



Director's Decision

Summary of Application

FILE NUMBER:	C23-0003
PROPOSAL:	The Columbia River Gorge Commission has received an application for placement of an 160 square foot, 8 foot tall storage container at the Chamberlain Lake Safety Rest Area. This application was reviewed as an expedited review use.
APPLICANTS:	Bill VanAntwerp, WSDOT
LANDOWNERS:	Washington State Department of Transportation
SIZE and LOCATION:	The subject parcel is 38.79 acres in size and located adjacent to SR 14, and is described as Tax Lot Number 03-12-32-0000-06/00 in the north half of Section 32, Township 3 North, Range 12 East, Willamette Meridian, Klickitat County, Washington.
LAND USE DESIGNATION:	General Management Area (GMA) – Small-Scale Agriculture (40) Public Recreation (GMA) Agriculture (SMA)
FILE NUMBER:	C22-0001

Decision

Based upon the findings of fact and conclusions of law in the staff report accompanying this decision and the conditions of approval in this decision document, the land use application by Bill VanAntwerp, WSDOT, for the placement of an accessory building, is consistent with Commission Rules chapter 350, division 082, and thus consistent with the *Management Plan for the Columbia River Gorge National Scenic Area* and the standards of Section 6 and the purposes of the Columbia River Gorge National Scenic Area Act, Pub. L. 99-663, 100 Stat. 4274 (1986), and is hereby **APPROVED**.

Conditions of Approval

The following conditions of approval are given to ensure that the subject request is consistent with Commission Rules chapter 350, division 082. Compliance with these conditions of approval is required. The Gorge Commission may take one or more enforcement actions at any time to ensure compliance with these conditions of approval.

1. In accordance with Commission Rule 350-082-0150(3), the applicant shall record the Executive Director's decision and conditions of approval and approved site plan and elevation drawings in county deeds and records (at the Klickitat County Auditor's Office) to ensure notice of the conditions to successors in interest. The record shall be associated with all tax lots and parcels that constitute the subject property. The applicant need not record the separate staff report document containing the relevant findings and conclusions. 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. A post-completion inspection is required. Please contact the Gorge Commission office when all construction is complete to schedule this inspection. The applicant may request interim inspections and Gorge Commission staff may at its discretion conduct interim inspections.
4. Any new land uses or structural development, alterations, or grading not included in the approved application or site plan will require a new application and review.
5. This accessory building is the only one allowed under Commission Rule 350-082-0220(1)(a). Future accessory buildings on this parcel less than 200 square feet will require full review under Commission Rule 350-082.
6. No trees may be removed during construction or placement of the storage container. If trees must be removed, the applicant must contact the Gorge Commission and receive written permission to remove the trees. Before providing permission, Commission staff may consult with WDFW, and the Commission may require the applicant to submit a new application for review, to ensure the protection of sensitive wildlife habitat.
7. Areas that are disturbed in the process of placing the storage container on site will require reseeding and revegetation within one year of completion of construction. A recommended seed mix handout is included with this Decision.
8. All exterior building materials, including roof, doors, siding, trim, window casing and sash, 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 applicant for the exterior of accessory building are consistent with this condition and are hereby approved:

Exterior: Pratt & Lambert "Old Tudor" (434G)

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

9. All exterior building materials including roofs, doors, siding, trim, window casing and sash, decks, and railings shall be nonreflective or have low reflectivity. The applicants proposed matte finish is consistent with this condition and is hereby approved.
10. If cultural resources are discovered, 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.
11. If human remains are discovered, 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.

DATED THIS ____ day of May 2023 at White Salmon, Washington.

Krystyna U. Wolniakowski
Executive Director

Expiration of Approval

Commission Rule 350-082-0160 governs the expiration of this Director's Decision.

Expiration of this Director's Decision is automatic. The Executive Director does not notify applicants or landowners of decisions that are expired or may be close to expiring.

This decision of the Executive Director becomes void on the ____ day of May 2025 unless construction has commenced in accordance with Commission Rule 350-082-0160(4).

Commission Rule 350-082-0160(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 the applicant commenced construction. Commission Rule 350-082-0160(5) specifies that completion of the structure means completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the National Scenic Area approval. The date of this Director's Decision shall be considered the date the applicant commenced construction, unless the Gorge Commission or applicant demonstrates otherwise.

