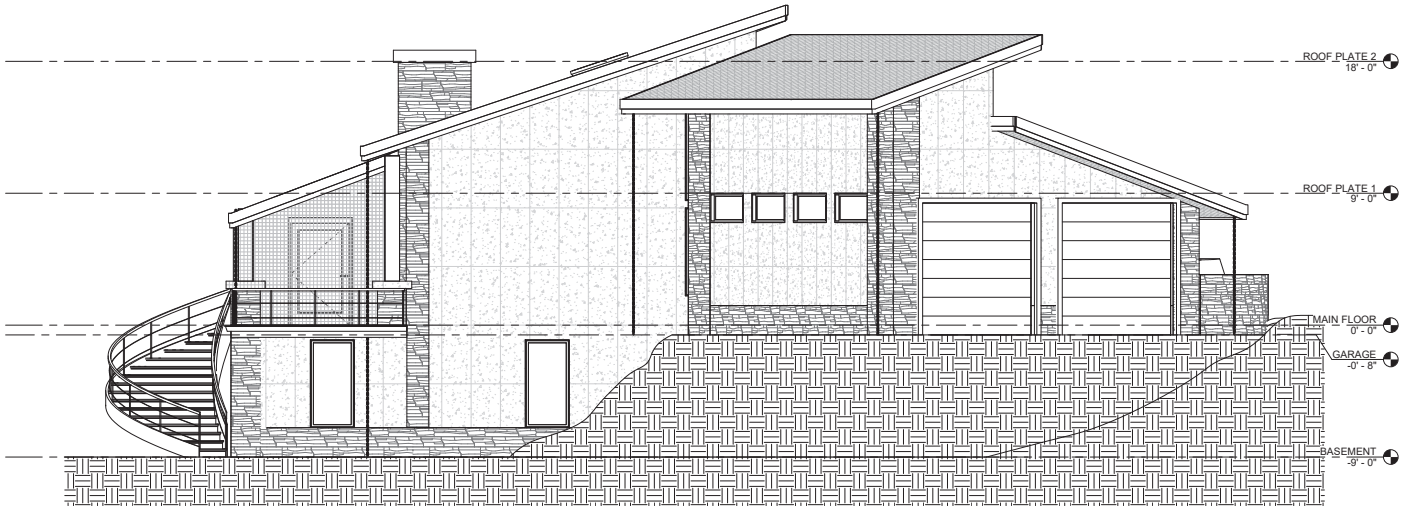
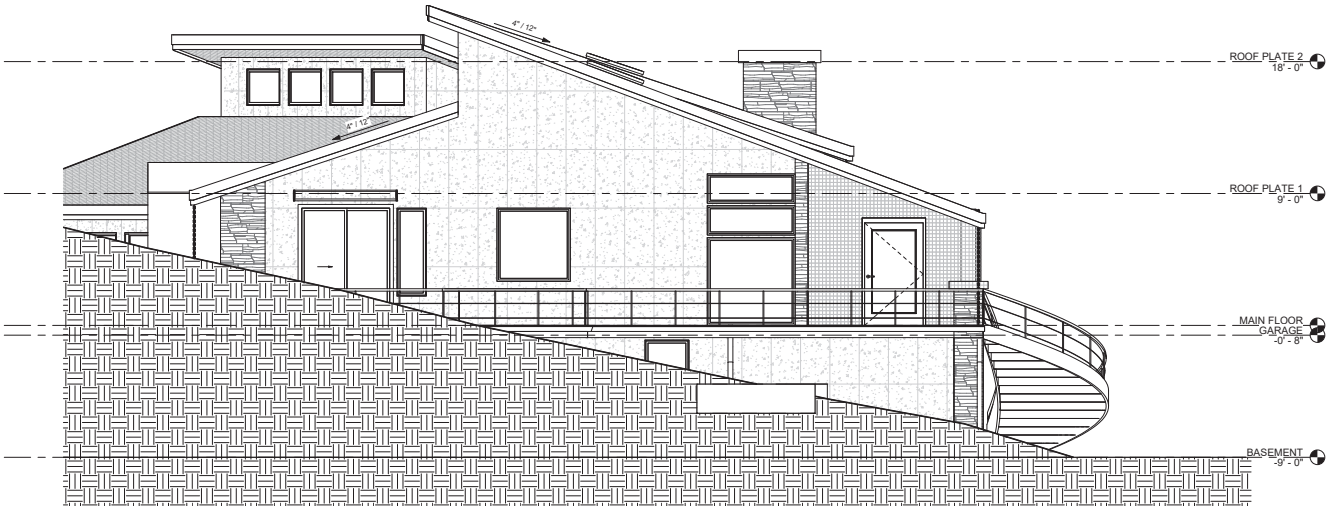


