

Minor Change to a Director's Decision

Summary of Application

FILE NUMBER:	Minor Change to C23-0008
APPLICANTS:	Dave & Lisa McClellon
LANDOWNERS:	Dave & Lisa McClellon
ORIGINAL PROPOSAL:	The Columbia River Gorge Commission has received an application for the removal and replacement of a single-family dwelling.
MINOR CHANGE REQUEST :	The same development as in the original approved Director's Decision with changes as follows : <ol style="list-style-type: none">1. Reconfigure the the roof from a metal shed roof to a asphalt gable roof, change the fenestration pattern, and add covered patio space.
LOCATION:	The subject parcel is approximately five acres in size and located at 152 Lyle Snowden Road and described as tax lot number 03-12-2152-0001/00 in the southeast quarter of Section 21, Township 3 North, Range 12 East, Willamette Meridian, Klickitat County, Washington.
LAND USE DESIGNATION:	General Management Area (GMA) Small-Scale Agriculture (80)

Authority to Approve a Slight Change

This application was received and reviewed under Commission Rule 350-082. The proposed minor changes are therefore being reviewed pursuant to Commission Rule 350-082-0180.

Commission Rule 350-082-0180 states:

- (1) Any change to an Executive Director's decision shall be processed as a new action, except that the Executive Director may approve slight changes to findings, conclusions, and conditions of approval deemed to be consistent with the guidelines of Commission Rule 350-082 and the findings and conclusions for the original action.*
- (2) The Executive Director may approve a slight change only during the term that the Executive Director's decision has not expired pursuant to 350-082-0160(2),*

(3), or (6), or upon completion of an approved structure pursuant to 350-082-0160(5), whichever is earlier.

(3) If the Executive Director approves a slight change, they shall notify all the parties listed in the original decision that received a copy of the original decision, except that the Executive Director will notify only a new landowner if the property has sold since the date of the original decision. The slight change decision (not the original decision) is final and may be appealed in accordance with 350-082-0150(7) above.

Decision

Based upon the findings of fact in the Staff Report for Director's Decision C23-0008, the request for a slight change by Dave & Lisa McClellon 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 350-082, 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 350-082. 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. 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. The developments shall be constructed as shown on the approved project description, site plan and elevation drawings. The dwelling shall be no larger than 2,044 sq ft and no taller than 27 ft tall. The accessory building shall be no larger 41 ft x 28 ft (1,148 sq ft) and no taller than 15 ft. The accessory building shall not be used for occupancy or as a dwelling. Any changes shall be reviewed and approved by the Executive Director before the changes are implemented.
6. All exterior building materials for the addition and accessory buildings, including roofs, doors, siding, trim, 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 applicant are consistent with this condition and hereby approved:

Siding: Rodda Paint Green Tea (CA167) & French Roast (CA213)

Roofing: ~~ASC Building Products Weathered Copper & TPO with a matte black finish~~ Pabco Antique Black

Trim: Rodda Paint French Roast (CA213)

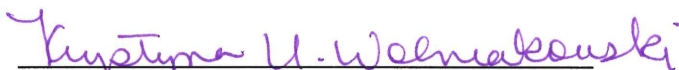
Any changes to these colors shall be submitted to the Gorge Commission for consistency review with this condition of approval. The color of the development shall be maintained by painting and staining as necessary to maintain the approved color.

7. All exterior building materials including roofs, 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.
8. All windows and glazing shall be composed of low-reflectivity glass. A reflectivity rating of 11% is required.
9. All vegetation and landscaping shall be implemented as specified in the approved site plan. Maintenance and survival of the vegetation is required, and an irrigation plan shall be submitted to the Executive Director for review before the vegetation is planted. The vegetative buffer shall be, at a minimum, 50 ft long. The planted trees shall be ponderosa pines or other evergreen trees native to the area and reach an ultimate height of at least 15 feet. At the time of planting, trees shall be three to six-feet-tall, with the root ball wrapped in burlap. Changes to the landscaping plan must be provided to the Executive Director for review and approval.
10. Except for trees identified in the site plan and dead trees or other dead vegetation that may pose a hazard, all existing mature vegetation in the vicinity of the building site shall be retained and maintained for screening purposes and so the overall visual character and

appearance of the landscape is retained.

11. Disturbed areas shall be reseeded with grasses from the Recommend Seed Mixes for East Side Environments handout. Disturbed areas shall be revegetated immediately upon completion of the project (or as soon as possible thereafter if the project is completed during the winter).
12. 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.
13. 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 AND SIGNED THIS 27 day of February 2025 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 27 day of February 2026 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.

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 29 day of March 2025.