Once the applicant has commenced construction of one element in this decision, the applicant must complete all elements in this decision in accordance with Commission Rule

350-082-0160. The Gorge 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 350-082-0160(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 applicant shall specify the date construction commenced. The Executive Director may grant an extension upon determining that conditions, for which the applicant is not responsible, would prevent the applicant from commencing or completing the proposed development within the applicable time limitation. The Executive Director shall not grant an extension if the site characteristics 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 ____ day of June 2023.

The decision of the Executive Director is final unless the applicant or any other person who submitted comment files a Notice of Appeal with the Commission within thirty (30) days of the date of this decision. Commission Rule chapter 350, division 70 governs appeal of this decision. This rule is available on the Gorge Commission's website and at the Gorge Commission office. You may contact the Gorge Commission office if you have questions about appealing this decision.

Notes

1. 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.
2. 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.

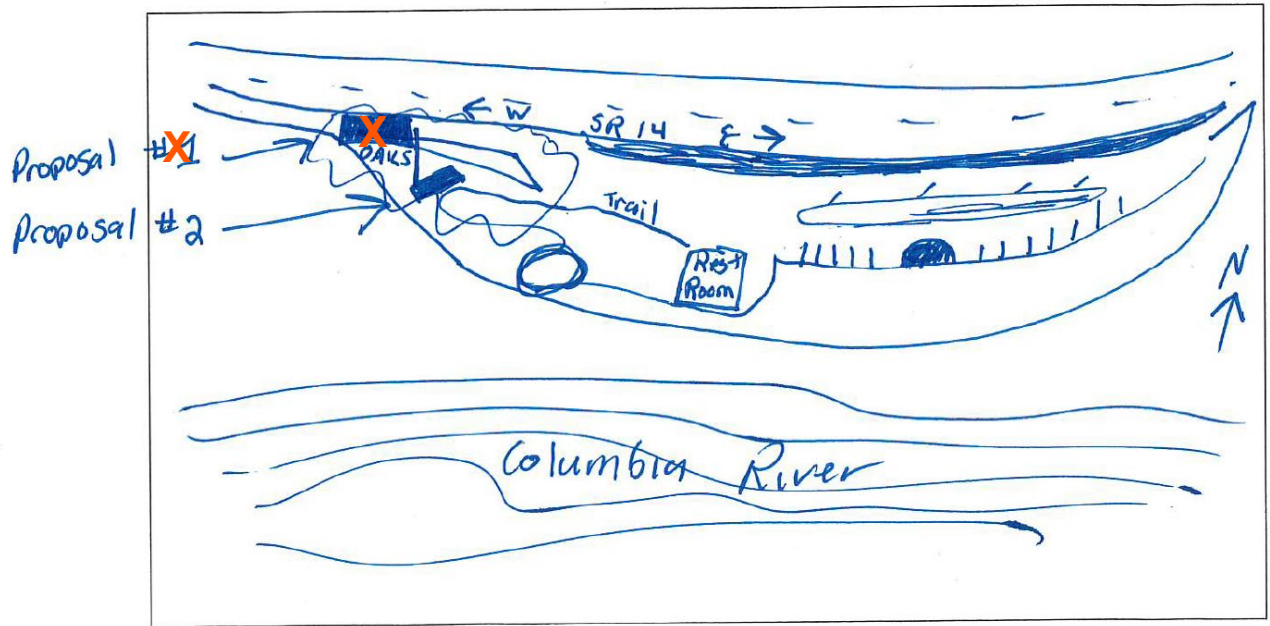
In accordance with Commission Rule 350-082-0150(6), the Gorge Commission staff mailed notice of this decision to the following governments, agencies, and organizations and persons who provided comment on the application:

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

Attachments:

Staff Report for C23-0003
Approved site plans and elevation drawings
Eastern Gorge Recommended Seed Mix



overhead view





Existing/Final Grade



C23-0003 WSDOT Chamberlain Lake—Revision to Access Road



-  Original proposed access road
-  Revised proposed access road

**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.

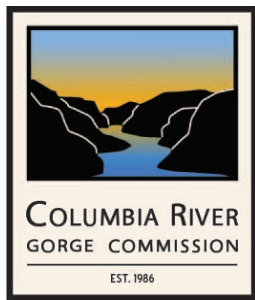
Mulch: Use certified weed free straw mulch whenever possible. Only 1-2" (2 tons/ac.) is needed and should be evenly applied. **Too deep can be more detrimental than none at all.** Ideally, it should be chopped and applied by machine. To further reduce the chance of introducing non-natives in to project 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.