1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

12.17.2019

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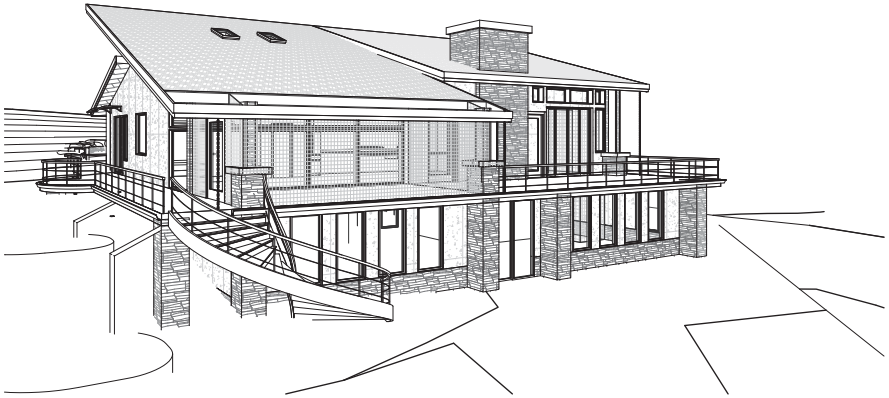

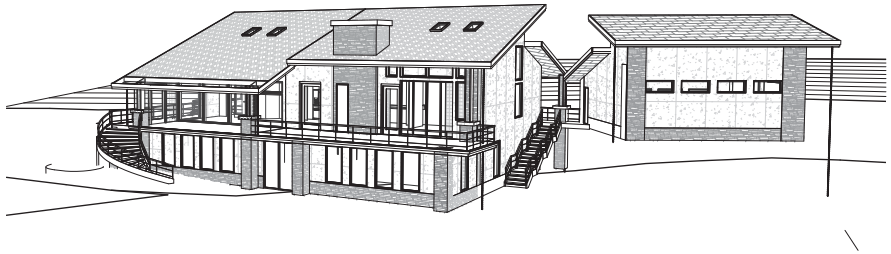

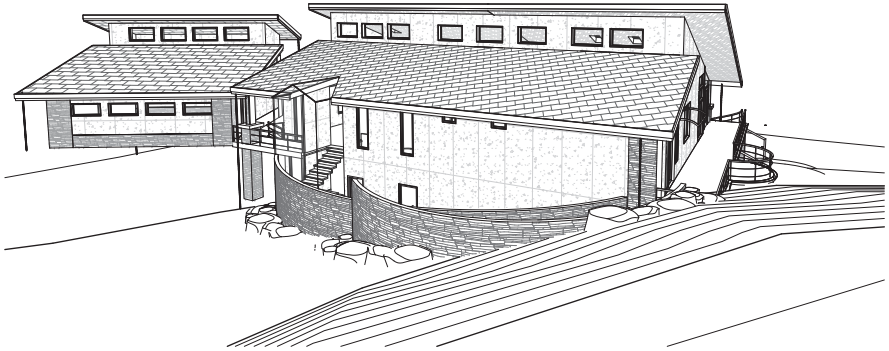

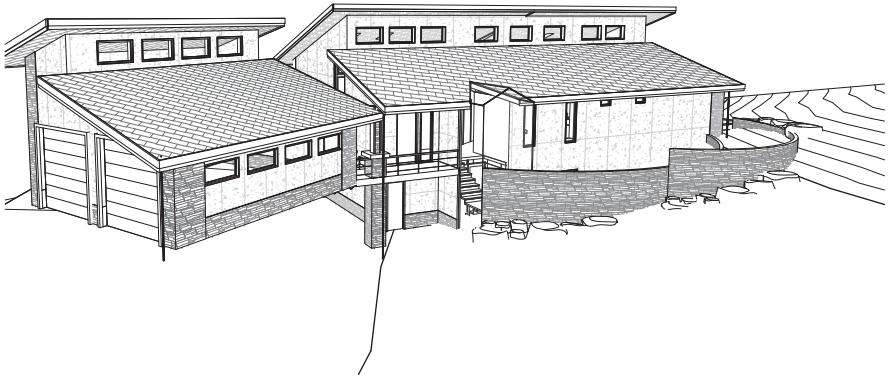

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3D VIEWS

VERIFY SCALES
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REVISIONS

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JOB NO.	001

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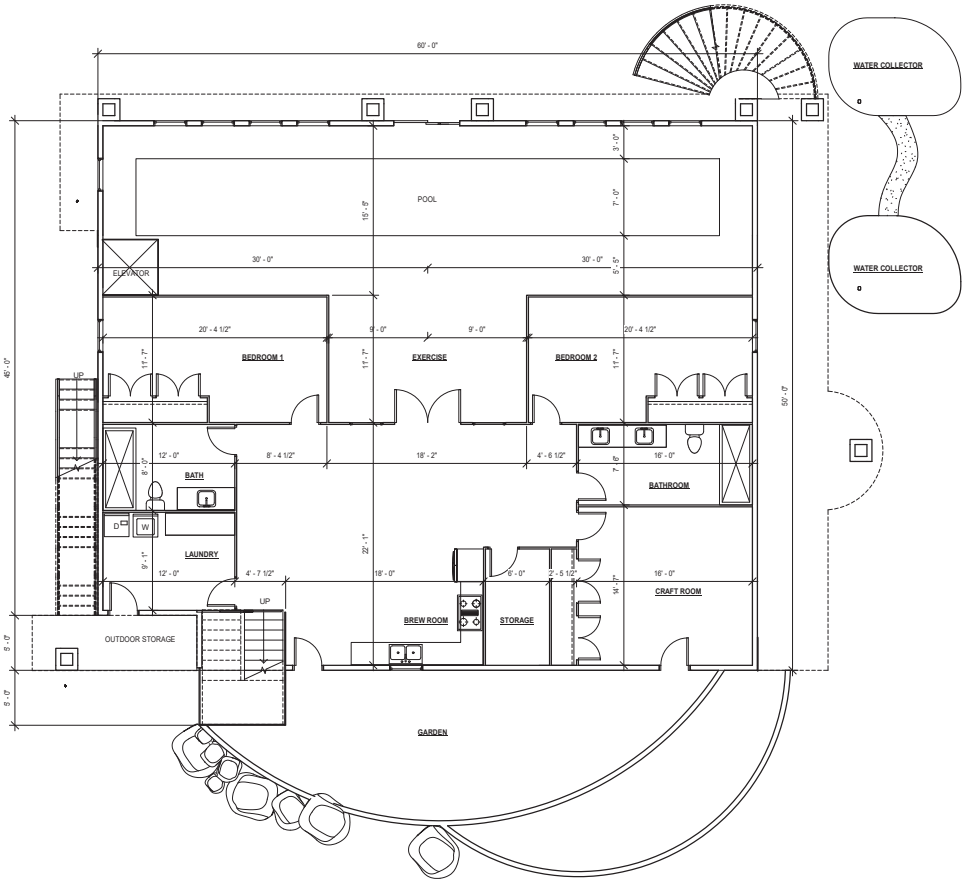

