

Land Use Application

Applicant(s):

Dan Johnson & Deb Lawless

Property Owner(s):

same

Mailing Address:

Mailing Address:

same

Phone:

Email:

Email:

Location of property:

Township: 3 North

Range: 11 East,
Willamette
Meridian

Parcel address: 15 Smokey Ridge

Section & Qtr. Section: NW
1/4 of SE 1/4 of NE 1/4 of

NE 1/4 of Section 33

County: Klickitat

Tax Lot No(s):
03-11-3300-0002/00

Parcel Size (acres): 2.5

Existing use of parcel:
GMA Small Scale Ag. 8(o)

Use of adjacent parcels:
GMA Small Scale Ag.

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.

15 Smokey Ridge Application Narrative:

We are proposing the construction of a single family dwelling that will we hope will maintain the sense of space, light and being outdoors that we enjoy while we have been camping on the land. Our goal is to have a home that is light on the land both in terms of footprint and demand. Overall the style is Pacific NorthWest modern, a clean and low design with deep eaves and natural materials.

The house is a pre-fabricated design / build model from Method Homes (<http://methodhomes.net/homes/cabin-series/>). The advantages of this construction method are minimal time on, and impact to, the job site. After foundation fabrication, the main modules will be set up and roofed within a week. The footprint is approximately 1800ft², with the garage tucked under the house to reduce overall footprint and work with the existing grade.

The driveway would lead as directly as possible from the existing road (Smokey Ridge Road) to the garage (we have discussed this plan with our neighbors to the east as we need to cross their property). In order to provide stair-free entry, we also plan to put a alternate driveway/turnaround to the front door. Driveway surfaces would be crushed gravel.

The proposed house site allows us to both blend with and enjoy the beautiful gorge scenery. Visual screening is achieved by siting the house to take advantage of significant topographic and tree screening. There is topographical screening from the south due to local undulations and the elevated position above the KVAs of concern, as well as 10+ pine trees on the neighbors property directly to the south of the proposed site. In addition, there are quite a few trees on the north side of I-84 directly south of the building site, which makes it very difficult to see the house site from I-84, even when looking. After completing a thorough visual assessment from the Historic Columbia River Highway (HRCH) directly across from the property, we know that only about 1/3 of the house will be visible from this elevated position. About 50' to the west of the proposed site is a substantial screen of ponderosa pines, with a few additional individuals closer to the west side of the house (one of these has died; another is too close to the proposed site and both will need to be removed). Upon visiting the KVAs to the east, we discovered that due to the distance, the property is only really visible with binoculars. Thus with appropriate exterior colours and materials the house should blend in. The garage as sited below grade also greatly reduces visibility. We will also add three ponderosa pine and assorted native shrubs at the southeast corner of the house (please see plan for more detail). In combination with the other groups of screening trees, this grouping of trees is in keeping with the requirements for land parcels with scattered cover. We will irrigate these by hand until they get established; at which time they will need no supplemental irrigation. The large oaks and pines at the north of the property are about 50', ensuring that the roof will not break the skyline.

The low and horizontal roof line of the house is in keeping with the desired design cues for the oak and pine woodland landscape. Our overall landscaping philosophy and efforts will be to restore native plants and grasses. The main area of the property is mostly treeless, and we know that the cleared area currently has a number of weeds and possibly invasive species, which we plan to remove by hand over time and replace with native grasses and wildflowers from the Scenic Handbook plant list so that ultimately we have a native meadow. The area in between the two drives will be planted with native species. The old driveway which leads to the cement pad, will continue to grow over and naturalize.

We have added four native Oregon white oak seedlings up on the hill; and we plan to protect and encourage other Oregon white oak seedlings that get established in the same vicinity.

