

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

CASE FILE: Minor Change to C20-0006

MINOR CHANGE

APPLICANT: Daniel Eckstein

ORIGINAL

APPLICANT: Charles Bloom

LANDOWNER: Daniel Eckstein

ORIGINAL

PROPOSAL: The Columbia River Gorge Commission has received an application for a replacement dwelling.

MINOR CHANGE

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

1. Reconfigure the size and location of the single-family dwelling from 3,883 sq ft and 23 ft tall to 3,605 sq. ft. and 26 ft. tall.

LOCATION: The subject parcel is approximately 5 acres, located at 80 Courtney Road, White Salmon, Washington, in the northeast quarter of Section 34, Township 3 North, Range 11 East, Willamette Meridian, Klickitat County. Tax Lot 03-11-34-0000-02/00.

LAND USE

DESIGNATION: Special Management Area – Agriculture

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 C20-0006, the request for a minor change by Dan Eckstein 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 ~~strikeout 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 C20-0006, 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-National 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 garages, workshops, or other accessory structures, additions, alterations, or grading not included in the approved application or site plan will require a new application and review.
4. The developments 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. All exterior building materials, including roof, doors, siding, trim, exposed concrete, window casings and sashes, decks, and railings shall be dark earth-tone colors. Only

approved dark earth-tone colors for exterior materials shall be used. The following colors submitted by the applicants for the exterior of the house are consistent with this condition and are hereby approved:

Exterior Wood:	<u>Cabot's Semi Solid Dark Slate</u> Natural Coatings, Brackish Brow
Exterior Metal:	<u>Taylor Metal's Dark Bronze (#SRI 22)</u> Bridgersteel Rustic Rawhide
Roof:	PVC 80 mil in BLACK or gravel ballast Corten steel Pre-Weathered
Window Casings:	Black

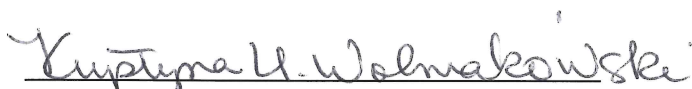
Any proposed changes to these colors shall be submitted to the Gorge Commission for consistency review with this condition of approval. The color of the development shall be maintained by painting and staining as necessary to maintain the approved color.

6. All exterior building materials including roof, doors, siding, trim, window casing and sash, decks, and railings shall be nonreflective or have low reflectivity. Any exterior metal materials shall be painted with low-gloss black colored finish and maintained as necessary to ensure that the material is non-reflective.
7. All windows shall be composed of low-reflectivity glass. A reflectivity rating of 11% is required. The wood screening shall be constructed as proposed in the approved elevation drawings and remain in place permanently. The screening may have multiple positions as shown in the approved elevation drawings, but the screening positions shall function as proposed and not overlap.
8. Nine exterior lights are indicated on the site plan and application materials. All outdoor 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.
9. The applicant shall implement and comply with the proposed mitigation measures and best management practices described in the approved mitigation plan (*Underwood Conservation District, 2021*).
10. Restoration and enhancement efforts shall be completed no later than one year after the sensitive resource or buffer zone has been altered or as soon thereafter as is practicable.
11. The following mitigation measures are required to enhance habitat for Oregon white oak and western gray squirrel:
 - A. Do not cut any tree containing a gray squirrel nest. WDFW recommends a 50-ft no-cut buffer around nest trees to maintain an interlocking tree canopy and minimize disturbance.
 - B. Do not cut Oregon white oak. The landowner is encouraged to reduce hazard

fuels throughout parcel, including surface and ladder fuels, and by thinning out dense tree stands.

- C. Promote “oak release” by removing overtopping and encroaching conifers from the vicinity of oak trees on the subject parcel, thereby reducing the competition for light, water, and nutrients.
12. Except for dead trees or other dead vegetation that may pose a hazard, all existing mature vegetation on the site shall be retained and maintained, and as indicated on the approved site plan.
13. All disturbed areas shall be reseeded with native grasses and forbs. Disturbed areas shall be revegetated immediately upon completing the project (or as soon as possible thereafter if the project is completed during the winter months) with at least 80 percent vegetative coverage within 1 year. The Commission encourages the applicant to use a seed mix from the *Recommended Seed Mixes for East Side Environments*, which is included as an attachment to this Director’s Decision.
14. 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.
15. 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.
15. The applicant shall notify the Gorge Commission within 30 days of project completion to arrange for a **FINAL INSPECTION** to confirm compliance with all of the conditions of approval. Project completion means completion of all work to the exteriors of structures (including painting). The applicants shall arrange the inspection by calling the Gorge Commission at (509) 493-3323 or info@gorgecommissin.org. Each inspection may take up to seven business days from the time of calling for the inspection.

DATED AND SIGNED THIS 7 day of November 2022 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 7 day of November 2024 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 December 2022.

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.

c: 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
Steve McCoy, Friends of the Columbia Gorge
Amber Johnson, WDFW
Aaron Levinson, neighbor
Marilyn Levinson, neighbor
Jeri Rutherford, neighbor

Attachments:

Staff Report for C20-0006
Approved site plan and elevation drawings
International Dark-Sky Association example sheet of acceptable & unacceptable light fixtures
Recommend Seed Mixes for East Side Environments
Mitigation Plan (Underwood Conservation District, 2021)

COMMENTS FROM INDIVIDUALS/AGENCIES/GOVERNMENTS:

Notice of the original subject request was mailed to property owners within 200 feet of the subject parcel and the following organizations/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 (USFS NSA)
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
Skamania County
Washington Natural Heritage Program
Washington Department of Fish and Wildlife
Friends of the Columbia Gorge

Written comments were received from:

Chris Donnermeyer, Heritage Resource Program Manager, USFS NSA
Steve McCoy, attorney, Friends of the Columbia Gorge
Amber Johnson, WDFW
Aaron Levinson, neighbor
Marilyn Levinson, neighbor
Jeri Rutherford, neighbor

AMENDED FINDINGS OF FACT AND CONCLUSIONS AND ANALYSIS OF CONSISTENCY OF PROPOSED CHANGES: *(Note: Findings and Conclusions with changes are shown with strikethrough 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

4. Commission Rule 350-81-082(2) requires the structure to be replaced must be an “existing structure.” Commission Rule 350-81-020(62) defines existing use or structure as:

Any use or structure that was legally established. "Legally established" means:

(1) the landowner or developer obtained applicable land use and building permits and complied with land use regulations and other laws that were in effect at the time the use or structure was established, or that were in effect at the time the landowner or developer corrected an improperly established use or structure;

(2) the use or structure was initially operated or constructed according to those applicable permits, land use regulations and other laws, or has been operated or constructed according to permits obtained to correct an improperly established use or structure; and

(3) any changes to the original use or structure must comply with all applicable permit requirements, land use regulations and other laws that were in effect at the time the change was established.

The permitting history for the existing dwelling is complicated and disjointed and shows both non-compliance with applicable law and compliance with applicable law. Klickitat County’s many actions recognizing the existing dwelling lack documentation and explanation.

On May 13, 1982, the Klickitat County Building Department issued a building permit to June Stockman for construction of a permanent 3-bedroom residence (Permit #B6032). That same year, the Southwest Washington Health District issued a sewage disposal permit for the same parcel. The sewage disposal permit did not identify a building that the permit applied to.

On June 23, 1983, the Klickitat County Building Department issued a permit to June Stockman allowing a temporary mobile home on the property (Permit #MP1956). A

condition of approval stated, “Must have unit removed at such time as dwelling under construction inhabited.”

The Klickitat County Assessor first assessed a mobile home on the property in 1983. The Klickitat County Public Utility District installed a new utility power pole (#34332) and transformer on the property in 1983.

On June 22, 1984, the Klickitat County Building Department issued a building permit to June Stockman for an “agricultural building – shop – garage” on the property (Permit #B6407). The Klickitat County Assessor first documented this building on the property in 1984. In 1986, the Klickitat County Assessor first assessed a living area above the garage. The Klickitat County Building Department has no record of permits or inspections for the living area.

On August 4, 1989, Skip Grimes, building inspector for Klickitat County Public Works sent a letter to John Stockman. In the letter, Mr. Grimes stated that very little progress had been made on Permit #B6032 (the 1982 permit for a permanent 3-bedroom residence), and accordingly it is expired. Mr. Grimes stated that Permit #BP6407 (the agricultural building) is nearly complete, and due to Mr. Stockman’s willingness to comply with all requirements including inspections, Permit #B6407 remains valid.

On January 25, 1991, Diane Gallagher at the Klickitat County Building Department, sent a letter to Realty World, regarding Permit #B6032 (the residence) and Permit #MP1956 (temporary mobile home). The letter confirms Permit #B6032 is expired, and states because no dwelling is being built, Permit #MP1956 is no longer temporary but considered a permanent placement, finalized on October 25, 1983, the date of Klickitat County Building Department’s final inspection.

On January 28, 1991, Sinclair Kinsey, a planner with the Columbia River Gorge Commission, sent a letter to Realty World, Klickitat County Building, Klickitat County Planning, and Klickitat County Assessor. Mr. Kinsey summarized a conversation with Mr. Grimes at the Klickitat County Public Works Department that the mobile home can remain as a permanent dwelling in lieu of a site-built home, and that the mobile home is legal and requires no additional permit. Mr. Kinsey stated that replacing the mobile home with a site-built home requires filing an application to the Commission Office for review. In the letter, Mr. Kinsey did not mention any work associated with Permit #B6407.

On December 7, 1993, the mobile home was moved off the subject parcel.

On March 8, 1994, the Washington Department of Labor & Industries received a Work Permit Application for a “Meter/Permanent Power installation -- inside previously approved” Only one house is identified on the permit application, and it is unclear what previously approved structure the permit application is referring to.

In 1995, the Klickitat County Assessor began assessing the existing dwelling as a ranch style home built in 1995.

In 2014, Cliff Fleury, a local resident of Courtney Road and realtor representing the Stockman's, contacted the Columbia River Gorge Commission to settle the discrepancies on the parcel and bring it into compliance. According to records provided by the Klickitat County Building Department, the existing dwelling on the parcel is not legally established on the subject parcel with a County building permit.

Gorge Commission legal counsel, Jeff Litwak, wrote a letter of response to Mr. Fleury on March 20, 2014, that stated in relevant part:

Nevertheless, Mr. Nichols [the Commission's Executive Director] believes there was some permitted residential use of the property as of the date of the National Scenic Area Act of 1986. This is based on documentation that the Commission has at this time...

Because Mr. Stockman undertook changes in use and construction activities without prior Scenic Area approval, the property is in violation of the National Scenic Area authorities and will need to be brought into compliance with the National Scenic Area standards, which require a land use application that applies for all development currently on the property. In reviewing the application, the Commission will begin with the presumption that there is an existing residential use on the property; however new research and documentation obtained through the development review process may definitively prove that assumption incorrect, in which case the residential use would need to be removed.