1 0 - BASEMENT
3/16" = 1'-0"

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WASHINGTON

PRELIMINARY FLOOR PLAN

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DATE	02.06.2017
DRAWN	Author
JOB NO.	001

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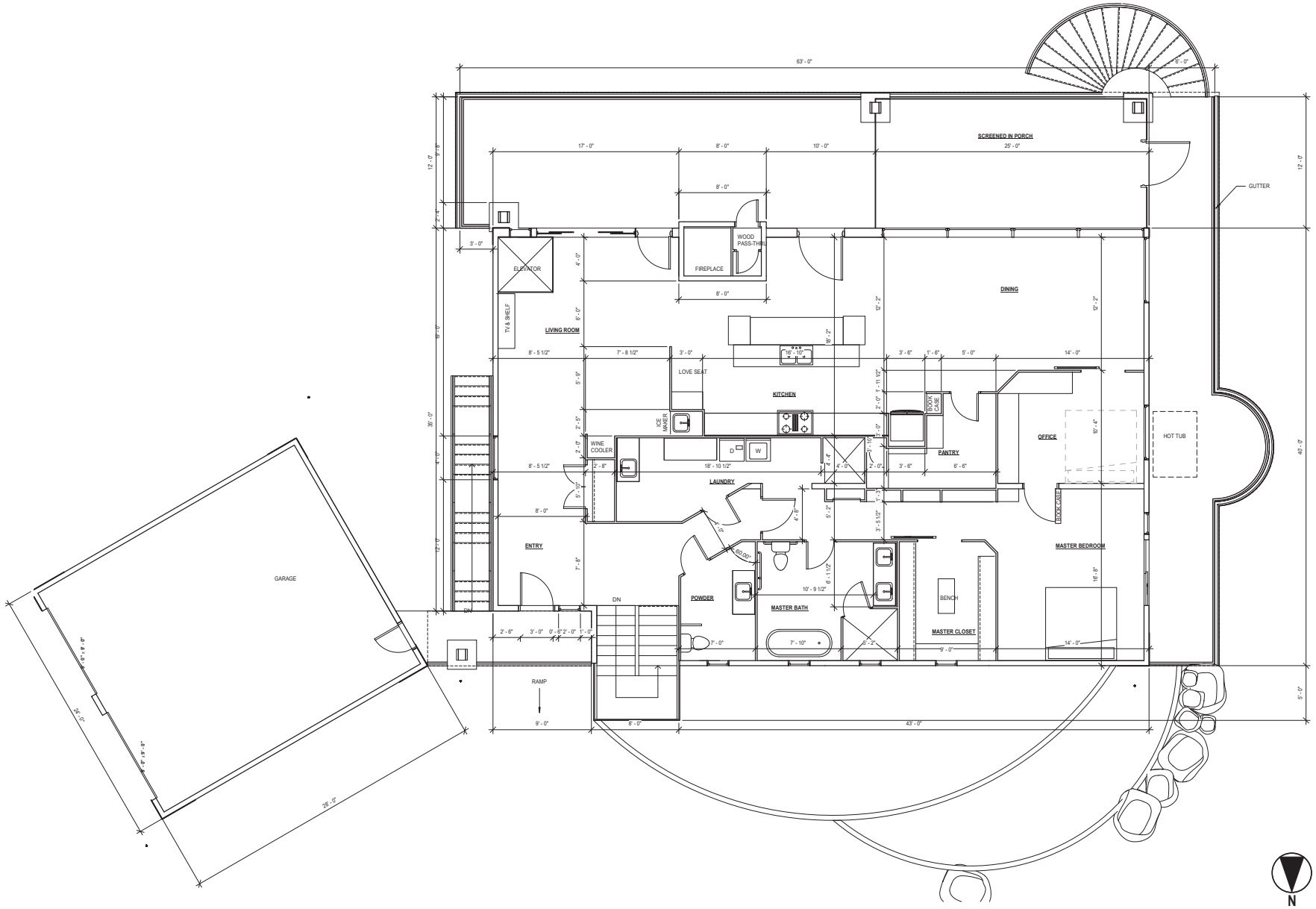

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RUTHERFORD RESIDENCE
WASHINGTON