The proposed roofline is key to maintaining a low profile and keeping the windows well shaded, especially during the summer months. It is a shed roof which faces north and thus is fully screened from any of the KVAs by fact of orientation. There will be only a two inch cap edge that will be visible on the sides of the house. Thus, there will not be any incident sunlight that would cause reflection toward the KVAs. Given this particular situation, we are proposing to use a metal roof, given their great durability, fire-resistance, and environmentally friendly aspects (recycled content; long-term wear). Proposed colors would be from the low gloss palette, for which samples have been provided. Weather copper or felt green are our proposed colors. The low gloss paint finishes have a special treatment that helps to reduce light reflectance, from 25-40% for a typical metal roof finish to 5-15% for the low gloss finishes. As there are currently no metrics/standards that are available for roof reflectivity, we submit that this low gloss finish can meet the acceptable/recommended window reflective standards. Please also note that these colours are all 'cool' colours.

We know that windows are an important topic, and thus we would like to take some time to describe our window strategy in a little more detail, especially as there is no clear criteria for visual subordination. Window surface area does slightly exceed the recommended (but not required) 50 ft² for both sets of sliding doors, however this recommendation is for unscreened glass. Per our plans detailed below, this glass is not unscreened.

1. Windows will be lowE double or triple paned (final choice to be determined based on energy assessment following commission approval). This glass has an external reflectivity rating of 11% (see glass spec sheets provided - LowE3-366 and LowE-272). We know that the handbook recommends tinted glass over LowE, however there has been significant technology developments since the handbook was published, and there are now LowE windows that can match the reflective ratings of tinted windows. Given the energy performance and savings that these windows also provide, it is the sensible choice for both preserve the local scenery and the larger environment as a whole.
2. The transom windows are separated from the sliders by 12" of trim and thus are not continuous with the sliders.
3. We are at least 1/2 mile from all KVAs.
4. There is/will be screening from trees from all potential KVAs to the south; east and west.
5. There are deep eaves (3') that will screen all windows, and a particularly deep eave (6') for the southern windows which are of special concern, per page 30 of the handbook.
6. All trim will be wood covered aluminum, in Dark Bronze per sample provided.
7. Windows are surrounded by textured surfaces of stained cedar and painted hardi-board.
8. Per our calculation of clerestory seasonal sun, these windows will not have direct sunlight on them except for the height of winter. The purpose of these windows is to bring indirect natural light into the back of the house.
9. Likewise, the remaining windows will be completely screened by the eaves during summer.
10. Finally, from our visual assessment we know that the window glazing will be less than 20% visible from KVAs. Thus we are confident that our proposal has well under the maximum of 50ft² of continuous unscreened glass.

The house exterior will be either stained cedar cladding (teak TimberPro stain sample provided), or, budget permitting, cedar burned in the Japanese tradition of Shou Sugi Ban. This treatment is an environmentally friendly way to preserve timber and (paradoxically) make it fire-resistant. Chemical preservatives, paints, and retardants are therefore unnecessary. Two samples have been provided; the preferred sample is labelled 'tiger'.

There are some small sections of fibre cement panels that will be painted to compliment the cedar siding.

Paint options provided include:

- Moss Glen (H0100N) from Miller Paint;
- Brattle Spruce (H0098N) from Miller Paint;
- Hayward Pine (H0101N) from Miller Paint;
- November Storms (0543) from Miller Paint.

There will be exterior lighting on all sides of the house; four on the south side; one each on the north, west and east sides. Lighting will be hooded and shielded and be approved by the International Dark Skies Association.

The proposed well site is in the northwest section of the property, where we would have appropriate spacing between the house and the septic. According to consultations with well logs, a well driller and a diviner, this is the most appropriate area to drill the well. After consulting with a representative from Speedy Septic, we plan to repair and use the existing system that is in place.

A grading plan has been provided separately.

We hope that this has provided the information that you need to understand the intent and scope of our project. If you need more information or details please contact us! We look forward to working with you on this project.