In June 2017, Charles Bloom contacted the Gorge Commission about the subject parcel and inquired about building on the parcel. Mr. Bloom spoke with Commission Planner Jason Hildreth. In an email message, dated June 15, 2017, Mr. Bloom explained that there were no documents clearly proving residential use. At the time, Mr. Bloom was working with Mr. Fleury as his realtor. In response, Mr. Hildreth replied to Mr. Bloom:

From my research, the former executive director decided that there is an established residential use on the property, it just needs to be legitimized through the land use application process. Therefore, if someone were to make a land use application for the property, they would not have to prove that there is a residential use, the former director already decided that. The application would still have to meet all the resource protection criteria that any project in the National Scenic Area must meet. In short, we do not need any documentation on your part to demonstrate the residential use. You would still need to resolve whatever issues Klickitat County might have with the property.

On July 3, 2017, Charles Bloom purchased the property from the Stockman's with a Statutory Warranty Deed (Recorded August 31, 2017, Klickitat County Auditor No. 1125404). Daniel Eckstein purchased the property from Charles Bloom on August 6, 2021 (Klickitat County Auditor No. E99420).

The property had a legally established residential use with Klickitat County prior to the date of the National Scenic Area Act. Klickitat County has continued to recognize the residential use of the property since the use was established. Staff finds, that while the property has a complicated history of compliance, the residential use has not discontinued and still exists. As such, the property is eligible for a replacement single-family dwelling.

CONCLUSION:

The replacement single-family dwelling and attached garage carport are allowed review uses, subject to Commission Rules 350-81-520 through 350-81-620 that protect scenic, cultural, natural, and recreation resources.

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.

B. SCENIC RESOURCES

1. Commission Rule 350-81-530(1)(a) includes design rules for lands within SMAs based on Landscape Setting, regardless of visibility from Key Viewing Areas (KVAs). The subject parcel is in the Oak-Pine Woodland Landscape Setting. Commission Rule 350-81-530(1)(a)(B) states:

Coniferous Woodland and Oak-Pine Woodland: Woodland areas shall retain the overall appearance of a woodland landscape. New developments and land uses shall retain the overall visual character of the natural appearance of the Coniferous Woodland and Oak-Pine Woodland landscape.

- (i) Buildings shall be encouraged to have a vertical overall appearance in the Coniferous Woodland landscape setting and a horizontal overall appearance in the Oak-Pine Woodland landscape setting.*
- (ii) Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native-appearing characteristics.*

The property is in the Oak-Pine Woodland landscape setting. Vegetation on the parcel consists of a mixture of mature Oregon white oak, interspersed ponderosa pine, and scattered Douglas fir with some open grassy areas particularly towards the center of the property. ~~Four small ponderosa pine trees will be removed to accommodate the building footprint.~~ All mature vegetation is being retained. With the retention of the existing trees around the house, the building will blend with the backdrop and not noticeably contrast with the landscape. The proposed dwelling and attached carport garage are 26 ft 23-ft tall with low sloping shed flat roofs, giving the building a low horizontal appearance, which is consistent with this rule.

A condition of approval is included requiring the applicant to retain existing tree cover on the property to preserve the overall appearance of an Oak-Pine Woodland landscape setting, except for dead trees or other trees that may pose a hazard.

To mitigate for alterations to the vegetative cover and natural characterizes of the site, consistent with this rule, another condition of approval is included requiring all areas disturbed during construction activities to be reseeded with native vegetation immediately upon completion the project (or as soon as possible thereafter if the project is completed during the winter months) with at least 80 percent vegetative coverage within 1 year. Staff is providing the handout, *List of Recommended Seed Mixes for East Side Environments*, as an attachment to the Director's Decision, which has options of seed mixes available locally for drier eastern gorge climates.

With conditions of approval requiring the retention of the existing trees and that disturbed areas are revegetated immediately; the development is consistent with this rule.

3. Commission Rule 350-81-530(2)(b) states:

New developments and land uses shall be evaluated to ensure that the required scenic standard is met and that scenic resources are not adversely affected, including cumulative effects, based on the degree of visibility from key viewing areas."

Commission Rule 350-81-530(2)(c) specifies the scenic standard for all developments and uses on lands designated Agriculture in the Oak-Pine Woodland Landscape Setting is *visually subordinate*.

Commission Rule 350-81-020(170) defines *visually subordinate* as:

A description of the relative visibility of a structure where the structure does not noticeably contrast with the surrounding landscape, as viewed from a specified vantage point (generally a Key Viewing Area, for the Management Plan). As opposed to structures that are fully screened, structures that are visually subordinate may be partially visible. They are not visually dominant in relation to their surroundings.

As discussed in the following findings, the proposed development is designed to be *visually subordinate*. Factors contributing to the visibility of the development include distance from KVAs, elevation above KVAs, retention of existing trees, and building design including building shape, size, exterior materials, and dark earth-tone colors. The findings in this staff report include conditions of approval in accordance with this rule.

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.

To determine cumulative effects of the proposed development, staff analyzed existing development and development potential of the subject parcel and the adjacent and nearby lands in the Oak-Pine Woodland landscape setting within a half mile of the subject parcel. As seen from KVAs, the subject parcel is in an area where existing dwellings are visible but sparsely scattered throughout the landscape. The steep and undulating topography of the area and thick stands of oak and pine trees partially screen many of these buildings helping make them *visually subordinate* from KVAs.

Buildings in general range in size from 60 to 4,462 sq ft, and nearby single-family dwellings range in size from 949 to 4,462 sq ft. When calculating the general scale of buildings, staff calculates the area of covered decks and half of the area of daylight basements. Only half of the area of a daylight basement is included because the Commission considers the size of the building as seen in the landscape, and generally only half or less of a daylight basement is visible above ground. The first story is ~~1,925 sq ft~~ 2,125 sq ft of conditioned space and the covered deck space is ~~903~~ 730 sq ft. The attached carport is 750 sq ft. ~~The daylight basement is 751 sq ft, and half of 751 sq ft is 375 sq ft. The garage is 780 sq ft.~~ The total square footage of the proposed dwelling including the ~~attached garage~~ attached carport is ~~3,883~~ 3,605 sq ft, which is smaller than the largest dwelling in the vicinity, but still be one of the larger buildings in the study area. The height of the proposed dwelling and ~~garage~~ attached carport is ~~23~~ 26 ft above grade, below the canopy of the surrounding oak trees which are double that height. Nearby dwellings also range in height up to 2 stories and 31 ft. tall. The general scale of the proposed dwelling – including the square footage and height – is compatible with the general scale of existing nearby development.

The proposed development is designed to be *visually subordinate*. If new buildings in the vicinity of the proposed development are built according to applicable Land Use Designations and designed in a similar manner to existing development and consistent with the guidelines of this chapter, they will be held to the same visual resource protection standards and required to be *visually subordinate*. Similarly, the design guidelines for substantially wooded portions of the Oak-Pine Woodland landscape setting in the GMA recommend that except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from KVAs shall be retained. If new buildings are held to the same scenic resource protection standards, there will be no significant increase in the visibility of new development on the landscape, and adverse cumulative effects to scenic resources will be avoided and potentially improved. Development designed and sited to fit with the landscape setting and achieve the scenic standard *visually subordinate* will not generate adverse cumulative scenic impacts.

There will not be any visual effects from KVAs in the foreground because no development in the study area will be visible in the foreground of any KVA. The development will be visible from KVAs further away, such as I-84 and the Historic Columbia River Highway.

From these KVAs, there is already limited existing development in the viewshed. Generally, however, buildings in these viewsheds are clustered together and appear part of the scattered rural residential development that exists in the landscape and consistent with the Landscape Setting guidelines.

According to data from Klickitat Assessor Records, within the study area there are 45 parcels. Most of the parcels, comprising approximately 333 acres, are owned by the USFS. Government owned land in the National Scenic Area is not typically developed, so staff assumes that government-owned lands near the subject parcel will not be developed. The remaining 19 parcels are privately-owned. Of the 19 privately-owned parcels, 15 are developed with dwellings and accessory structures. Three of the privately-owned parcels are undeveloped. Three of the undeveloped privately-owned parcels can be developed in the future and are designated GMA Small-Scale Agriculture with a minimum parcel size of 80 acres by the USFS, according to Section 8(o) of the National Scenic Area Act. Staff assumes for this analysis that these three parcels will someday be developed with a dwelling and accessory structures. The other undeveloped privately-owned parcel is designated SMA Agriculture. According to Commission Rule 350-81-190(c)(D), the minimum parcel size for new dwellings on parcels designated SMA Agriculture is 40 acres and the parcel is larger than 40 acres. Staff assumes this parcel will be developed.

The 80-acre minimum in the GMA prevents any land divisions, and there are no land divisions allowed in SMA except where a land division would facilitate land acquisition by the federal government to achieve the policies and guidelines in the Management Plan (Commission Rule 350-81-124(1)). Such a land division would create additional developable parcels but is held in federal ownership and unlikely to contribute to any cumulative impacts.

It is unlikely that there would be multiple similar developments on the 'same piece of ground', given the limitations on the number of dwellings, the property size, and the size of the proposed accessory building and agricultural building. It is possible there could be additional smaller developments on the parcel, the 'same piece of ground.' Commission Rule 350-81-190(1) allows additional accessory buildings on the parcel. While additional dwellings for agricultural labor housing or a dwelling for an agricultural operator's relative are allowed uses on the subject property, the need for any such additional dwellings would be based on necessary agricultural use. This parcel is currently committed to residential use and is likely too small to support an agricultural use that would qualify the parcel for additional agricultural labor housing. Agricultural building and additional dwellings for agricultural labor housing or for an agricultural operator's relative are allowed uses on the subject property, but the landowner would be required to demonstrate a need for any such additional development in support of agricultural use. If surrounding parcels were joined under one ownership it is possible that they could operate a qualifying agricultural use, but existing dwellings on those surrounding parcels would constitute the additional allowed housing, preventing the construction of any new dwelling.

For the reasons above, the proposed development will not cause adverse scenic impacts, and will not cause adverse cumulative scenic impacts, consistent with Commission Rule 350-81-520(2)(c).

7. Commission Rule 350-81-530(2)(f)(B) states:

The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its degree of visibility from key viewing areas.

(B) Conditions may be applied to various elements of proposed developments to ensure they meet the scenic standard for 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),*
- (ii) Retention of existing vegetation,*
- (iii) Design (color, reflectivity, size, shape, height, architectural and design details and other elements), and*
- (iv) New landscaping.*

Factors contributing to the visibility of the development include distance from KVAs, elevation above KVAs, retention of existing trees, and building design including building shape, size, exterior materials, and dark earth-tone colors. The proposed replacement dwelling and attached carport garage are 25 ft 23 ft tall and have low sloping flat shed roofs, giving the building a low horizontal appearance. Building size, exterior building materials are nonreflective and dark earth tones, and retention of existing vegetation and topography help the development blend with the adjacent landscape as seen from KVAs without the need for new landscaping. The Director's Decision contains requirements and conditions of approval to ensure the development is visually subordinate, consistent with this rule.