PRELIMINARY FLOOR PLAN

VERIFY SCALES
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REVISIONS

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DRAWN	Author
JOB NO.	001

SHEET NUMBER
001

12.17.2019

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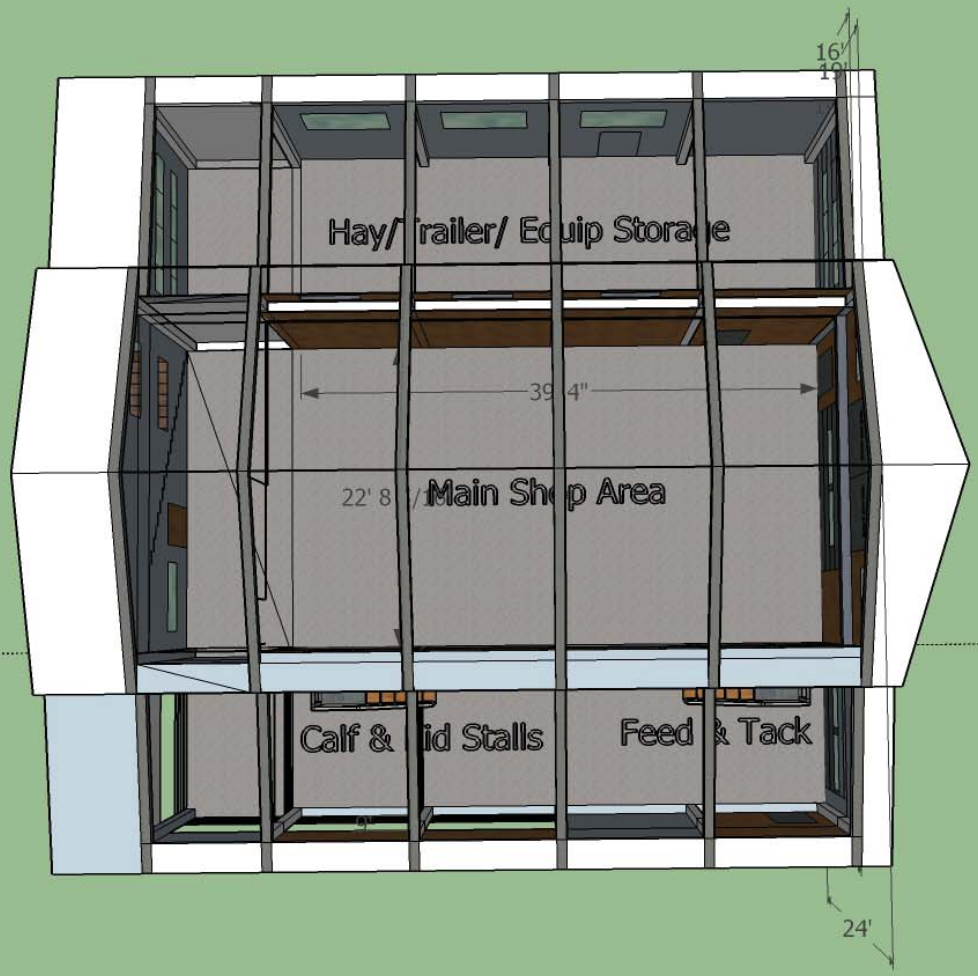
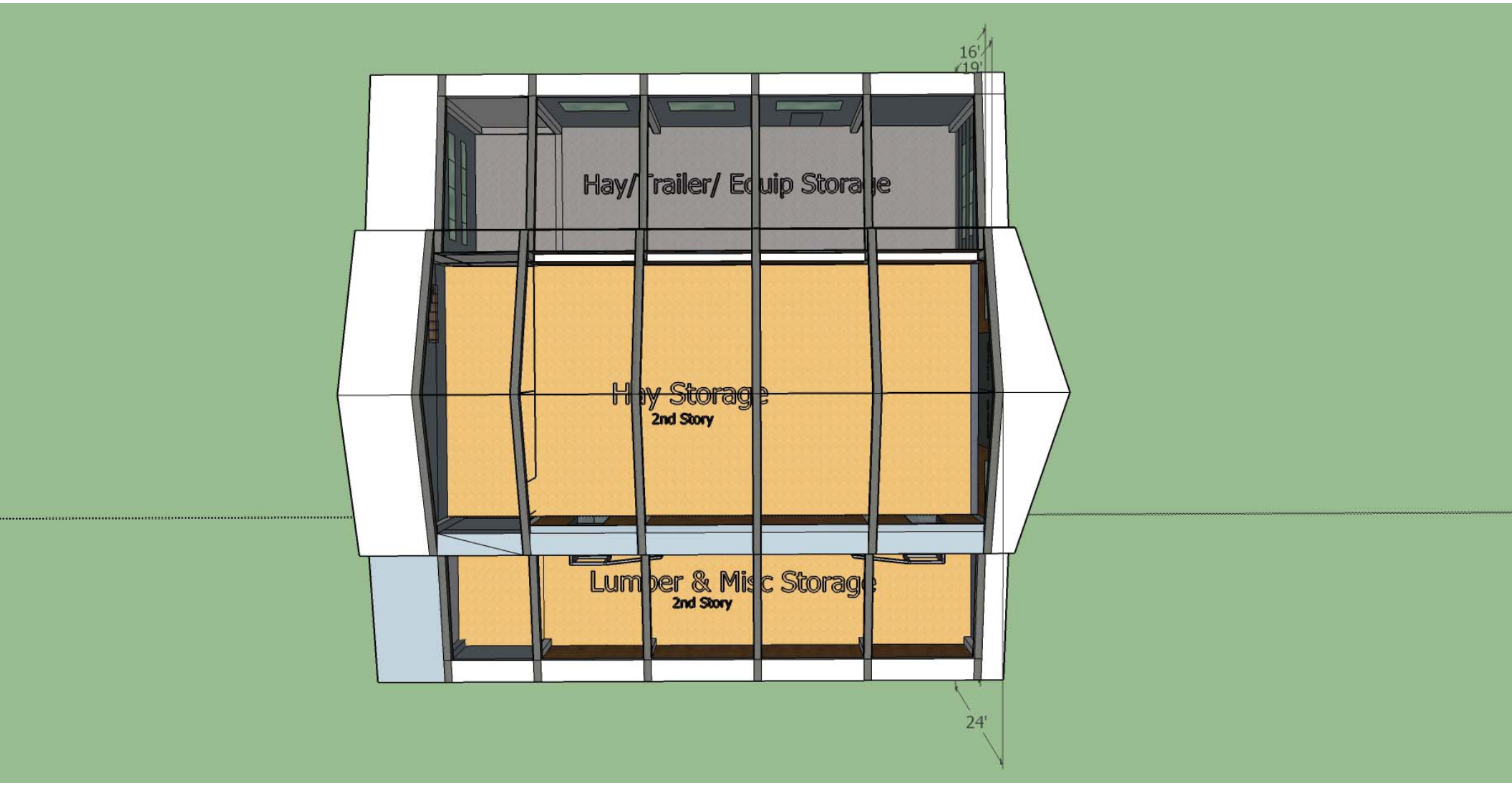
19'
16'
14'
14
48'