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.

Attachments:

Staff Report for C23-0008
Approved site plans and elevation drawings
Eastern Gorge Recommended Seed Mix
International Dark-Sky Association Acceptable Fixtures

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:

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Amended Findings of Fact and Conclusions and Analysis of Consistency of Proposed Changes

Note: Findings and Conclusions with changes are shown with strikeout 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

5. Commission Rule 350-082-0270(3)(e) allows:

Accessory building(s) larger than 200 square feet in area or taller than ten feet in height for a dwelling on any legal parcel less than or equal to ten acres in size are subject to the following additional standards:

(A) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. This combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing buildings and proposed buildings.

(B) The height of any individual accessory building shall not exceed 24 feet.

The applicant proposes a 1,148 sq ft garage that is ~~19~~ 15 ft tall. There are currently three accessory buildings on the property: a 391 sq ft (17 ft x 23 ft) “barn” accessory building, a 104 sq ft (8 ft x 13 ft) “woodshed” accessory building, and a 9 sq ft (3 ft x 3 ft) well house. The woodshed is being removed as part of this proposal. The well house is under 200 sq ft and is not considered under this guideline. The combined square footage of the barn and the

proposed garage is 1,539 sq ft. A condition of approval requires the applicant to remove the 104 sq ft tool shed to comply with this rule.

Land Use Conclusion:

The proposed development are allowed review uses, subject to Commission Rules 350-082-0600 through 350-082-0720 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 is consistent with Commission Rule 350-082.

B. SCENIC RESOURCES

2. Commission Rule 350-082-0600(1)(b) states:

New buildings and expansion of existing development shall be compatible with the general scale of existing nearby development. New buildings that are 1,500 square feet or less are exempt from this guideline. Findings addressing this guideline shall include, but are not limited to:

(A) Application of the landscape setting design guidelines, if applicable.

(B) A defined study area surrounding the development that includes at least ten existing buildings, not including existing buildings within urban areas or outside the National Scenic Area.

(C) Individual evaluations of scale for each separate proposed building in the application and each separate building in the study area, including:

(i) All finished above ground square footage;

(ii) Total area of covered decks and porches;

(iii) Attached garages;

(iv) Daylight basements;

(v) Breezeways, if the breezeway shares a wall with an adjacent building; and

(vi) Dimensions, based on information from the application or in Assessor's records.

(D) An overall evaluation demonstrating the compatibility of proposed development with surrounding existing development and development approved but not yet constructed. Buildings in the vicinity of the proposed development that are significantly larger in size than the rest of the buildings in the study area should be removed from this evaluation.

The landscape setting for the subject parcel is Oak-Pine Woodland. Commission Rule 350-082-0600(3)(c) has applicable guidelines for the proposed development in this landscape setting. To decide compatibility of the proposed development, Commission staff looked at development within a quarter mile of the surrounding subject parcel using tax assessor records collected from Klickitat County. Staff chose the quarter mile study area because all the parcels are within the same landscape setting as the subject property and have similar visibility from KVAs. Additionally, most parcels in the study are of a comparable size to the subject parcel and are developed with single-family dwellings. Of the 26 parcels in the study

area, staff found 21 parcels with development. There are currently 24 known dwellings and 75 buildings in total in the study area. Buildings in the study area include single-family dwellings, mobile homes, garages, agricultural structures, and smaller accessory structures. According to Klickitat County records, buildings range in mass up to 3,655 sq. ft. and are varying in height up to 31 ft tall.

As proposed, the dwelling will be one story building with 2,044 sq ft of interior living space and ~~207~~ 308 sq ft of covered patio and deck space, for a total mass of ~~2,254~~ 2,352 sq. ft. At its tallest point, the house will be ~~26~~ 27 ft tall. The proposed accessory building will be 1,148 sq ft and be ~~19~~ 15 ft tall. The general scale of the proposed building is compatible with the general scale of existing nearby development, consistent with Commission Rule 350-082-0600(1)(b).

11. Commission Rule 350-082-0600(2)(f) states:

The silhouette of new buildings shall remain below the skyline of a bluff, cliff, or ridge as seen from key viewing areas.

The proposed dwelling will be ~~26~~ 27 ft tall, and the accessory building will be ~~19~~ 15 ft tall. The land to the north continues to rise behind the existing buildings, and the proposal will not break the skyline as seen from all KVAs from which the development site is topographically visible. The development is consistent with Commission Rule 350-082-0600(2)(f).

12. Commission Rule 350-082-0600(2)(h) states:

Unless expressly exempted by other provisions in 350-082-0600, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors approved by the reviewing agency shall be included as a condition of approval.