The proposed replacement dwelling and attached garage are sited on portions of the subject parcel that minimize visibility from KVAs. No other location on the subject property would have afforded additional topographic or vegetative screening.

The parcel has a southeast facing slope with a 20 percent average grade. Vegetation on the parcel consists of a mixture of mature Oregon white oak, interspersed ponderosa pine, and scattered Douglas fir with some open grassy areas particularly towards the center of the property. The only significant areas cleared of trees are the driveway, proposed building site, and existing dwelling site. The development has been designed to retain screening vegetation. Existing vegetation screens most of the existing dwelling from KVAs. Although the oak trees are deciduous, they provide year-round screening at the site because of the density in number and the density of the branches. ~~Four small ponderosa pine trees will be removed to accommodate the building footprint. None of the vegetation to be removed would screen the building from KVAs.~~ All mature vegetation is being retained. With the retention of the existing trees around the house, the building will blend with the backdrop and not noticeably contrast with the landscape. The property is in the Oak-Pine Woodland

landscape setting and consistent with those guidelines, a condition of approval is included requiring the applicant to retain the existing tree cover on the property to help screen the development from KVAs, except for dead trees or other trees that may pose a hazard. Additionally, another condition of approval is included requiring all areas disturbed during construction activities to be reseeded with grasses from the *Recommended Seed Mixes for East Side Environments* and that disturbed areas are revegetated immediately upon completion the project (or as soon as possible thereafter if the project is completed during the winter months) with at least 80 percent vegetative coverage within 1 year.

The applicant has proposed a building design that is *visually subordinate* and compatible with existing development. The total square footage of the proposed replacement dwelling including the attached carport garage is ~~3,605~~ ~~3,883~~ sq ft, and a height of ~~26 ft~~ ~~23 ft~~, which is smaller than the largest dwelling, but still be one of the larger buildings in the study area. The replacement dwelling and carport garage have flat shed roofs, giving a square, horizontal appearance consistent with the landscape setting design guidelines. The colors of the development are dark earth tone colors found at the site, as discussed in Finding B.11, and the building is designed with materials that have low reflectivity including glass, as discussed in Finding B.12. Areas with glass are well spaced and located under extended eaves to ensure reduce potential reflection. The proposed replacement dwelling has deep eaves to shade areas of significant glazing with depths ranging from ~~4 ft~~ ~~3 ft~~ to as much as 12 ft ~~15 ft~~ under the covered porches. The exterior lighting of the building is hooded and directed downward as discussed in Finding B.13. Conditions are included in the decision to ensure compliance with these aspects of the design.

With conditions of approval regarding the retention of existing vegetation, reseeding of disturbed areas, and exterior building materials and colors that will not noticeably contrast with the landscape, the development will be *visually subordinate* as seen from KVAs without the need for new landscaping, consistent with this rule.

10. Commission Rule 350-81-530(2)(i) states,

Structure height shall remain below the average tree canopy height of the natural vegetation adjacent to the structure, except if it has been demonstrated that meeting this guideline is not feasible considering the function of the structure.

Commission Rule 350-81-020(80) defines *Hight of building* as:

The greatest vertical distance between the point of lowest finished grade adjoining any exterior wall of a building and the highest point of the roof, such as the highest coping or parapet of a flat roof, the highest deck line of a mansard roof, or the highest ridge of a hip, gable, gambrel, shed or other pitched roof.

The height of the proposed replacement dwelling and garage is ~~23 ft~~ 26 ft above grade, below the canopy of the surrounding oak trees, some of which are double that height.

Thus, the proposed replacement dwelling is consistent with Commission Rule 350-81-530(2)(i).

12. Commission Rule 350-81-530(2)(k) states,

Unless expressly exempted by other provisions in this chapter, colors of structures on sites visible from KVAs shall be dark earth-tones found at the specific site or the surrounding landscape.

The application materials, including the site plan and elevation drawings, described the selection of exterior building materials.

The applicant has proposed ~~stucco~~, wood siding and metal trim for the exterior walls of the replacement dwelling and garage. The applicant has proposed ~~Vermont Natural Coatings, Brackish Brown Cabot's Semi Solid Dark Slate stain~~, a dark earth tone color, for the exterior stain of the dwelling. ~~The metal siding proposed is a product called Rustic Rawhide, from Bridgersteel. The stucco color has not been approved and will need to be resubmitted. Rustic Rawhide is a textured, painted product designed to replicate natural weathering steel. The texture brings depth and reduces the reflectivity of the metal roof, helping ensure compliance with this rule.~~ The window casings and sash will be black. The metal trim will be Taylor Metal's Dark Bronze (#SRI 22), a dark earth-tone color, with a matte finish.

The applicant has proposed a PVC membrane roof. A PVC membrane roof that is either black or has a gravel ballast is a dark earth-tone color and is approved. ~~The applicant has proposed a Corten steel roof of the building. As discussed below, a condition of approval is included to ensure that the Corten steel paneling is the appropriate dark earth tone prior to installation. The texture brings depth and reduces the reflectivity of the metal roof, helping ensure compliance with this rule.~~

These dark rust and black colored tones are found within the shadows of the surrounding landscape. A condition of approval requires all exterior surfaces of the proposed development, including roof, doors, siding, trim, window casing and sash, decks, and railings to be these specific colors to ensure consistency with Commission Rule 350-81-530(2)(k).

13. Commission Rule 350-81-530(2)(l) states,

The exterior of structures on lands seen from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity.

The applicant has proposed ~~stucco and~~ wood for the walls of the building.

The replacement dwelling has several large expanses of glass windows exposed to KVAs. The Scenic Resources Implementation Handbook recommends limiting continuous unscreened glass to 50 sq ft to prevent adverse impacts to scenic resources but suggests larger areas of glass may be used if visual impacts are reduced by other measures. The

proposed windows range in size up to ~~80~~ 70 sq ft. Consistent with the handbook, the applicant has taken steps to reduce the impact of the proposed windows including the extended eaves. Areas with glass are well spaced and located under extended eaves to ensure reduce potential reflection. As proposed, the largest windows are placed on the eastern, southern, western elevations but are shaded by deep eaves and screened by vertical wooden slats at the end of the eaves that extend from the eave to the ground. The wooden slats serve as screening to break up the appearance of continuous glass. The proposed replacement dwelling has deep eaves to shade areas of significant glazing with depths ranging from 4 ft to as much as 12 ft under the covered porches. As designed, the building is screened by existing mature vegetation which helps to obscure the reflection of the glass from KVAs. A condition of approval is included requiring the retention of existing vegetation to help ensure compliance with this rule.

The Scenic Resources Implementation Handbook suggests that the use of glass with 11 percent reflectivity may be allowable when development is located beyond the foreground of KVAs and when partially screened by topography and vegetation. The applicant proposes ~~Anderson 100~~ windows with Low-E coated glass. ~~This Low-E glass for Anderson windows is produced by Cardinal Glass, in Hood River, OR.~~ Staff verified the glass has an external reflectivity of 11 percent.

~~The applicant requests Corten weathering steel for the metal roof. Corten steel is a steel building material that can be used for siding. It is a group of steel alloys which were developed to eliminate the need for painting and form a stable rust-like appearance after several years' exposure to weather. The texture brings depth and reduces the reflectivity of the metal roof, helping ensure compliance with this rule. Corten steel can be treated to accelerate the corrosion process, and a condition of approval is included to ensure that the Corten steel paneling has been treated and "pre-rusted" to the appropriate dark earth tone prior to installation. The texture brings depth and reduces the reflectivity of the metal roof, helping ensure compliance with this rule.~~

In sum, with conditions of approval requiring ~~the Corten steel to be rust colored at the time of installation, and~~ windows to be 11 percent reflective or less and the use of screening slats for the larger expanses of glass, the proposed development is consistent with Commission Rule 350-81-520(2)(m).

14. Commission Rule 350-81-530(2)(m) states:

Any exterior lighting shall be sited, limited in intensity, shielded, or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeably contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes.

The applicant proposes nine exterior lighting fixtures: seven lights in the soffit around the deck and a two more in the soffit over the kitchen entry. ~~The applicant proposes four exterior lighting fixtures: two wall-mounted lights underneath the covered porch and two wall-mounted entry way lights on either side of the garage door.~~ A condition of approval is

included in the decision ensuring lights are directed downward, hooded and shielded such that they are not highly visible from KVAs, consistent with this rule. Staff also provided the applicant with examples of acceptable light fixtures from International Dark-Sky Association as an attachment with this decision.

CONCLUSION:

With conditions of approval as discussed above, the proposed development is consistent with the rules in Commission Rule 350-81-530 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 finding continues to support the conclusion that the project will be consistent with Commission Rule 350-81-530.

C. CULTURAL RESOURCES

2. Chris Donnermeyer, Heritage Resource Program Manager for the U.S. Forest Service Columbia River Gorge National Scenic Area, reviewed the land use application and determined in a Cultural Resources Survey Determination, dated September 11, 2020, that pursuant to Commission Rule 350-81-540(1)(c)(A)(iii) a Cultural Resource Reconnaissance Survey is not required because the proposed use would not disturb the ground and would involve a lot-line adjustment or partition, is not within 100 feet of a high probability zone, and does not occur within 500 feet of a known archaeological site.

While reviewing the minor change request, Gorge Commission staff contacted Mr. Donnermeyer, who concluded in message dated November 2, 2022, the proposed changes to the replacement dwelling do not change the original survey determination.