9'
50'

Sliding Barn Door
Sliding Barn Door
24'
14'
12'
24'
14'
14'
19'
16'

24'
14'
9'
12'
48'


16'
Hay/ Trailer/ Equip Storage
39' 4"
22' 8"
Main Shop Area
Calf & Kid Stalls
Feed & Tack
24'


16'
19'
Hay/ Trailer/ Equip Storage
Hay Storage
2nd Story
Lumber & Misc Storage
2nd Story
24'

GRADING PLAN

PROJECT OVERVIEW – RESIDENCE / DRIVEWAYS / BARN
PARCEL No. 03113452000400
THE E1/2 OF THE NE1/4 OF THE SW1/4 OF THE NE1/4
SECTION 34, T3N, R11E, W.M., KLICKITAT COUNTY, WASHINGTON

NOTES

-TOPOGRAPHIC DATA AND BOUNDARY PROVIDED BY KLEIN & ASSOCIATES WORK PERFORMED SEPTEMBER, 2019.

-NO FIELDWORK PERFORMED FOR THIS PROJECT BY BELL DESIGN COMPANY.

-NOT INTENDED TO BE RECORDED.

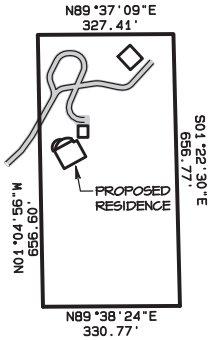
-VERTICAL DATUM BASED ON NAVD88.