Development Review Staff Report

Summary of Application

FILE NUMBER:	C23-0003
PROPOSAL:	The Columbia River Gorge Commission has received an application for placement of an 160 square foot, 8 foot tall storage container at the Chamberlain Lake Safety Rest Area. This application was reviewed as an expedited review use.
APPLICANTS:	Bill VanAntwerp, WSDOT
LANDOWNERS:	Washington State Department of Transportation
SIZE and LOCATION:	The subject parcel is 38.79 acres in size and located adjacent to SR 14, and is described as Tax Lot Number 03-12-32-0000-06/00 in the north half of Section 32, Township 3 North, Range 12 East, Willamette Meridian, Klickitat County, Washington.
LAND USE DESIGNATION:	General Management Area (GMA) – Small-Scale Agriculture (40) Public Recreation (GMA) Agriculture (SMA)

Notice of Application Mailed to:

In accordance with Commission Rule 350-082-0110, the Gorge Commission staff mailed notice of this application to property owners within 200 feet of the subject parcel and sent email notice of this application to the following governments, agencies, and organizations:

Confederated Tribes and Bands of the Yakama Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of Warm Springs
Nez Perce Tribe
U.S. Forest Service National Scenic Area Office (USFS CRGNSA)
Washington Department of Archaeology and Historic Preservation (DAHP)
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 (WDFW)

Friends of the Columbia Gorge

Written Comments Received From:

Friends of the Columbia Gorge (Steve McCoy, Staff Attorney)

USFS CRGNSA (Chris Donnermeyer, Heritage Resource Program Manager)

WDFW (Amber Johnson, Habitat Biologist)

Findings of Fact

A. Land Use

1. WSDOT proposes to place a 160 square foot, 8 foot tall storage container on the subject parcel. The storage container will house maintenance equipment. The application also included a proposed 75 foot long, 8 foot wide access road and removal of four oak trees. This aspect of the proposed development was removed from review following comments from the Washington Department of Fish and Wildlife.
2. The subject parcel is in a Special Management Area (SMA) and the General Management Area (GMA). The parcel is 38.79 acres in site and contains a segment of SR 14 as well as the Chamberlain Lake Safety Rest Area. Approximately 3 acres on the west end of the parcel are designated as SMA Agriculture. Approximately 2 acres on the east end of the parcel are designated GMA Public Recreation. The remaining 33.79 acres of the parcel are designated Small-Scale Agriculture with a 40-acre minimum parcel size.
3. Existing development on the property includes SR 14 and the Chamberlain Lake Safety Rest Area. An addition to the bathroom and a new sidewalk at the Rest Area were approved in C03-0003. A rock scaling project along SR 14 to the west of the Rest Area was approved in C21-0002.
4. The proposed development will take place in the area of the parcel designated as GMA Small-Scale Agriculture, slightly west of the bathroom and parking lot of the Rest Area, along a maintained trail that accesses a viewpoint along the Columbia River.
5. Following comments from WDFW, the proposed access road included in the initial application was removed from review. The applicant identified an access point in the same area that would not require tree removal and would not require the construction of an access road. A condition of approval will require reseeding and revegetation of the area following placement of the storage container.
6. Commission Rule 350-082-220(1)(a) allows,

Except in Open Space and Agriculture-Special, accessory structures between 60 and 200 square feet in area and ten feet or less in height. Only one accessory building per parcel may be allowed under this guideline, regardless of whether the parcel already includes an accessory building(s). Additional accessory buildings shall be subject to full review. This category does not include signs,

decks, fences, outdoor lights, retaining walls, transportation facilities, or utility facilities.

The applicant proposes to place a 160 square foot, 8 foot tall storage container on the subject parcel. The storage container is smaller than the 200 square foot maximum footprint allowed by this guideline, and shorter than the 10 foot maximum height allowed by this guideline. Previous development reviewed by the Gorge Commission has not included review or approval of any new accessory structures. This is the first accessory building reviewed on the parcel under this guideline. The storage container is not a sign, desk, fence, outdoor light, retaining wall, transportation facility, or utility facility. A condition of approval will state that future applications for accessory structures reviewed under this guideline will be subject to full review.

Land Use Conclusion:

The proposal is an allowed expedited review use, subject to Commission Rule 350-082-220(2) that protects scenic, cultural, natural, and recreation resources.