CONCLUSION:

With conditions protecting 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
FIND0006.20MC1

**UPDATED DRAWINGS
ADMINISTRATIVE MINOR CHANGE - GORGE COMMISSION**

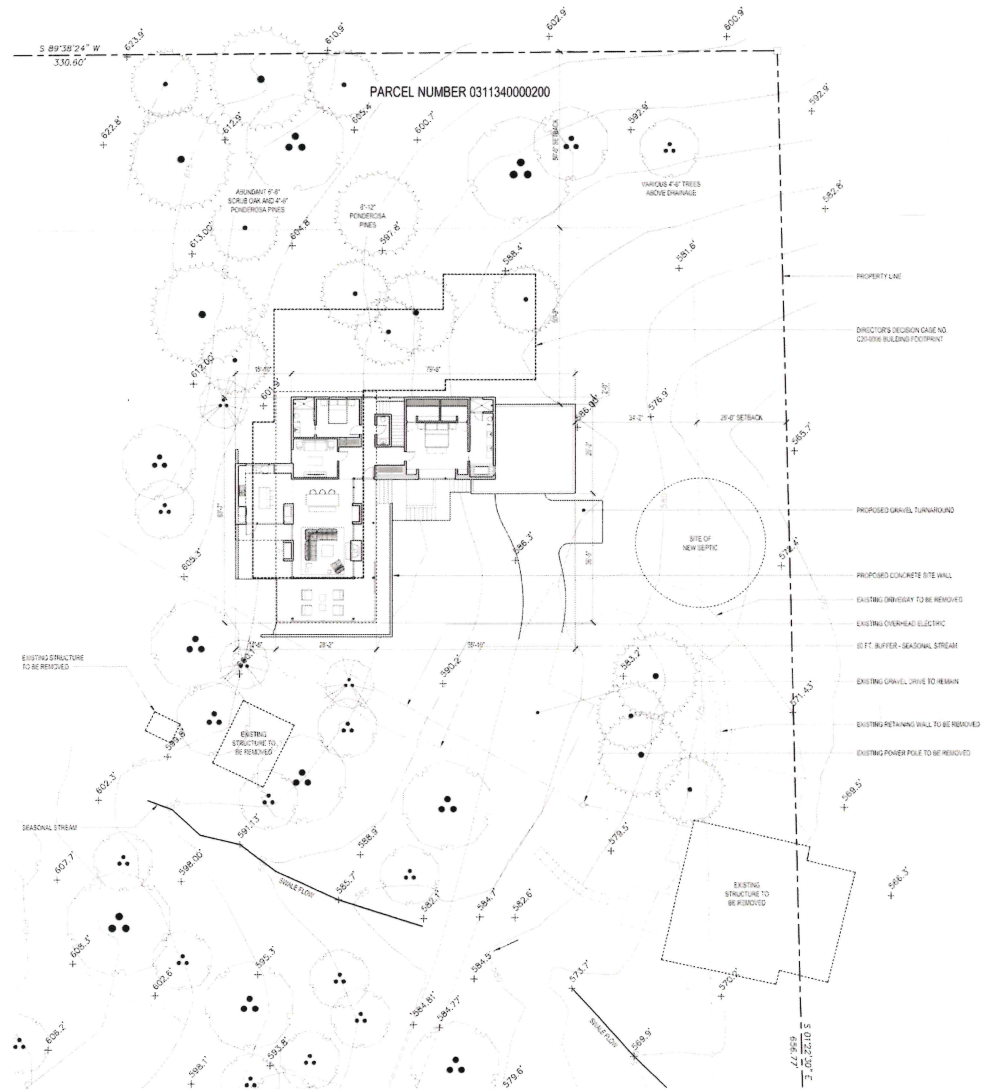
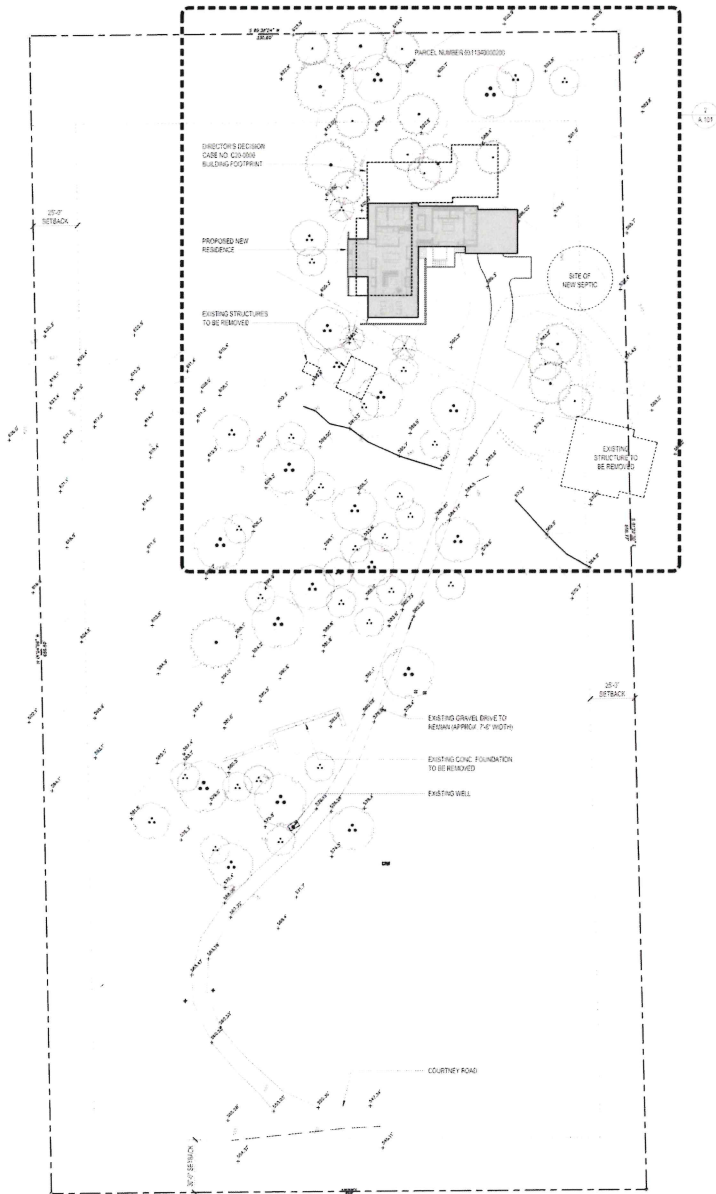
WHITE SALMON RESIDENCE
80 COURTNEY ROAD
WHITE SALMON, WA
SEPT. 1, 2022

WHITE SALMON RESIDENCE

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HELIOTROPE
Pinnacle Architects PLLC
2142 Ballard Ave. NW Suite B
Seattle, WA 98107
www.heliotropearchitects.com

WHITE SALMON RESIDENCE
91 COUNTRY ROAD
WHITE SALMON, WA 98147

CONSA MINOR CHANGE
NOT FOR CONSTRUCTION
Issue Date: Issue Design: No

Sheet Title
SITE PLAN

Sheet Number:
A1.01



WINDOW SCHEDULE

NO.	ROOM	ELEVATION	UNIT SIZE			OPERATION	MANUF.	TYPE	SERIES	MATERIAL	WT.	FRAME/DOOR PANEL		GLASS				NOTES
			WIDTH	HEIGHT	AREA							TYPE	FINISH	ISOLATION	REFLECTIVITY			
1	OFFICE 1	NORTH	8'-0 1/2"	7'-1"		FIXED-CASSEMENT						BLACK	SAFETY	CLL	PER CODE	11%		
			2'-6"	7'-1"		FIXED												
			2'-1 1/2"	7'-1"		CASSEMENT												
2	OFFICE 2	NORTH	10'-0 1/2"	7'-1"		FIXED-CASSEMENT						BLACK	SAFETY	CLL	PER CODE	11%		
			2'-6"	7'-1"		FIXED												
			2'-1 1/2"	7'-1"		CASSEMENT												
3	ENTRY	SOUTH	2'-6 3/4"	6'-8 1/2"		FIXED						BLACK	SAFETY	CLL	PER CODE	11%	MALLED TO DOOR B	
4	PRIMARY BED	SOUTH	10'-0 1/2"	7'-1"		FIXED-CASSEMENT						BLACK	SAFETY	CLL	PER CODE	11%		
			2'-2 1/4"	7'-1"		FIXED												
			2'-8 1/4"	7'-1"		CASSEMENT											EGRESS	
5	PRIMARY BATH	EAST	2'-9 1/4"	6'-6 1/4"		CASSEMENT						BLACK	SAFETY	CLL	PER CODE	11%		
6	PRIMARY BATH	NORTH	5'-8 1/4"	7'-1"		FIXED						BLACK	SAFETY	CLL	PER CODE	11%		
7a	STAR	NORTH	4'-1"	6'-4 1/2"		FIXED						BLACK	SAFETY	CLL	PER CODE	11%		
7b	STAR	NORTH	4'-1"	6'-4 1/2"		FIXED						BLACK	SAFETY	CLL	PER CODE	11%		
8	GUEST BED	NORTH	4'-8"	6'-1 1/2"		FIXED-DAMPING						BLACK	SAFETY	CLL	PER CODE	11%		
			4'-8"	6'-8 1/4"		FIXED												
			4'-8"	2'-2 3/4"		JAMBING											EGRESS	
9	GUEST BATH	NORTH	2'-4"	7'-1"		CASSEMENT						BLACK	SAFETY	CLL	PER CODE	11%		
10	ODN	WEST	2'-1 1/2"	10'-5"		FIXED-DAMPING						BLACK						
			2'-1 1/2"	8'-0"		FIXED												
			2'-1 1/2"	2'-0"		JAMBING												
11	KITCHEN	NORTH	8'-1"	6'-4 1/4"		FIXED-CASSEMENT						BLACK	SAFETY	CLL	PER CODE	11%		
			8'-1"	6'-8 1/4"		FIXED												
			7'-0"	6'-8 1/4"		CASSEMENT												
12	KITCHEN	SOUTH	7'-0"	6'-4 1/2"		FIXED						BLACK	SAFETY	CLL	PER CODE	11%	MALLED TO DOOR C	
13	LIVING ROOM	WEST	4'-8 1/2"	6'-4 1/2"		FIXED	FLEETWOOD	380-T	MTL			BLACK	SAFETY	CLL	PER CODE	11%		
14	LIVING ROOM	WEST	4'-8"	10'-10"		FIXED	FLEETWOOD	380-T	MTL			BLACK	SAFETY	CLL	PER CODE	11%		
15	LIVING ROOM	EAST	4'-8"	10'-10"		FIXED	FLEETWOOD	380-T	MTL			BLACK	SAFETY	CLL	PER CODE	11%		
16	LIVING ROOM	EAST	4'-8 1/2"	10'-10"		FIXED	FLEETWOOD	380-T	MTL			BLACK	SAFETY	CLL	PER CODE	11%		
17	LIVING ROOM	EAST	7'-1"	10'-10"		FIXED	FLEETWOOD	380-T	MTL			BLACK	SAFETY	CLL	PER CODE	11%		
			4'-8 1/2"	10'-10"		FIXED												
			2'-4 1/2"	10'-10"		FIXED												

EXTERIOR DOOR SCHEDULE

NO.	ROOM	ELEVATION	UNIT SIZE			OPERATION	MANUF.	TYPE	SERIES	MATERIAL	WT.	FRAME/DOOR PANEL		GLASS				NOTES
			WIDTH	HEIGHT	AREA							TYPE	FINISH	ISOLATION	REFLECTIVITY			
A	MUDROOM	EAST	2'-0"	6'-0"		HINGED						BLACK	SAFETY	CLL	PER CODE	11%		
B	ENTRY	SOUTH	2'-0"	6'-4 1/2"		HINGED			WOOD			DARK STAIN	NA	NA	NA	NA	MALLED TO WINDOW 3	
C	KITCHEN	NORTH	2'-0"	6'-4 1/2"		HINGED						BLACK	SAFETY	CLL	PER CODE	11%	MALLED TO WINDOW 12	
D	LIVING ROOM	SOUTH	10'-0"	10'-10"		MULTI-PANE (4 PANEL)	FLEETWOOD	380-T	MTL			BLACK	SAFETY	CLL	PER CODE	11%		

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HELIOTROPE

Heliotrope Architecture PLLC
1500 14th Ave. NW, Suite B
Seaside, WA 98138
www.heliotropearch.com

WHITE SALMON RESIDENCE

80 COURTNEY ROAD
WHITE SALMON, WA 98172

CONTRACTOR CHANGE

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Issue Date: Issue Description: No.