Thanks,
Deb Lawless and Dan Johnson

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

- x Application form completed and signed
- x Site plan
- x Key viewing areas checklist, elevation drawings, and landscape details, if required
- x Names and addresses of adjacent property owners, if required
- x Any additional information as required

Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

Applicant(s) signature:



date: Aug 18, 2017

date: Aug 18, 2018

Property owner(s) signature:



date: Aug 18, 2017

date: Aug 18, 2017

Site Plan

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

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

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

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



100 East Main Street, Suite 200, Portland, Oregon 97101
503.228.1111

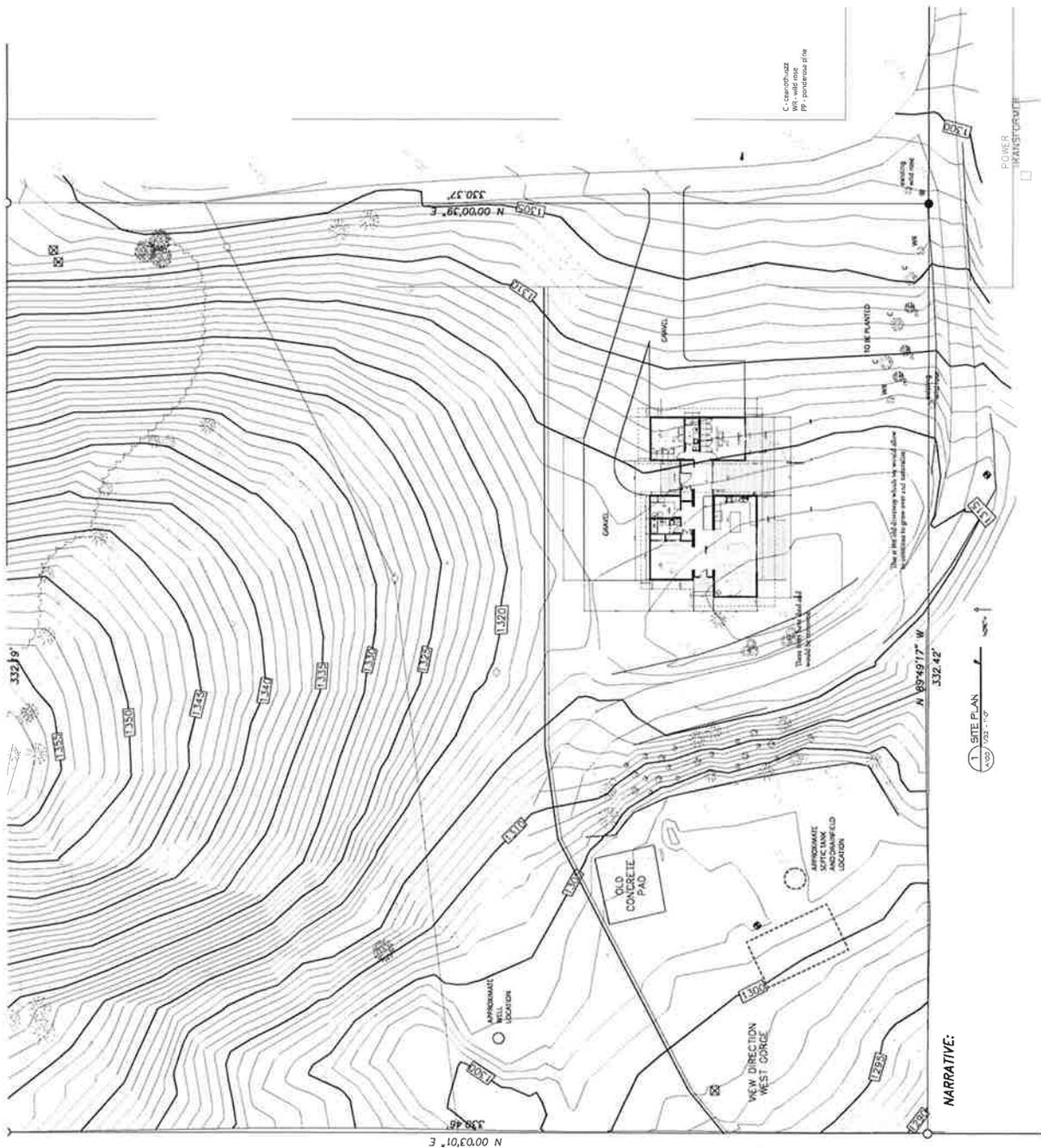
DAN JOHNSON / GIB LAWLESS
RESIDENCE
100 EAST MAIN STREET
PORTLAND, OREGON
97101

PROJECT NUMBER	200
DATE	2000.09.19
SCALE	AS SHOWN
DATE	2000.09.19

REVISIONS	
X	3/22/00, 3/23/00
Y	3/22/00, 3/23/00
Z	
AA	
BB	
CC	
DD	
EE	
FF	
GG	
HH	
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SITE PLAN

A100



Key Viewing Areas:

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

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

- Historic Columbia River Highway
- Old Highway 8 (County Road 1230)
- Highway I-84
- Washington State Route 142
- Washington State Route 14
- Washington State Route 141
- Panorama Point Park
- Columbia River
- Rowena Plateau and Nature Conservancy
- Cook-Underwood Road

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

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

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

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

- x location of plants used*
- x number of plants*
- x size of plants*
- x type of plants*
- x irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes*
- x location of existing and proposed topographical features which would screen your project.*

Adjacent Property Owners:

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

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

Notification of landowners within 200 feet:

- Uses within Residential designation (except single-family dwellings located adjacent to Agriculture or Forest designations - see notification of landowners within 500 feet)
- Uses within Agriculture designation (except non-farm single-family dwellings in Large-Scale Agriculture designation - see notification of landowners within 500 feet)
- Uses within Forest designation (except utility facilities, railroads, home occupations, cottage industries, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of non-profit camps-retreats-conference centers, bed and breakfasts, and non-profit learning/research facilities - see notification of landowners within 500 feet)
- Uses within Commercial designations
- Uses within Recreation designations
- Uses within Open Space designations
- Uses within Agriculture-Special designations
- Uses within Special Management Areas

Notification of landowners within 500 feet:

- Single-family dwellings within Residential designation located adjacent to Agriculture or Forest designations
- Non-farm single-family dwellings within Large-Scale Agriculture designation
- Utility facilities, railroad, home occupations, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of nonprofit camps/retreats/conference centers, and bed and breakfasts, non-profit learning/research facilities within Forest designations

Adjacent property owners (continued):

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

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

03-11-3300-0003/00

Patricia Salmon, PO Box 288, Bingen WA, 98605

03-11-3300-0004/00

Stacey Baker, 14722 260th Ave SE, Issaquah WA, 98027

03-11-3300-0005/00

Ronnie and Audrey Bruce, PO Box 849, White Salmon WA, 98672

03-11-3300-0001/00

Alvin Heany, PO Box 1400, White Salmon WA, 98672

Projects Requiring Grading Plans:

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

In the General Management Area:

- applications for structural development involving more than 100 total cubic yards of grading (material excavated and/or used as fill) with slopes of more than 10%;
- applications for structural development involving more than 200 total cubic yards of grading (material excavated and/or used as fill) where the building site is visible from one or more Key Viewing Areas

In the Special Management Area:

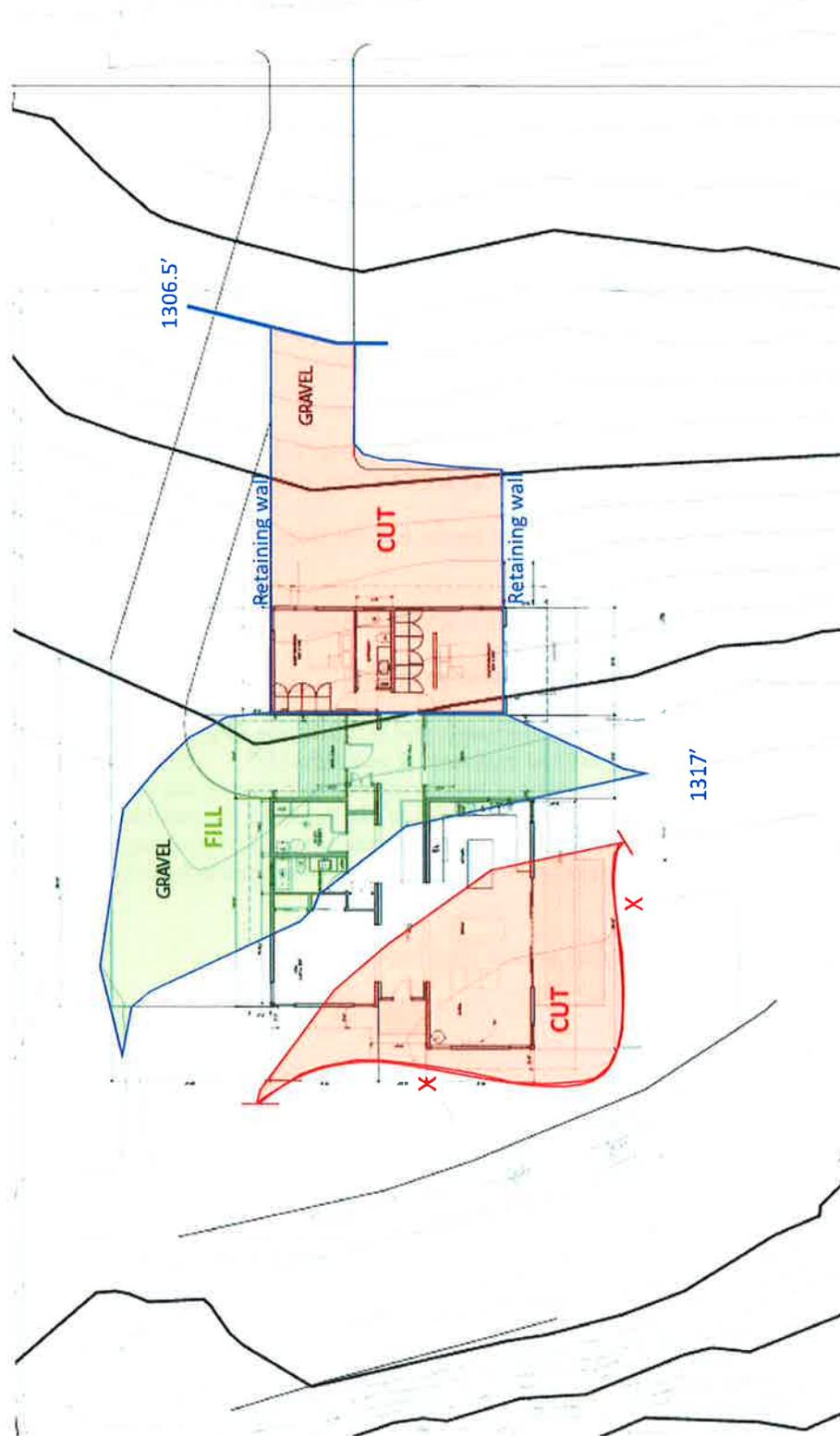
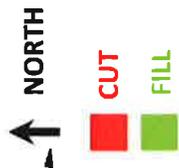
- applications for structural development involving more than 100 total cubic yards of grading (material excavated and/or used as fill) with slopes of more than 10% (except trails)

The grading plan must include the following:

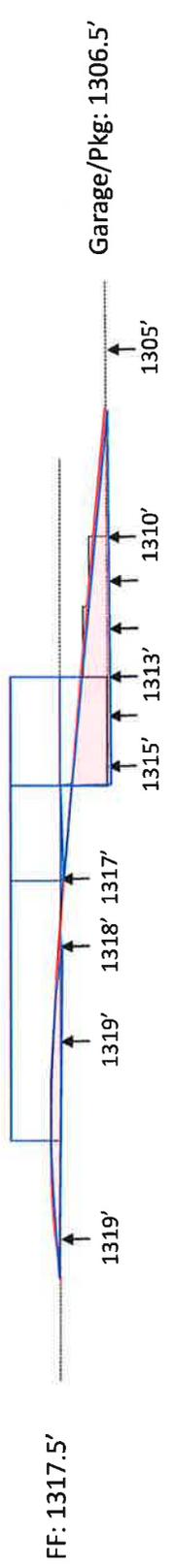
- A map of the site prepared at a scale of 1 inch equals 200, feet (1:2;400) or at a scale providing greater detail, with contour intervals of at least every five feet including:
 - Existing and proposed final grades
 - Location of all areas to be graded, with cut banks and fill slopes delineated; and,
 - Estimated dimensions of graded areas.

- A narrative description of the proposed grading activity, including:
 - Its purpose
 - An estimate of the total volume of material to be moved
 - The height of all cut banks and fill slopes
 - Provisions to be used for compaction, drainage, and stabilization of graded areas (preparation of this information by a licensed engineer or geologist is recommended)
 - A description of all plant materials used to revegetate exposed slopes and banks, including types of species, number of, size and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings; and
 - A description of any interim or permanent erosion control measures to be utilized.

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



South Elevation Section



If your project is listed below, you will also need to submit additional information. Contact a Gorge Commission planner for help in identifying the information required.

Projects in the General Management Area:

- Agricultural Buildings and Agricultural Labor Housing
- Projects within 1000 feet of sensitive wildlife and plant sites or water resources
- Single-family dwellings on lands designated Large or Small Woodland
- Single-family dwellings in conjunction with agricultural use
- Single-family dwellings not in conjunction with agricultural use (on Large-Scale Agriculture)
- Single-family dwelling for an Agricultural Operator's Relative
- Wineries or tasting rooms
- Temporary Hardship Dwelling
- Communications and Utility Facilities on lands visible from key viewing areas
- New livestock grazing; new fences, livestock watering facilities, and corrals; or soil, water, and vegetation conservation activities on lands designated Agriculture-Special
- Production and/or development of mineral resources and expansion of existing quarries
- Uses located in or providing recreational access to the Columbia River or its tributaries

Projects in the Special Management Area:

- Single-family dwellings on lands designated Forest, Agriculture or Public Recreation
- Agricultural Buildings and Agricultural Labor Housing
- Clearing trees for new agricultural use
- Any new use or development on lands designated Open Space

Projects Requiring Cultural Resources Reconnaissance Surveys and Historic Surveys for Large-Scale Uses:

- Residential development of two or more dwellings
- Recreation facilities
- Commercial or industrial development
- Public transportation facilities
- Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater
- Communication, water and sewer, and natural gas transmission lines, pipes, equipment, and appurtenances

Projects Requiring Sensitive Plant and Wildlife Surveys:

- Land divisions that create four or more parcels
- Recreation facilities that contain parking areas for 10 cars, overnight camping facilities, boat ramps, and visitor information and environmental education facilities
- Public transportation facilities that are outside improved rights-of-way
- Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater
- Communication, water and sewer, and natural gas transmission lines, pipes, equipment, and appurtenances (except minor projects as specified in Commission Rule 350-81)

Please contact the Columbia River Gorge Commission's office if you need assistance or have any questions. The Commission recommends scheduling a pre-application meeting to discuss your project with a planner before submitting your application for review. Please call 509-493-3323 or contact us via our website at www.gorgecommission.org.