B. SCENIC RESOURCES

1. Commission Rule 350-082-0220(2)(a)(A) states:

In the GMA, the scenic resource protection guidelines shall not apply to woven-wire fences for agricultural use that would enclose 80 acres or less.

The application does not include woven wire fences for agricultural use. This rule does not apply.

2. Commission Rule 350-082-0220(2)(a)(B) states:

Except signs, the colors of structures topographically visible from key viewing areas shall be dark earth-tones found at the specific site or the surrounding landscape. The specific colors approved by the reviewing agency shall be included as a condition of approval. This guideline shall not apply to additions to existing buildings smaller in total area in square feet than the existing building, which may be the same color as the existing building.

The proposed accessory building will be sited adjacent and tangent to the existing trail on site, orienting its broadest elevations to the northwest and southeast. The proposed accessory building will be topographically visible from at least the SR 14 and Columbia River KVAs. The application materials included "brown" as the proposed paint color. Staff requested a specific paint swatch on May 1, 2023, and the applicant provided Pratt & Lambert "Old Tudor" 434G. "Old Tudor" is a dark brown color that can be found at the specific site on the shaded trunks of Oregon White Oak trees. Use of "Old Tudor" on the entire structure will be included as a condition of approval.

3. Commission Rule 350-082-0220(2)(a)(C) states:

Except signs, structures topographically visible from key viewing areas shall use low or non-reflective building materials, including roofing, gutters, vents, and chimneys.

The proposed accessory building will be topographically visible from at least the SR 14 and Columbia River KVAs. The building is a storage container made entirely from metal. A condition of approval will require the use of matte paint ensure the building will have low reflectivity. A condition of approval will require that the paint be maintained to ensure that the building will continue to have low reflectivity.

4. Commission Rule 350-082-0220(2)(a)(D) states:

Any exterior lighting shall be sited, limited in intensity, hooded, and shielded 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. Shielding and hooding materials shall be composed of non-reflective, opaque materials.

No exterior lighting is proposed. This rule does not apply. If any lighting is proposed in the future, it will require application and review by the Gorge Commission prior to installation.

5. Commission Rule 350-082-0220(2)(a)(E) states:

Signs shall comply with 350-082-0520.

No signs are proposed. This rule does not apply.

6. Commission Rule 350-082-0220(2)(a)(F) states:

Structures within one-half mile of a key viewing area and topographically visible from the key viewing area shall be sited, screened and designed to achieve the applicable scenic standard (e.g., visual subordination, not visually evident).

The proposed accessory building will be within one-half mile of the SR 14 and Columbia River KVAs, and is topographically visible from those KVAs. The proposed accessory building will be sited adjacent and tangent to the existing trail on site, orienting its broadest elevations to the northwest and southeast.

The proposed development takes place within the General Management Area. According to Commission Rule 350-082-0600(2), the applicable scenic standard for development in the General Management Area that is visible from Key Viewing Areas is *visually subordinate*.

Commission Rule 350-082-0070(202) defines “visually subordinate” as:

One of the two scenic standards applicable in the National Scenic Area. A description of the relative visibility of a development, structure, or use where that development, structure, or use does not noticeably contrast with the defining landscape setting characteristics, as viewed from a specified vantage

point (generally a key viewing area, for the Management Plan) and the setting appears only slightly altered (distinctive characteristics of that setting remain dominant). As opposed to development, structures, or uses that are fully screened, structures that are visually subordinate may be partially visible but would be difficult to discern to the common viewer. Visually subordinate development, structures, or uses as well as forest practices in the SMAs shall repeat form, line, color, or texture common to the natural landscape, while changes in their qualities of scale, proportion, intensity, direction, pattern, etc., shall not dominate the natural landscape setting.

The proposed accessory structure will be placed in an area designated with the Oak-Pine Woodland landscape setting. The defining characteristics of this landscape setting are described in the Management Plan as follows:

Landscape profiles read as dramatic, moderately steep and sloping, with complex juxtapositions of form, line, color, and texture. Some Oak Pine Woodland landscapes are found on relatively flat terraces and benches at the top of steep slopes and some along deeply incised river canyons and basalt cliffs. Occasional rock outcrops and formations punctuate open vistas and woodlands. Most of this setting is found on gently rolling to hilly terrain, with grades averaging 15-40% and elevations from 80 feet to 3,000 feet above sea level. Pastures and small farm uses are interspersed in the gentler portions of this setting.

The Management Plan's description of the Oak-Pine Woodland landscape setting also describes the presence of scattered rural development on the landscape.