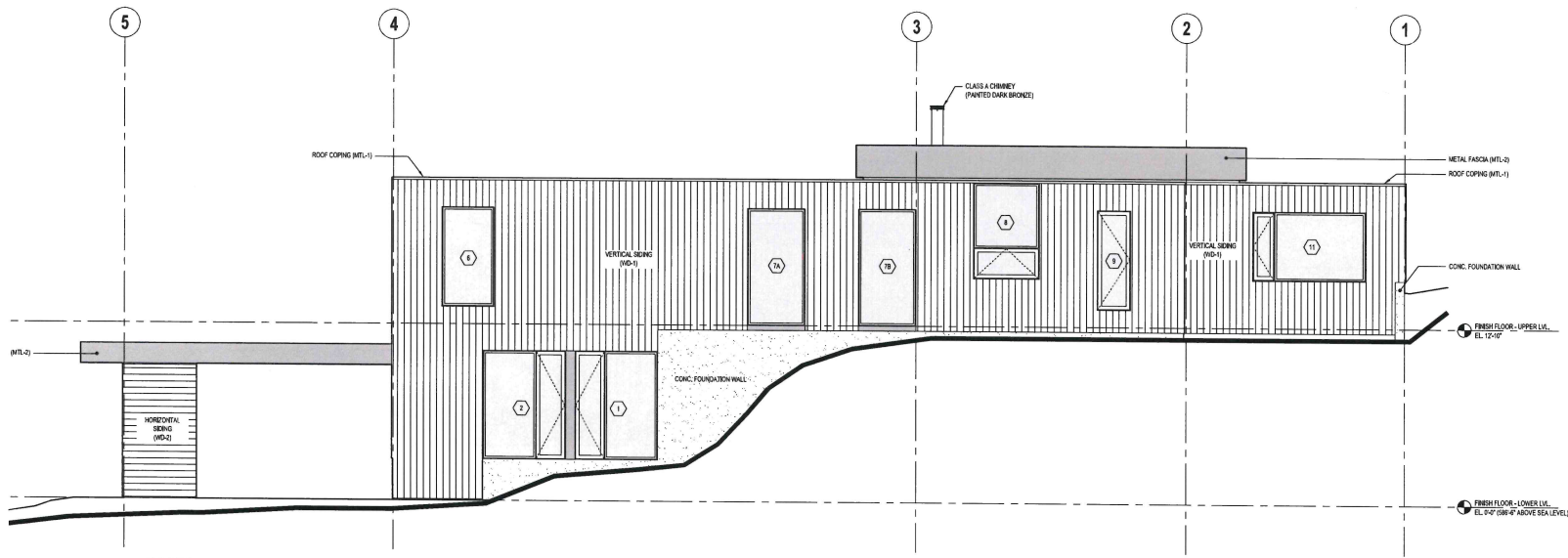
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Sheet Title

SCHEDULES

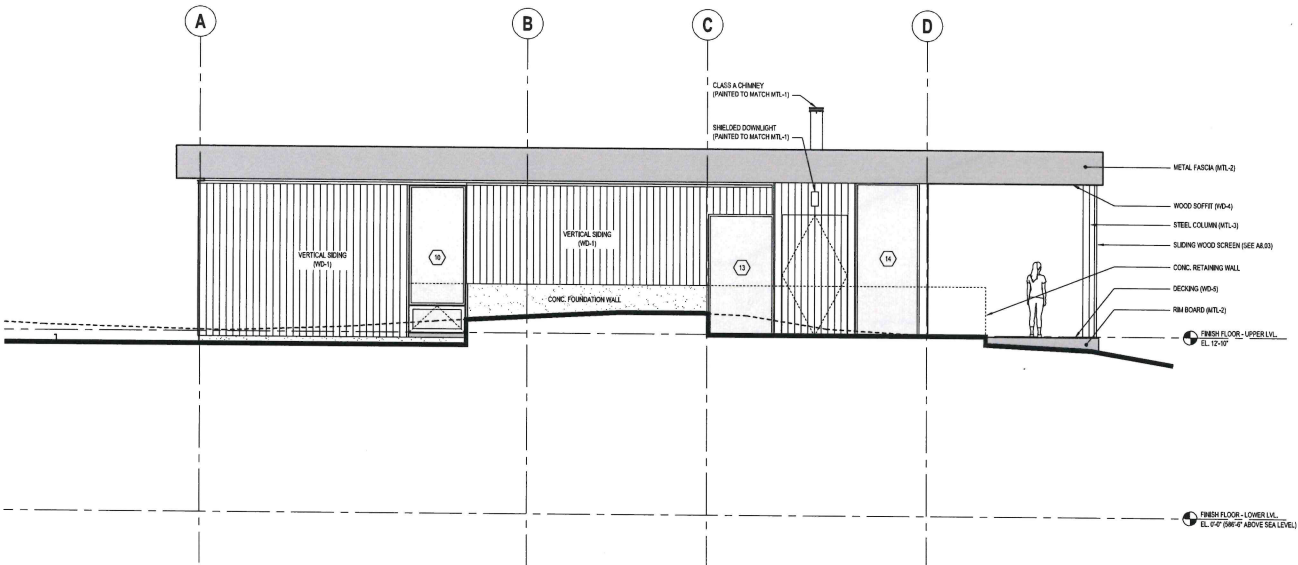
Sheet Number

A1.03



1 NORTH ELEVATION

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



2 WEST ELEVATION

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

EXTERIOR MATERIALS KEY	
WD-1	VERTICAL 1X8 CEDAR SHIPLAP - CABOT'S SEMI-SOLID DARK SLATE
WD-2	HORIZONTAL 1X8 CEDAR SHIPLAP - CABOT'S SEMI-SOLID DARK SLATE
WD-4	1X8 CEDAR T&G - SIKKENS SRD TRANSLUCENT #078 NATURAL MATTE
WD-5	1X6 THERMOGRY DECKING UNFINISHED
MTL-1	METAL FLASHING - 24 GA TAYLOR METALS DARK BRONZE #SR1-22
MTL-2	ALUMINUM PLATE - POWDERCOATED TO MATCH DARK BRONZE #SR1-22
MTL-3	STRUCTURAL STEEL - PAINTED TO MATCH DARK BRONZE #SR1-22
ROOFING	ALL ROOFING - 18 PVC BOWL IN GRAY

Gray not approved for PVC roof color.
Black PVC or gravel ballast is approved or submit material sample.



HELIOTROPE

Heliotrope Architects PLLC
5140 Ballard Ave, NW Suite B
Seattle WA 98107
www.heliotropearchitects.com

WHITE SALMON RESIDENCE

80 COUNTRY ROAD
WHITE SALMON, WA 98172

CONSA MINOR CHANGE

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Issue Date Issue Develop. INC.

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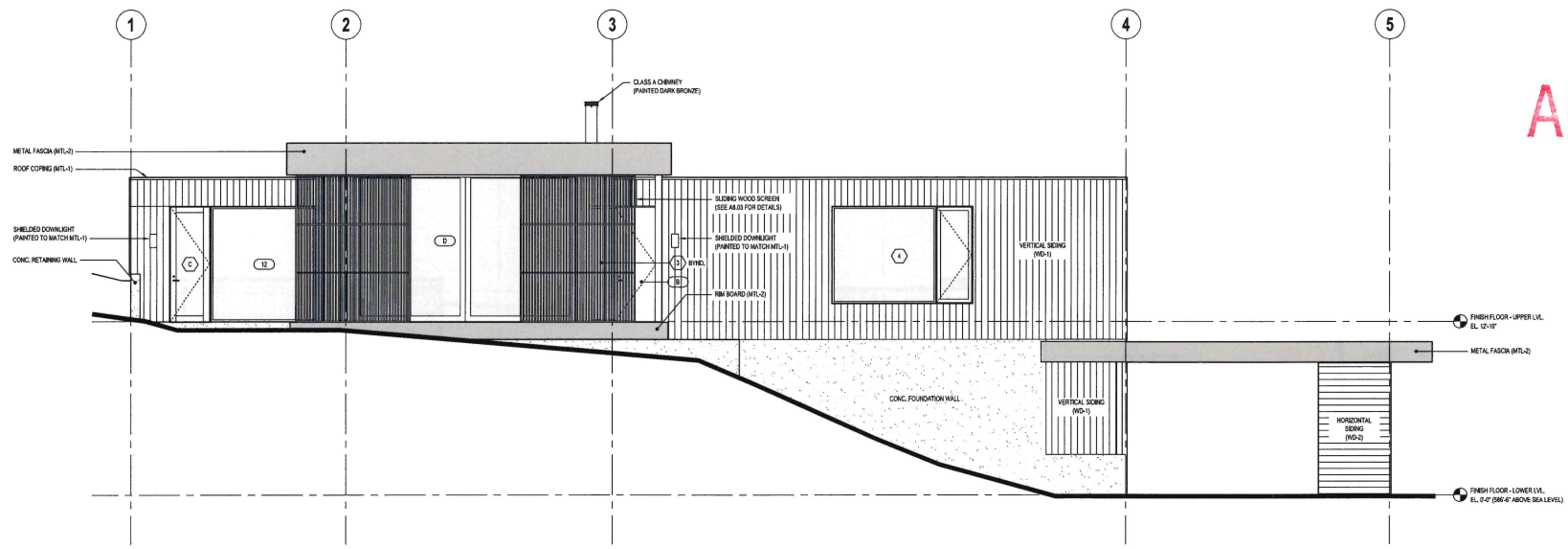
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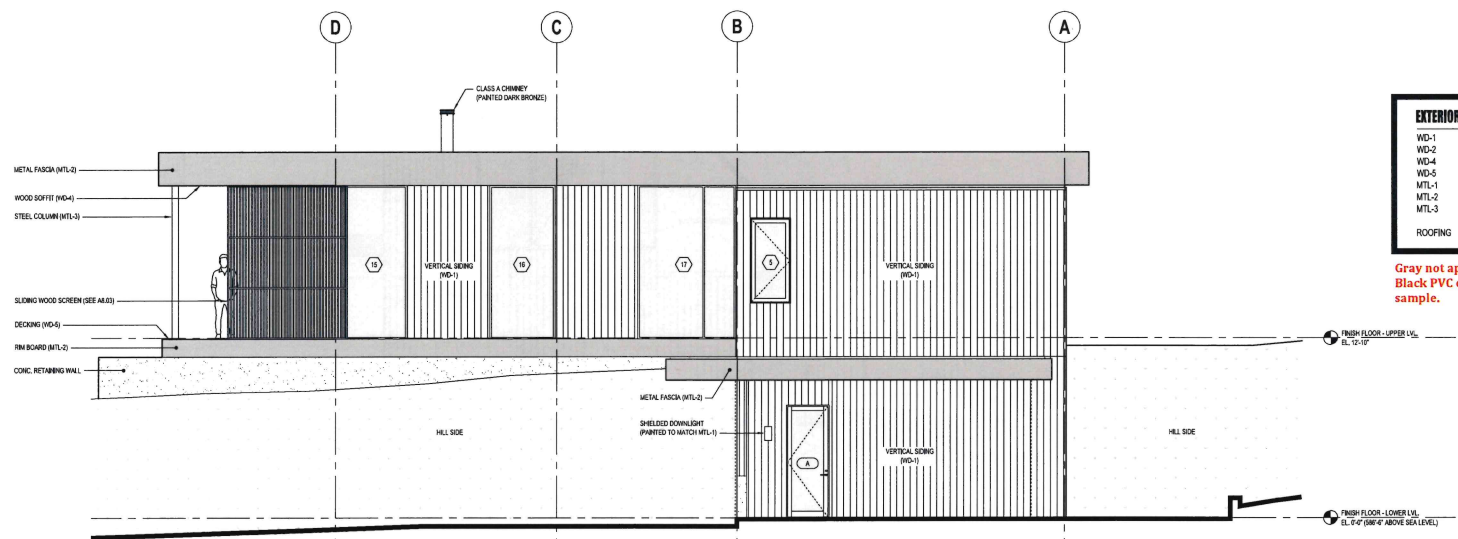
A3.02