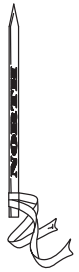
OWNER

JERI RUTHERFORD
5898 N. BREMERTON
BOISE, ID 83714

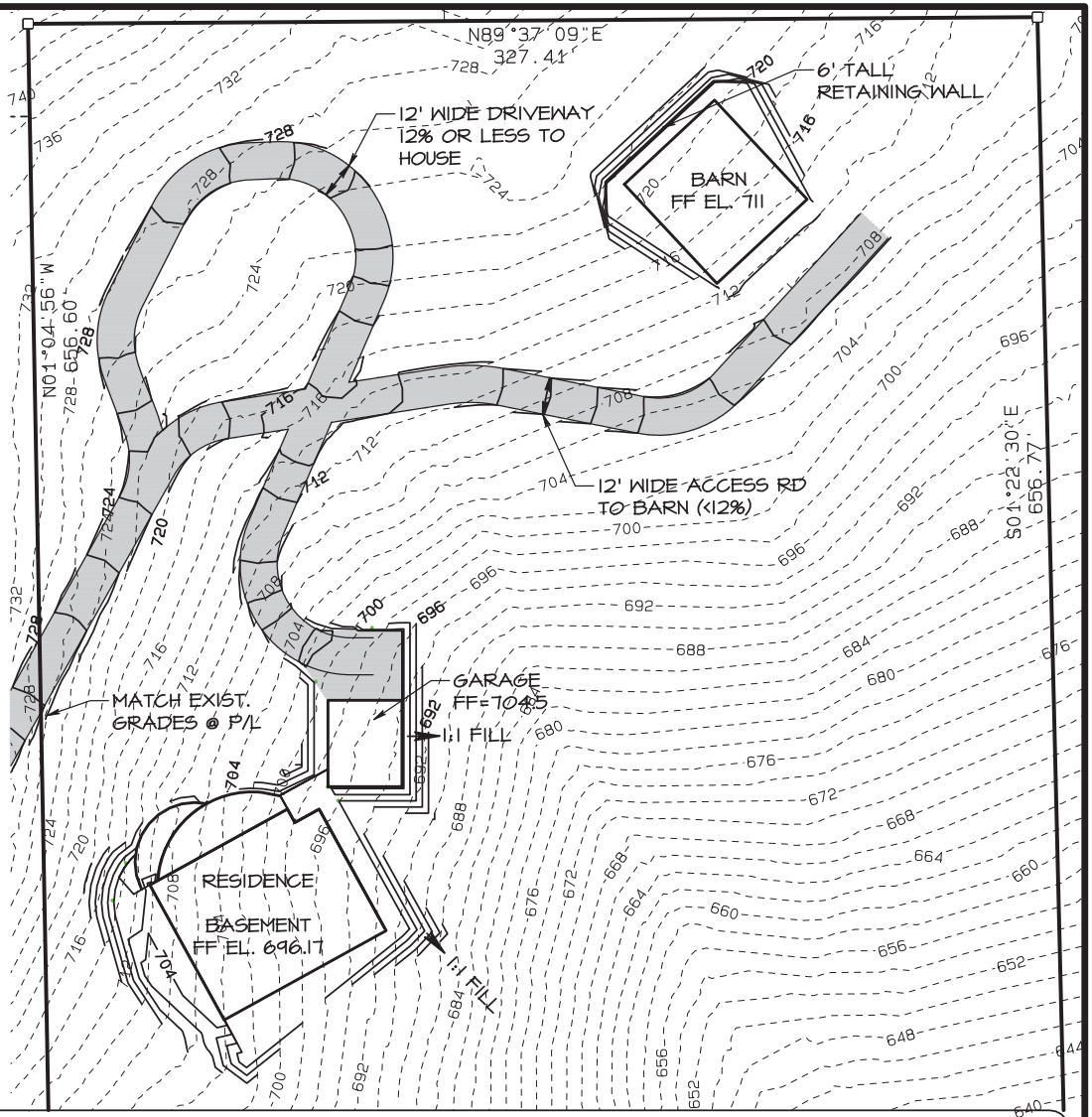
PROPERTY ADDRESS / LEGAL

LOT 4 SP 80-11, AFN 176750
HOUSE LOCATION APPROX.
1000' FEET NORTH OF COURTNEY RD.
KLICKITAT COUNTY, WASHINGTON





HORIZONTAL SCALE 1"=40'
CONTOURS @ 2' INTERVALS



Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

BELL DESIGN COMPANY
CIVIL ENGINEERING LAND SURVEYING
belldesigncompany.com
541-493-3666

DATE	DESCRIPTION	BY
1/20	DRAFT	HDK
1/20	REVIEWED	ARB

CLEAR & GRADE PLAN
FOR JERI RUTHERFORD
WASCO COUNTY, OREGON

SHEET: 1 OF 3
PROJECT: 19B299
DATE: Jan 2020

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GRADING PLAN

RESIDENCE / GARAGE DETAIL
PARCEL No. 03113452000400
THE E1/2 OF THE NE1/4 OF THE SW1/4 OF THE NE1/4
SECTION 34, T3N, R11E, W.M., KLICKITAT COUNTY, WASHINGTON

OWNER

JERI RUTHERFORD
5898 N. BREMERTON
BOISE, ID 83714

PROPERTY ADDRESS / LEGAL

LOT 4 SP 80-11, AFN 176750
HOUSE LOCATION APPROX.
1000' FEET NORTH OF COURTNEY RD.
KLICKITAT COUNTY, WASHINGTON

EARTHWORK GRADING VOLUMES RESIDENTIAL AREA

Excavation Volume	Fill Volume
771 (yd3)	674 (yd3)