Factors considered in determining the visual subordination of a development are siting, screening, and design, as stated in Commission Rule 350-082-0220(2)(a)(F). The Chamberlain Lake Safety Rest Area and the existing trail are located on a shelf that is approximately 100 feet higher in elevation than the Columbia River. The proposed accessory building will be placed approximately 140 feet north of the Columbia River, which fully screens the development to the southeast, as seen from within one-half mile of the Columbia River KVA. To the southwest, the development will be topographically visible from the Columbia River KVA within one-half mile. To the west, north, and east, the development will be intermittently visible topographically along the length of SR 14 within one-half mile. From the southeast and the north, existing Oregon White Oaks will provide sufficient vegetative screening to maintain the appearance of the parcel as a woodland, and ensure that the accessory building does not notably contrast with the defining landscape characteristics. The design of the accessory building is primarily characterized by its rectangular appearance and dark earth tone color. The sharp corners and straight lines of the accessory building will be obscured by existing screening vegetation, primarily Oregon White Oak. The dark brown color of the accessory building will ensure that it will blend in with the shaded areas around the development site. Lastly, the presence of the development is not in itself contrary to the described scattered rural development of the Oak-Pine Woodland landscape setting.

The proposed accessory building will be sited, screened, and designed to meet the applicable scenic standard of visual subordination.

Scenic Resources Conclusion:

The proposed development is consistent with Commission Rule 350-082-220(2)(a) that protects scenic resources in the National Scenic Area.

C. CULTURAL RESOURCES

1. Commission Rule 350-082-220(2)(b)(A) states that the expedited development review process shall only be used to review proposed development that does not require a reconnaissance survey or historic survey as determined by 350-082-0620(2)(a)(C) and 350-082-0620(2)(a)(D).
2. Chris Donnermeyer, Heritage Resource Program Manager, U.S. Forest Service Columbia River Gorge National Scenic Area, reviewed the land use application and determined in a Cultural Resources Survey Determination letter, dated April 14, 2023, that pursuant to Commission Rule 350-082-620(2)(a)(C) that a Cultural Resource Reconnaissance Survey is not required because the proposed use would occur on a site that has been determined to be located within a low probability zone, and does not occur within 500 feet of a known archaeological site.
3. Commission Rule 350-082-620(2)(a)(D) describes when a historic survey is required. In his April 14, 2023, Cultural Resources Survey Determination letter, Mr. Donnermeyer determined that a historical survey is not required because the proposed use would not alter the exterior architectural appearance of significant buildings and structures that are 50 years old or older and would not compromise features of the surrounding area that are important in defining the historic or architectural character of significant buildings or structures that are 50 years old or older.
4. In an email dated April 24, 2023, staff informed Mr. Donnermeyer that the proposed access road had been removed from the project, and that the storage container delivery truck would access the site slightly farther to the west and without any advance grading or site preparation. Mr. Donnermeyer responded April 24, 2023 that this did not change his survey determination.
5. Commission Rule 350-082-220(2)(b)(B) states:

The GMA guidelines that protect cultural resources and human remains discovered during construction (350-082-0620(6) and (7)) shall be applied as conditions of approval for all development approved under the expedited development review process, including development in the SMAs.

These guidelines shall be applied as conditions of approval for the proposed development.

Cultural Resources Conclusion

With conditions protecting unknown cultural resources and human remains discovered during construction, the proposal is consistent with Commission Rule 350-082-220(2)(b) that protects cultural resources in the National Scenic Area.

D. NATURAL RESOURCES

1. Commission Rule 350-082-0220(2)(d)(A) protects water resources. The rule states:

The development is outside water resources and their buffer zones. This guideline shall not apply to lot line adjustments or development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.

The Gorge Commission's water resource inventory data show an intermittent stream located approximately 275 feet from the proposed development site, and show the Columbia River approximately 175 feet from the proposed development site. There are no other water resources in the vicinity of the proposed development. Commission Rule 350-082-0640(6)(f) and (g) describe the water resource buffer zones for perennial and intermittent streams, respectively. The buffer for perennial streams is 100 feet. The buffer for intermittent streams, provided they are not used by anadromous or resident fish, is 50 feet. The proposed accessory building will be outside the buffer of both streams. Staff did not determine whether the intermittent stream was used by anadromous or resident fish as the proposed development will take place outside the 100 foot buffer zone that would apply if the stream were used by those fish.