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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS KEY	
WD-1	VERTICAL 1X8 CEDAR SHIPLAP - CABOT'S SEMI-SOLID DARK SLATE
WD-2	HORIZONTAL 1X8 CEDAR SHIPLAP - CABOT'S SEMI-SOLID DARK SLATE
WD-4	1X8 CEDAR T&G - SIKKENS SRD TRANSLUCENT #078 NATURAL MATTE
WD-5	1X8 THERMORY DECKING UNFINISHED
MTL-1	METAL FLASHING - 24 GA TAYLOR METALS DARK BRONZE #SR-22
MTL-2	ALUMINUM PLATE - POWDERCOATED TO MATCH DARK BRONZE #SR-22
MTL-3	STRUCTURAL STEEL - PAINTED TO MATCH DARK BRONZE #SR-22
ROOFING	ALL ROOFING - 1/2" PVC 80MIL IN GRAY

Gray not approved for PVC roof color.
Black PVC or gravel ballast is approved or submit material sample.



HELIOTROPE

Heliotrope Architects PLLC
5140 Ballard Ave, NW Suite B
Seattle, WA 98107
www.heliotropearch.com

WHITE SALMON RESIDENCE

88 COURTESY ROAD
WHITE SALMON, WA 98672

CONSULTOR CHANGE

NOT FOR CONSTRUCTION

Issue Date Issue Description No.

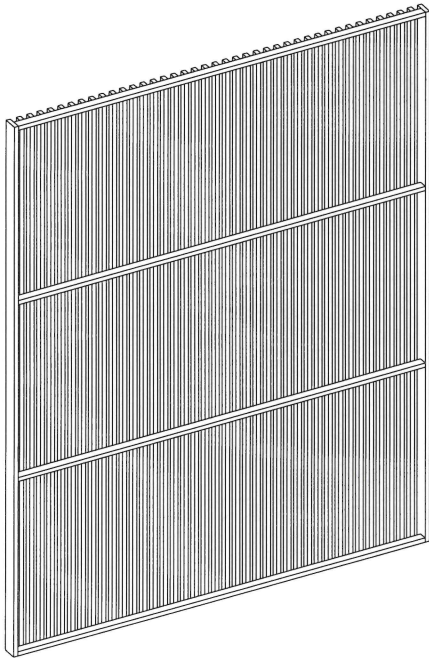
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EXTERIOR ELEVATIONS

Sheet Number

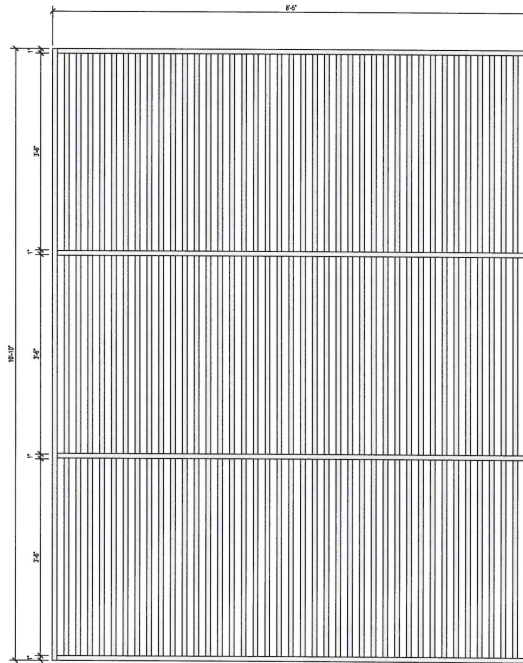
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Plot Date: 8/10/2022



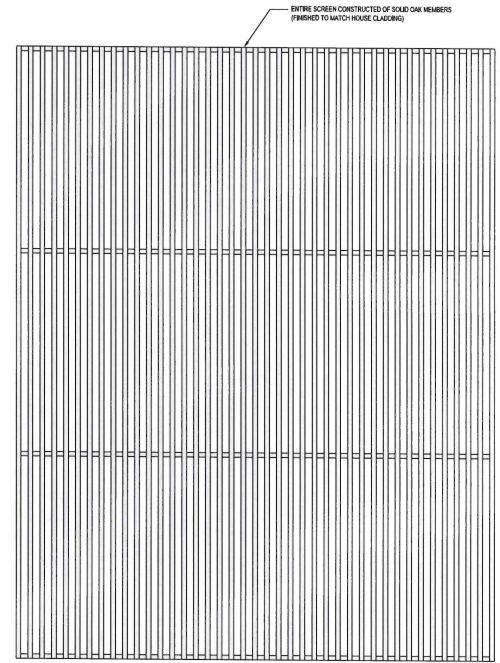
1 AXONOMETRIC

SCALE: NOT TO SCALE



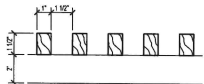
2 SOUTH/EAST ELEVATION

SCALE: 1" = 1'-0"



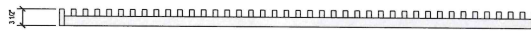
3 NORTH/WEST ELEVATION

SCALE: 1" = 1'-0"



4 DETAILED PLAN

SCALE: 1" = 1'-0"



5 PLAN

SCALE: 1" = 1'-0"



HELIOTROPE

Heliotrope Architects PLLC
2140 Ballard Ave., NW Suite B
Seattle WA 98107
www.heliotropearchitects.com

WHITE SALMON RESIDENCE

60 COUNTRY ROAD
WHITE SALMON, WA 98172

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Issue Date Issue Description Iss.

Proj Date 6/30/2022

Sheet Title

EXTERIOR SCREENS

Sheet Number

A8.03

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VIEW FROM SOUTH - SCREEN POSITION 1



VIEW FROM SOUTH - SCREEN POSITION 2



VIEW FROM SOUTHEAST - SCREEN POSITION 1



VIEW FROM SOUTHEAST - SCREEN POSITION 1



VIEW FROM EAST - SCREEN POSITION 1



VIEW FROM EAST - SCREEN POSITION 2



HELIOTROPE

Heliotrope Architecture PLLC
1510 Hubbard Ave, NW Suite B
Seattle WA 98107
www.heliotropearch.com

**WHITE SALMON
RESIDENCE**

81 COURTESY ROAD
WHITE SALMON, WA 98172

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Issue Date Issue Description No.

Print Date 8/30/2022

Sheet Title

EXTERIOR PERSPECTIVES

Sheet Number

A0.03

Mitigation Plan for structure removal activities

Property Owner: Charles Bloom

Site: 80 Courtney Road

Prepared by:
Underwood Conservation District

April 23, 2021

This plan is not comprehensive of all natural resource conservation opportunities for this project, but rather is focused on addressing specific outstanding concerns related to the mitigation for structure removal with the Columbia River Gorge National Scenic Area.

Property Location and Description

Section, Township, Range:	T03 N R11 E S34
Latitude / Longitude:	45.703879, -121.409017
Number of Acres:	2,248 square feet (48+320+1880)
Land Use:	<i>Klickitat County Land Use Codes 11, 83, 88; Commission Rule 350-81: Special Management Area AG</i>
WRIA:	29
Elevation:	580 ft
Average Annual Precipitation:	14.5 inches
Average Annual Temperature:	Avg. high of 87°F (July) /avg. low of 29°F (January)

Project Objectives

Mr. Charles Bloom is proposing to remove three structures in order to build a new house on the property. The project will impact an approximate total of 2,248 square feet within the Columbia River Gorge National Scenic Area along an unnamed, non-fish ephemeral stream.

This Mitigation Plan is intended to identify mutually agreeable and biologically relevant mitigation actions to offset the impacts to stream habitat, native vegetation and wildlife on the property. Underwood Conservation District is a local, non-regulatory natural resource agency and provides information and advice to partners and willing cooperators. No part of this plan is intended to supersede or replace other project permits or requirements, regulated at the local, state or federal level. This plan may be referenced as an advisory

resource in the project planning and the Columbia River Gorge Commission's permit review process.

Resource Concerns

Water Resources: Ephemeral Stream

A small seasonal stream runs through the property, leading approximately 2,500 linear feet toward a lake adjacent to the Columbia River. The stream is mapped as a non-fish stream by WA Department of Natural Resources (Forest Practices Application Mapping Tool, fpamt.dnr.wa.gov). The stream flows during significant rain events and likely serves as a hydrologic feature recharging area wetlands and groundwater. Seasonal streams such as this serve as important habitat corridors and water sources for native wildlife and vegetation. Approximately 70 linear feet of the stream are involved in the proposed project.

The long-term benefits of restoring the native plants in and around the riparian area include decreased erosion, decreased soil compaction, protection of water quality, increased shade (lower water temperatures), higher-quality habitat, moisture retention of soils, and aquifer recharge.