EARTHWORK GRADING VOLUMES BARN AREA

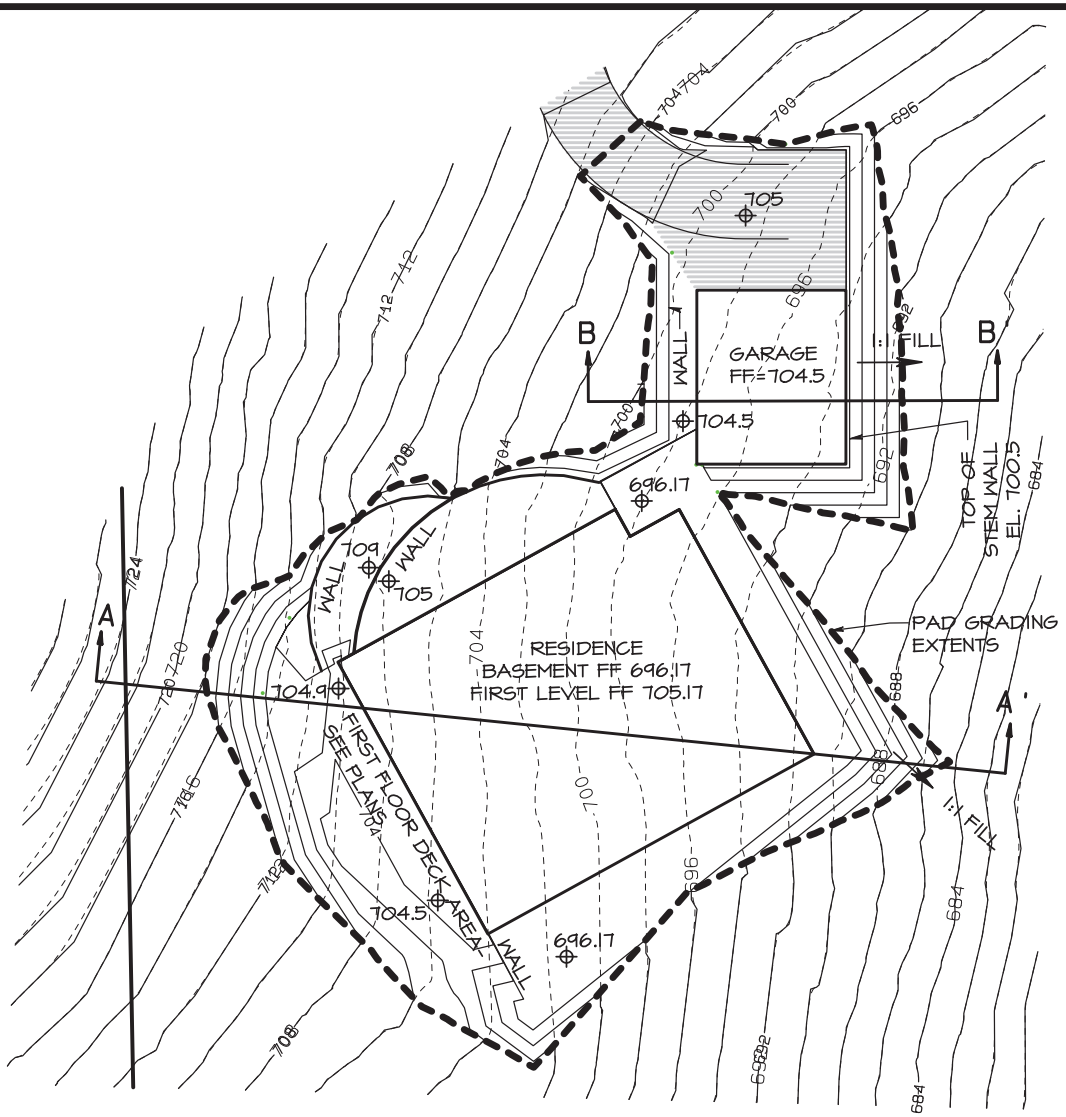
Excavation Volume	Fill Volume
751 (yd3)	0 (yd3)

EARTHWORK GRADING VOLUMES - 870 LF OF PRIMARY DRIVEWAY AND BARN ROAD

Excavation Volume	Fill Volume
173 (yd3)	134 (yd3)

TOTAL EARTHWORK VOLUMES

Excavation Volume	Fill Volume
1,695 (yd3)	808 (yd3)



HORIZONTAL SCALE 1"=20'
CONTOURS @ 2' INTERVALS

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CLEAR & GRADE PLAN
FOR JERI RUTHERFORD
WASCO COUNTY, OREGON

SHEET: 2 OF 3
PROJECT: 19B299
DATE: Jan 2020

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GRADING PLAN

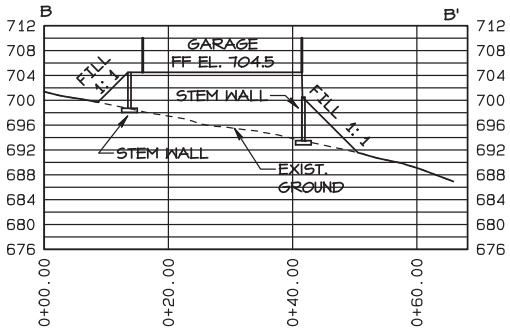
CROSS SECTIONS & NARRATIVE
PARCEL No. 03113452000400
THE E1/2 OF THE NE1/4 OF THE SW1/4 OF THE NE1/4
SECTION 34, T3N, R11E, W.M., KLICKITAT COUNTY, WASHINGTON

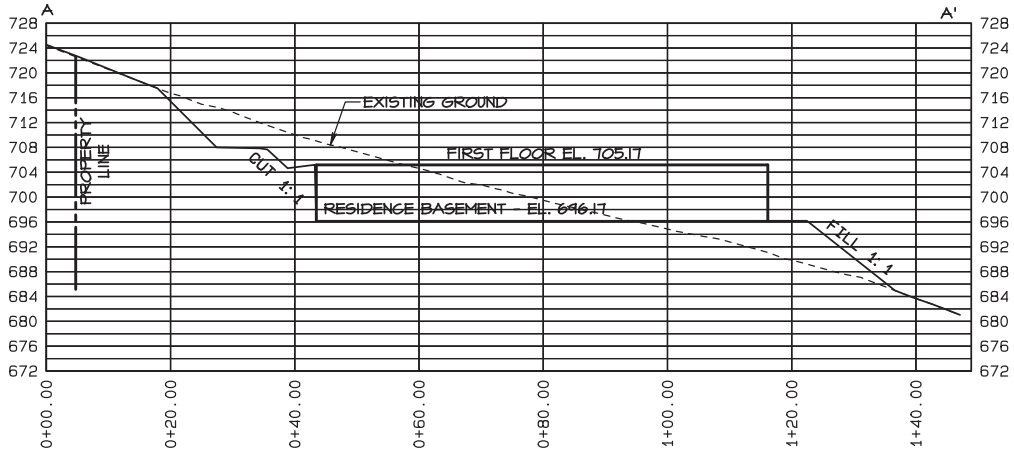
OWNER

JERI RUTHERFORD
5898 N. BREMERTON
BOISE, ID 83714

PROPERTY ADDRESS / LEGAL

LOT 4 SP 80-11, AFN 176750
HOUSE LOCATION APPROX.
1000' FEET NORTH OF COURTNEY RD.
KLICKITAT COUNTY, WASHINGTON





NARRATIVE

AN AREA 9,500 SF WILL BE GRADED FOR A RESIDENCE, GARAGE & PARKING.
THE LARGEST CUT WILL BE 13' AND THE LARGEST FILL WILL 7'.