2. Commission Rule 350-082-0220(2)(d)(B) protects sensitive wildlife and rare plants. The rule states that the development is allowable if it meets one of the following:

(I) The development is at least 1,000 feet from known Priority Habitats or sensitive wildlife sites (excluding sensitive aquatic species and deer and elk winter range) and known rare plants.

(II) The development does not disturb the ground or is inside road, utility or railroad rights-of-way or easements or other areas that have been previously disturbed and regularly maintained.

(III) For sensitive wildlife, the development is within 1,000 feet of known Priority Habitats or sensitive wildlife sites (excluding sensitive aquatic species and deer and elk winter range), but an appropriate federal or state wildlife agency determines the Priority Habitat or sensitive wildlife site is not active, the proposed development would not compromise the integrity of the Priority Habitat or wildlife area, or the proposed development would not occur during the time of the year when wildlife species are sensitive to disturbance.

(IV) For rare plants, the development is within 1,000 feet of known rare plants, but the Oregon Biodiversity Information Center or Washington Natural Heritage Program or a person with recognized expertise in botany or plant ecology hired by the applicant has determined that the development would be at least 200 feet from the rare plants.

The Gorge Commission's inventories of sensitive wildlife sites and rare plants show known priority habitats within 1,000 feet of the development site, and as such the proposed development does not meet criteria (I). Because the inventories do not identify any known rare plants within 1,000 feet, criteria (IV) does not apply. The development will disturb the ground to create a level space for the placement of the accessory building, and as such does not meet criteria (II).

Notice of the proposed development (including the access road and removal of four oak trees) was sent to Amber Johnson, Habitat Biologist, Washington Department of Fish and Wildlife on April 4, 2023. In a letter dated April 13, 2023, Ms. Johnson wrote that the removal of the oak trees would constitute an impact to sensitive wildlife sites. On April 17, 2023, staff contacted the applicant to determine if there were different access points with no impact on the oak trees. On April 24, 2023, the applicant identified an alternative access point slightly to the west of the initial proposal that would remove the need for the development of an access road and would avoid the oaks. A condition of approval will ensure that existing trees on site are retained. The development meets criteria (III) of this Commission Rule.

Natural Resources Conclusion:

With the conditions of approval discussed above, the proposed development is consistent with Commission Rule 350-082-0220(2)(d) that protects natural resources in the National Scenic Area.

E. RECREATION RESOURCES

1. Commission Rule 350-082-0220(c) states:

The development shall not detract from the use and enjoyment of established recreation sites on adjacent parcels

There are no established recreation sites on adjacent parcels. This rule does not apply.

Insofar as the proposed development may impact recreation use and enjoyment *on the subject parcel*, the short trail adjacent to the development site leads to viewpoints along the Columbia River, where visitors can view the landscape features of the Rowena Plateau and surrounding area to the south, as well as more than 5 miles to the east and 5 miles to the west along the Columbia River. At these viewpoints, the accessory building will be located behind the visitor to the north, out of view. The development will not detract from the use and enjoyment of the Chamberlain Lake Safety Rest Area.

Recreation Resources Conclusion:

The proposed development is consistent with Commission Rule 350-082-0220(2)(c) that protects recreation resources in the National Scenic Area.

F. TREATY RIGHTS PROTECTION

1. Commission Rule 350-082-0220(2)(e) provides protection of tribal treaty rights from new development in the National Scenic Area. It states:

(A) Proposed development shall not affect or modify any treaty or other rights of any Indian tribe.

(B) The expedited development review process shall cease and the proposed development shall be reviewed using the full development review process if a tribal government submits substantive written comments during the comment period that identify the treaty rights that exist in the project vicinity and explain how they would be affected or modified by the proposed development.

(C) Except as provided in subsection (B) above, 350-082-0130 shall not apply to proposed development reviewed under the expedited review process.

Notice of the proposed development was sent to the four Treaty Tribe governments on April 4, 2023. Pursuant to Commission Rule 350-082-0220(2)(e)(C), the 30 day notice period for tribal treaty rights and consultation does not apply. No comments were received from any tribal government during the 10 day comment period for expedited review uses, or in the 30 days after the initial notice. Staff concludes that the proposed development does not affect or modify any known treaty or other rights of any Indian tribe.

Treaty Rights Conclusion:

The proposed development is consistent with the guidelines in Commission Rule 350-082-0220(e), which provides protection for treaty rights and any other rights of any Indian tribe.

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