Plants and Wildlife Resources

The project is located in a mixed oak and oak-pine forest. Identified Washington Department of Fish and Wildlife (WDFW) Priority Habitats on the property include: *Oak Forest, Oak/Pine Mixed Forest, Mule and Black-Tailed Deer Winter Range, California Mountain Kingsnake Habitat, and Western Gray Squirrel Habitat*¹. The Western Gray Squirrel is listed as a threatened species in Washington State.

Oregon White Oak Woodland

Recognized as a unique habitat type in Washington State, WDFW published a guidance document for Oregon White Oak Woodlands. The following excerpt from *Management Recommendations for Washington's Priority Habitats: Oregon White Oak Woodlands* (WDFW 1998) describes the habitat value to wildlife:

“Oregon white oak woodlands are used by an abundance of mammals, birds, reptiles, and amphibians. Many invertebrates, including various moths, butterflies, gall wasps, and spiders, are found exclusively in association with this oak species. Oak/conifer associations provide contiguous aerial pathways for animals such as the State Threatened western gray squirrel, and they provide important roosting, nesting, and feeding habitat for wild turkeys and other birds and mammals. Dead oaks and dead portions of live oaks harbor insect populations and provide nesting cavities. Acorns, oak leaves, fungi, and insects provide food. Some birds, such as the Nashville warbler, exhibit unusually high breeding densities in oak. Oaks in

¹Washington Department of Fish & Wildlife, PHS on the Web <http://apps.wdfw.wa.gov/phsontheweb/>.

Washington may play a critical role in the conservation of neotropical migrant birds that migrate through, or nest in, Oregon white oak woodlands.”

The project does not involve removal of any Oregon white oak trees, however it is noted that removal/relocation of existing sanitary and water lines would likely negatively impact mature, medium and large-size class trees, as well as those with well-formed, dominant crowns.

Native Vegetation and Invasive Weeds

During an early spring site visit, Underwood Conservation staff identified the native houndstongue (*Cynoglossum grande*) in addition to a native yellow glacier lily (*Erythronium grandiflorum*), both of which are plant species to protect as possible during the project.

The property was likely historically used for cattle grazing, and there are remnant invasive grasses and weeds on the site, including yellow star thistle, hedgehog dog-tail grass, and Himalayan blackberry. If not managed or controlled, these plant species can spread and dominate the site. Avoiding excessive soil disturbance will help minimize the spread of these invasive species.

Western Gray Squirrel Habitat

In Washington, Western Gray Squirrels are associated with transitional forests of ponderosa pine, Oregon white oak, Douglas-fir and various riparian tree species². The Klickitat population (Klickitat, Yakima, and eastern Skamania counties) is one of three known populations in Washington State. Initial observation by Underwood Conservation staff did not produce any visible signs of nesting trees within the project area. It is recommended that mature, medium-large oak trees are retained and minimally disturbed during the project in order to protect potential squirrel habitat.

Mule and Black-Tailed Deer Winter Range Habitat

Deer forage and habitat needs include shrubs, mid-story vegetation, and early season grasses and forbs. Also needed are appropriate travel corridors and access to watering sources. The property currently has some of these elements, and the mitigation actions identified below will help protect and enhance the habitat features that Mule and Black-Tailed Deer depend upon.

California Mountain Kingsnake Habitat

The California Mountain Kingsnake has a very limited habitat range in Washington, with the only known occurrences being in the Columbia River Gorge in Skamania and Klickitat Counties. The following are recommendations for protection of California Mountain

² Washington Department of Fish & Wildlife, Western Gray Squirrel Recovery Plan. 2007.

Kingsnake habitat, from the *WDFW Management Recommendations for Washington's Priority Species Volume III: Amphibians and Reptiles*:

“...dead and down woody material and organic surface debris should be left for cover, as should talus and other rocky areas. Adjacent open areas may be equally important for thermoregulation and digestion. Oak and pine forested riparian corridors containing surface water should be left undisturbed as habitat for the California mountain kingsnake. Tree and shrub-covered stream banks provide an important moist microclimate.”

The mitigation actions identified below will help protect and enhance the habitat features the California Mountain Kingsnake requires.

Mitigation Actions

The landowner's goal is to build a home while restoring a healthy Oregon White Oak forest habitat. The following mitigation actions are proposed in collaboration with the landowner to help protect, restore or enhance the multiple resource concerns identified above.

On-Site Habitat Mitigation Recommendations

- No trees will be removed for the demolition activities. Protect existing oak and large conifer trees from collateral damage during structure removal and home construction activities. High-value trees should be flagged for protection and communicated to the demolition and construction contractors. Use of machinery will be avoided where it could damage the root structure of trees. The Oregon State University Extension guidebook titled, *Tree Protection on Construction and Development Sites*³, provides important guidelines for incorporation into contract specifications for the demolition and new construction. Underwood Conservation District is available to provide additional recommendations for best management practices during construction for the protection of oak and large conifer trees, if needed.
- In areas where existing structures are removed or soil is otherwise disturbed, restore and replant with appropriate native species, including grasses, groundcovers, shrubs, oaks and other trees, where appropriate. New plantings will aim to retain the soil, restore natural wildlife habitat and compete with invasive species. Slopes should be restored to original grade. Scarifying and placing soil on top of compacted areas (where the machinery worked) will significantly improve planting success. Any fill or soil that is imported to these areas should be weed-free, and bare soil should be covered with weed-free straw, hydro-seed or other mulch to prevent invasive species establishment. Newly planted vegetation needs to be watered through the first season for successful establishment. Mulching with weed-

³ OSU Extension publication #EM 8994, December 2009, <https://catalog.extension.oregonstate.edu/sites/catalog/files/project/pdf/em8994.pdf>

free straw or other medium also assists in moisture retention and weed management.

Recommended native plant species include:

Trees

Oregon White Oak

Ponderosa Pine

Douglas fir

Shrubs

Golden currant (*Ribes aureum*)

Serviceberry (*Amelanchier alnifolia*)

Deerbrush (*Ceanothus integerrimus*)

Rabbitbrush (*Chrysothamnus nauseosus*)

Bitter brush (*Purshia tridentate*)

Grasses and Groundcovers

California Brome (*Bromus carinatus*)

Sheep fescue (*Festuca ovina*)

Slender Hairgrass (*Deschampsia elongate*)

Blue wildrye (*Elymus glaucus*)

Idaho fescue (*Festuca idahoensis*)

Bluebunch wheatgrass (*Agropyron spicatum*)

Canada bluegrass (*Poa compressa*)

Sickle-keeled lupine (*Lupinus albicaulis*)

Yarrow (*Achillea millefolium*)

Blue mountain buckwheat (*Eriogonum strictum*)

Broadleaf lupine (*Lupinus latifolia*)

Miniature lupine (*Lupinus bicolor*)

Oregon sunshine (*Eriophyllum lanatum*)

Arrowleaf balsamroot (*Balsamorhiza sagittate*)

Columbia desert parsley (*Lomatium columbianum*)

- Minimize soil disturbance to avoid negative impacts to native vegetation and reduce the spread of noxious weeds. Actively manage for invasive species during and after project implementation. Any fill or soil that is imported to the project should be weed-free, and bare soil should be covered with weed-free straw, hydro-seed or other mulch to prevent invasive species establishment. Fill and soil, both disturbed or imported by the project, will be vulnerable to weed infestation, and early detection/rapid response of noxious weeds will be critical to long-term management. Weed removal and replacement with competitive native plant species will help minimize impacts of the project and improve wildlife habitat in the future.

One excellent resource for ongoing weed management is:

Marty Hudson, Coordinator
Klickitat County Noxious Weed Control Board
228 W. Main St. MS-CH-23
Goldendale, WA 98620
509-773-5810
martyh@klickitatcounty.org

- To protect wildlife travel corridors in the project area, any fencing within the road right of way that is unnecessary or otherwise unfriendly to wildlife crossing should be modified or removed altogether. Any new fencing installed should adhere to the following specifications:
 - The top wire is not more than 42 inches high, to make it easier for deer to jump over the fence;
 - A gap of at least 10 inches is maintained between the top two wires to make it easier for deer to free themselves if they become entangled;
 - The bottom wire is a smooth wire, placed at least 16 inches above the ground to allow fawns to crawl under the fence;
 - Stays, or braces placed between strands of wire, are positioned between fence posts where deer are most likely to cross, creating a more rigid fence, which allows deer a better chance to wiggle free if their hind legs become caught between the top two wires.

Monitoring Recommendations

After construction is completed: The landowner should provide the Gorge Commission a post-construction report on area of ground disturbance, measures taken to minimize disturbance, and species planted to restore areas of disturbance.

Annual Report: On an annual basis for five years, the landowner should monitor re-establishment and survival of native vegetation, as well as monitor invasive weeds, taking action to remove them from the project site. In addition, photo monitoring of areas re-planted or habitat enhanced should be submitted to the Gorge Commission.

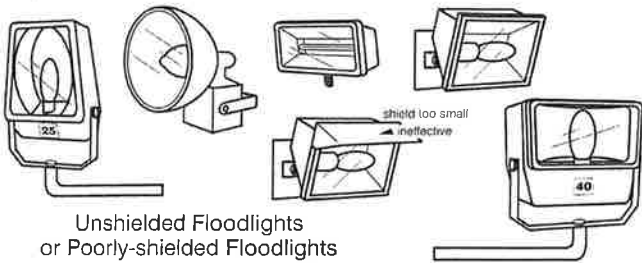
Conclusion

The project area is rich in natural resources and habitat that are valuable to this region and relatively unique to the state of Washington. By implementing the recommendations presented in this plan, the negative impacts of the project can be minimized and the natural resources can be protected, enhanced, and replaced in the long-term. This plan is aimed at providing the most beneficial outcome for all parties as well as the natural resources and wildlife habitat on this site.