700 LF OF A 12' WIDE DRIVEWAY AT A MAX. 12% SLOPE WILL BE CONSTRUCTED TO THE RESIDENCE, AND ALSO THE BARN SITE FROM AN EXISTING ROAD TO THE SOUTHWEST.

THE ROAD SURFACE WILL CONSIST OF 12" OF ROCK/GRAVEL ADDED, OR 315 YDS ADDED TO GRADED SURFACE.

THIS GRADING PLAN DOES NOT PROVIDE STRUCTURAL DESIGN, DRAINAGE SOLUTIONS, OR RETAINING WALL ANALYSIS.

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

BELL DESIGN COMPANY
belldesigncompany.com
541-493-3666
CIVIL ENGINEERING LAND SURVEYING

DATE	DESCRIPTION	BY
1/20	DRAFT	HDK
1/20	REVIEWED	ARB

CLEAR & GRADE PLAN
FOR JERI RUTHERFORD
WASCO COUNTY, OREGON

SHEET: 3 OF 3
PROJECT: 19B299
DATE: Jan 2020

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GRADING Narrative

1. Road construction will be along an existing road bed build around 1911. No significant changes other than improving the drainage will take place on the road

2. The existing road ends at the western property boarder. Drive way construction will take place along the natural hillside contours, never exceeding a 7% slope

3. Straw wattles will be used for sediment containment as needed at the intermillant stream bed.

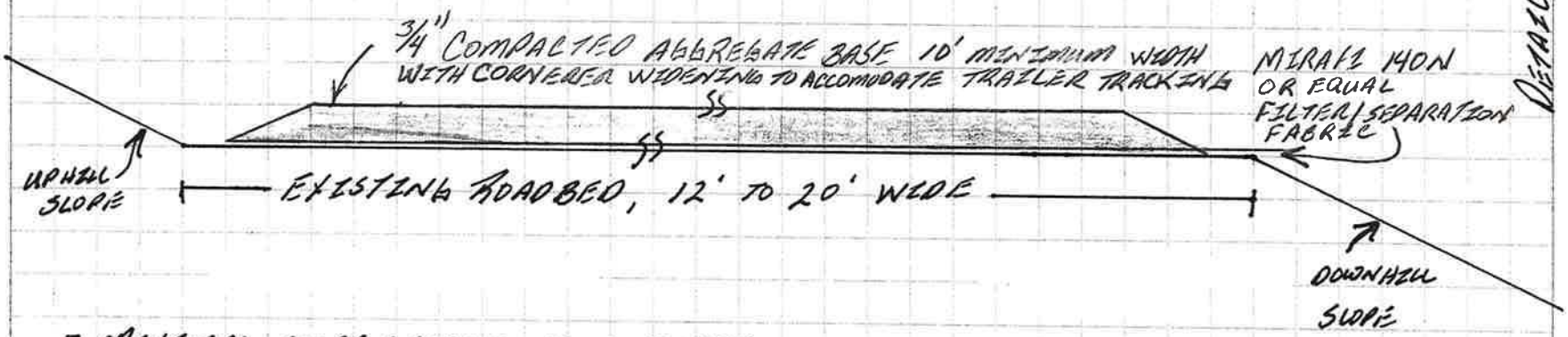
4. Power and communication lines will be installed under the roadbed

5. Replanting of road side will be done with Blue joint and fescue. Road will be screened with the existing mature forest trees

GENERAL CONTRACTOR / CONSTRUCTION MANAGER / DESIGN BUILDER
3330 E. Louise Drive, Suite 300, Meridian, ID 83642
Phone (208) 362-3040 FAX (208) 362-3113
www.esiconstruction.com
ESI ENGINEERED STRUCTURES INC.

PROJECT: JERI RUTHERFORD PROPERTY ACCESS IMPROVEMENT JOB #: WS1801
SUBJECT: PROPOSED IMPROVEMENTS TO NFS ROAD NO. 1828-122 DATE: 3/8/18

Attachment #2



- MINIMAL SLOPE GRADING IS EXPECTED
- CLEARING/TRIMMING ONLY AS NEEDED TO PROVIDE A TRUCK CLEARANCE ENVELOPE ABOVE + BESIDE THE ROAD
- EXISTING ROADBED TO REMAIN IN-PLACE W/ MINIMAL DISTURBANCE
- NO WORK ANTICIPATED OUTSIDE OF 30' EASEMENT WIDTH
- POWER + COMMUNICATION LINES INSTALLED PER UTILITY STANDARDS IN SEPERATE EASEMENT

DETAIL 1 of 2

RLB