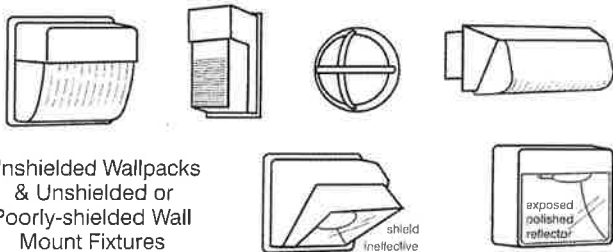
Examples of Acceptable / Unacceptable Lighting Fixtures

Unacceptable / Discouraged

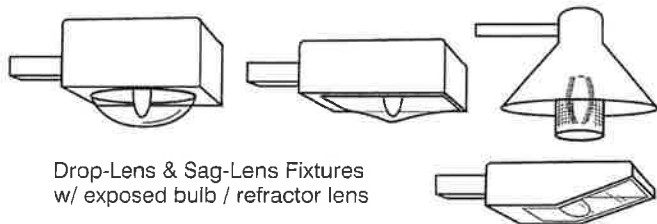
Fixtures that produce glare and light trespass



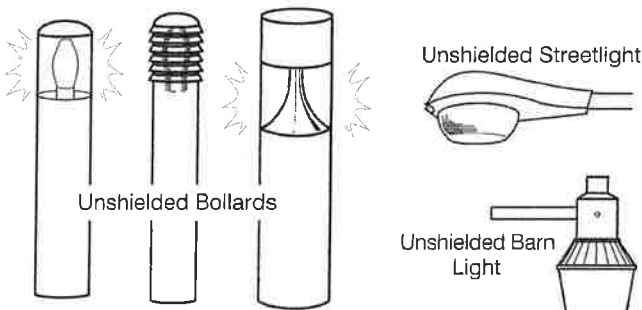
Unshielded Floodlights or Poorly-shielded Floodlights



Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures



Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens

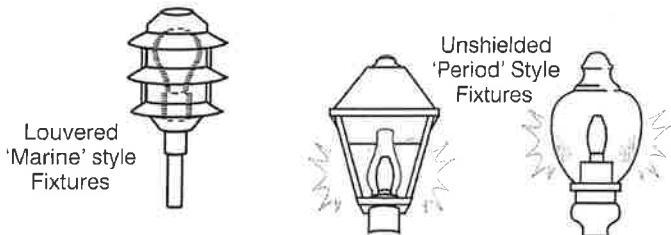


Unshielded Bollards

Unshielded Streetlight

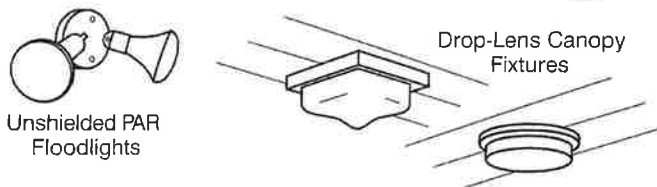


Unshielded Barn Light



Louvered 'Marine' style Fixtures

Unshielded 'Period' Style Fixtures

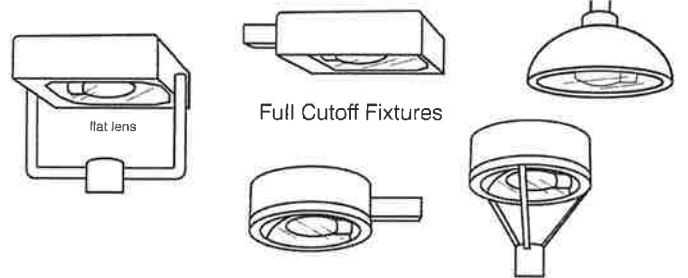


Unshielded PAR Floodlights

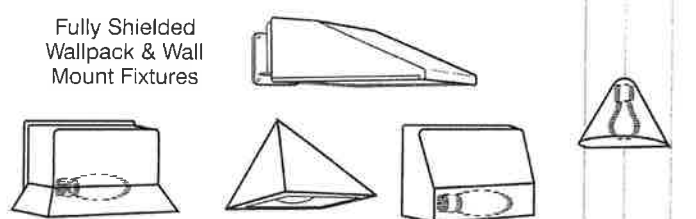
Drop-Lens Canopy Fixtures

Acceptable

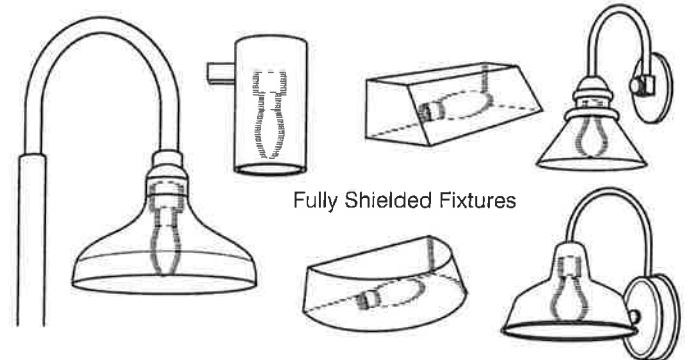
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Full Cutoff Fixtures



Fully Shielded Wallpack & Wall Mount Fixtures



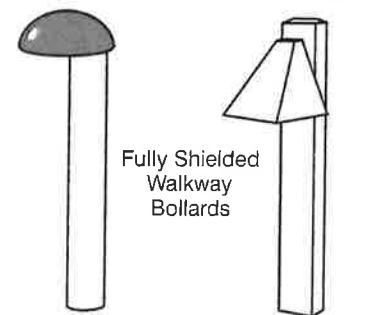
Fully Shielded Fixtures



Full Cutoff Streetlight



Fully Shielded Barn Light

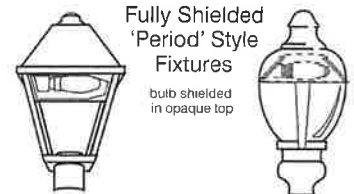


Fully Shielded Walkway Bollards



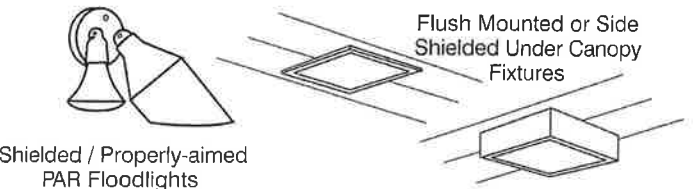
Fully Shielded Decorative Fixtures

bulb shielded in opaque top



Fully Shielded 'Period' Style Fixtures

bulb shielded in opaque top



Shielded / Properly-aimed PAR Floodlights

Flush Mounted or Side Shielded Under Canopy Fixtures

Illustrations by Bob Crelin © 2005. Rendered for the Town of Southampton, NY. Used with permission.

**Recommended Seed Mixes, Mulch, and Fertilizer
for Temporary and Permanent Revegetation in East Side Environments**
Based on recommendations from Andrea Ruchty, district botanist, GPNF, Mt. Adams Dist.,
and Robin Dobson, CRGNSA botanist

<i>Native Seed Mixture #1: Recommendations for Composition and Application Rates</i>		
Species	Hand Seeding including Handheld Spreaders	Hydromulcher
blue wildrye (<i>Elymus glaucus</i>)	20 lbs/acre	15 lbs/acre
California brome (<i>Bromus carinatus</i>)	20 lbs/acre	15 lbs/acre
slender hairgrass (<i>Deschampsia elongata</i>)	10 lbs/acre	5 lbs/acre
broadleaf lupine (<i>Lupinus latifolia</i>)		
Idaho fescue (<i>Festuca idahoensis</i>)		
Total	50 lbs/acre	35 lbs/acre

<i>Native Seed Mixture #2: Recommendations for Composition</i>	
Species	% by wt.
California Brome (<i>Bromus carinatus</i>)	20
Sheep fescue (<i>Festuca ovina</i>)	40
Blue wildrye (<i>Elymus glaucus</i>)	10
Canada bluegrass (<i>Poa compressa</i>)	10
Blue bunch wheatgrass (<i>Agropyron spicatum</i>)	20
Sickle-keeled lupine (<i>Lupinus albicaulis</i>)	5 oz./100# seed
America vetch (<i>Vicia Americana</i>)	5 oz./100# seed

<i>Non-Native Seed Mixture: Recommendations for Composition and Application Rates</i>	
Species	Application Rate
Annual ryegrass (<i>Lolium multiflorum</i>)	10 lbs/acre (fine seed)
Perennial ryegrass (<i>L. perenne</i>)	10 lbs/acre (fine seed)
Soft white winter wheat (<i>Triticum aestivum</i>)	40 lbs/acre
Sickle-keeled lupine (<i>Lupinus albicaulis</i>)	10 lbs/acre
TOTAL	70 lbs/acre

Herbaceous plants can be added after seeding:

Chrysothamnus nauseosus (rabbitbrush)	1 -2 oz./ac.
Achillea millefolium (Yarrow)	1 -2 oz./ac.
Eriogonum strictum	1 -2 oz./ac.
Lupinus bicolor or latifolius var. thompsonianus	1 -2 oz./ac.
Eriophyllum lanatum (Oregon sunshine)	1 -2 oz./ac.
Bitter brush (Purshia tridentate)	10 small plants/ac.
Arrowleaf Balsam root	

Notes:

Application Method: Hand or machine, ideally in the fall. Machines such as hydromulchers, usually have agitators which keep the seed well mixed and applied evenly. In hand-seeding operations it is more difficult to achieve an even distribution of seed. For this reason more lbs /acre have been prescribed to compensate for inadvertent patchiness. Hand seeding should utilize two passes of the area: 1 pass for small, fine seed such as slender hairgrass, and a second pass for the larger seeded species such as blue wildrye and California brome. Rice hulls may need to be added to the DEEL to get dispersion distance. Contact with the soil is very important, best results are achieved when the seed is lightly raked or pressed into the soil.

Seed Storability: Generally grass and forb species will hold reasonable germination (>80%) for 6-7 years in uncontrolled conditions. Thin-coated species such as *Bromus* will hold only 2-3 years or so.

Seed Source: Try to use appropriate local seed source for natives. Some flexibility for elevation is ok in a pinch. One native seed source is Bolson Seed Company, La Grande, OR (541)965-8285. Milestone Nursery (Lyle), Inside Passage Seed Co., Oregon Wholesale Seed Company (<http://www.oregonwholesaleseed.com/>), Rainier Seeds, Hughes Feed and Grain (the Dalles) and Dallesport Seed are other possible sources of seed, as well.

Fertilizer: Where there is a good "A" horizon probably don't need fertilizer. For sites with little organic matter use 200 lbs 16-20-0 /ac.

Mulch: Use certified weed free straw mulch whenever possible. Only 1-2" (2 tons/ac.) is needed and should be evenly applied. **Too deep can be more detrimental than none at all.** Ideally, it should be chopped and applied by machine. To further reduce the chance of introducing non-natives in to project areas, straw derived from native species is preferred. If not available, then straw from short-lived or non-persistent mulch sources such as annual rye or cereal grain seed production fields would be the next choice.

Using weed-free straw mulch is an important component in our strategy to control the spread of invasive species on the Forest. Weed-free straw is still a developing resource and its availability may be variable. Finding it will likely take some looking around. Oregon and Washington currently have weed-free certification programs. See the following websites for current lists of weed-free straw suppliers:

- ✓ http://www.nwcb.wa.gov/WWHAM/WWHAM_suppliers.htm
- ✓ http://oregon.gov/ODA/CID/weed_free_forage.shtml

The following are some more potential contacts for weed-free straw:

- Elwyn Crutcher, Stanwood, WA, 360-939-2334 (he will deliver for a charge, is generally sold out by spring).
- Wallowa County Hay Growers Association:
<http://www.certifiedwallowacountyhay.com/>
- John Williams, OSU Extension in Wallowa County, 541-426-3143.
- Randy Black, Oregon Dept of Agriculture, 503-986-4620.
- Allen Schnetzky, Weed Supervisor, Wallowa County 541-426-3332.