The proposed development has been designed to achieve visual subordination using the following dark earth-tone colors:

Siding: Rodda Paint *Green Tea (CA167) & French Roast (CA213)*
Roofing: ~~ASC Building Products *Weathered Copper*~~ Pabco Antique Black
Trim: Rodda Paint *French Roast (CA213)*

These colors are dark earth-tones that are found at the specific site on the shaded leaves and bark of trees and vegetation. A condition of approval is included in the Director's Decision requiring all elements of the proposal to be these colors, consistent with Commission Rule 350-082-0600(2)(h).

13. Commission Rules 350-082-0600(2)(i) states:

The exterior of buildings on lands visible from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity. Continuous surfaces of glass shall be limited to ensure visual subordination. The Scenic Resources Implementation Handbook includes a list of recommended exterior materials and screening methods.

The proposed exterior material for the building is fiber cement siding which has low reflectivity. The roof will be composed of asphalt shingles. ~~The roof will be metal and TPO,~~

~~however the house is designed with a shed roof that angles north and the accessory building is designed with a shed roof that angles northwest, away from KVAs.~~ The replacement dwelling also has several large expanses of glass windows exposed to KVAs. A condition of approval is included requiring all exterior surfaces of the proposed development, including doors, siding, trim, window casing and sash, decks, and railings to be composed of non-reflective materials to ensure consistency with this rule.

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. As proposed, four of the fenestrations are larger than 50 sq ft as defined by the handbook. Given the distance from KVAs, existing topography and screening, and exterior colors, the building and proposed fenestrations will have minimal reflectivity from KVAs. 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. A condition of approval is included requiring the glass to have a reflectivity rating of 11 percent, consistent with this rule.

17. Commission Rule 350-80-0600(3)(c)(A) states:

Structure height shall remain below the tree canopy level of the dominant vegetation types of this setting.

In wooded portions of this setting in the vicinity of the subject parcel trees vary in height from 30 to 50 ft tall. The trees present on the parcel are a mix of ponderosa pine, mixed fir, and Oregon white oak. The height of the proposed dwelling is ~~26~~ 27 ft, which is lower than the tree canopy level in wooded portions of the Oak-Pinewoods landscape setting.

Scenic Resources Conclusion:

The proposed development is consistent with Commission Rule 350-082-0600 that protects 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 findings continue to support the conclusion that the project will be consistent with Commission Rule 350-082-0600.

C. CULTURAL RESOURCES

7. Commission Rule 350-082-0620(2)(g)(B)(i) states the cultural resource protection process may conclude when the following conditions exist:

The proposed use does not require a reconnaissance or historic survey, no cultural resources are known to exist in the project area, and no substantiated concerns were voiced by interested persons within 30 calendar days of the date that a notice was mailed.

The project notice was mailed on December 11, 2023, and the comment period ended on January 1, 2024. As explained above, the proposed use did not require a reconnaissance or historical survey, and no comments were received regarding cultural resource concerns. Pursuant to Commission Rule 350-082-0620(2)(g)(B)(i), the cultural resource protection process may conclude.

While reviewing the minor change request, Gorge Commission staff contacted Luciano Legnini, USFS Archaeologist, who concluded in message dated February 25, 2025 the proposed changes to the replacement dwelling do not change the original survey determination.

Cultural Resources Conclusion:

With conditions protecting unknown cultural resources and human remains discovered during construction, the proposal is consistent with the guidelines in Commission Rule 350-082-0620 that protects cultural resources in the National Scenic Area.

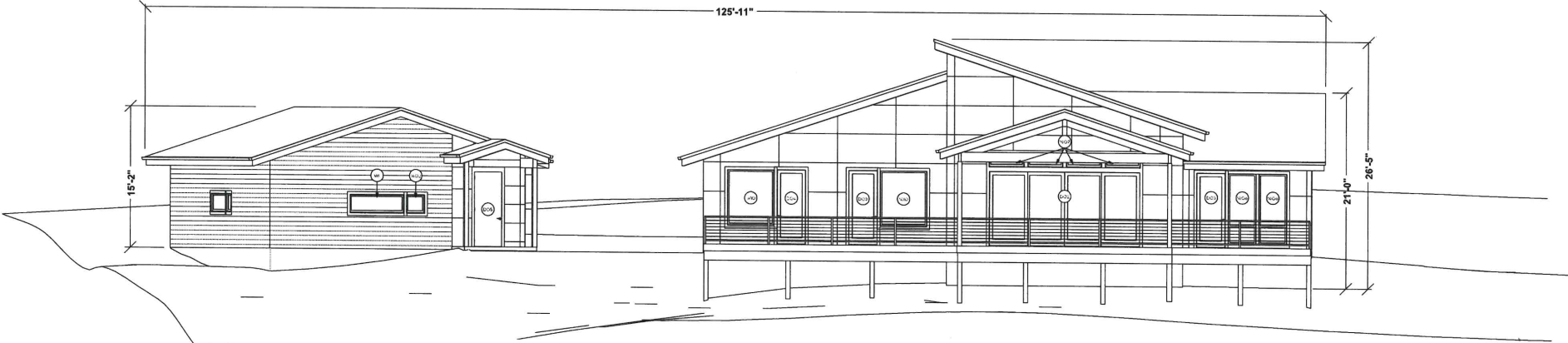
Analysis of Consistency of Proposed Change:

This finding is hereby amended to accurately describe the proposed changes. The amended findings continue to support the conclusion that the project will be consistent with Commission Rule 350-082-0620.

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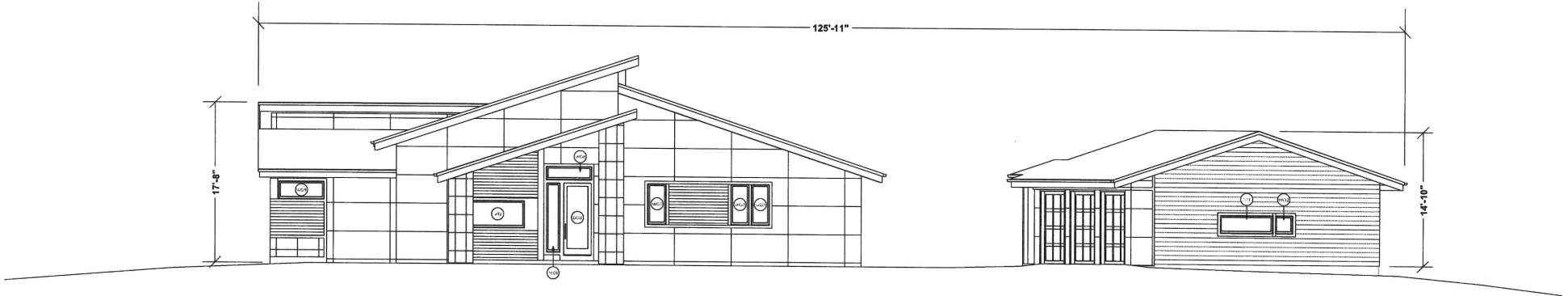
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SOUTH ELEVATION w/ GRADES

SCALE: 3/32" = 1'

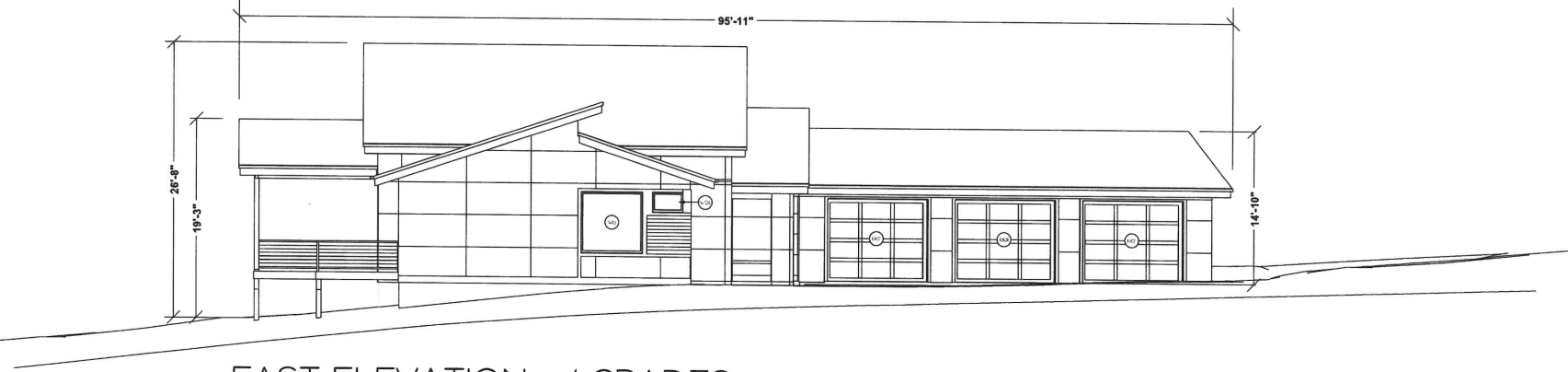


NORTH ELEVATION w/ GRADES
SCALE: 3/32" = 1'

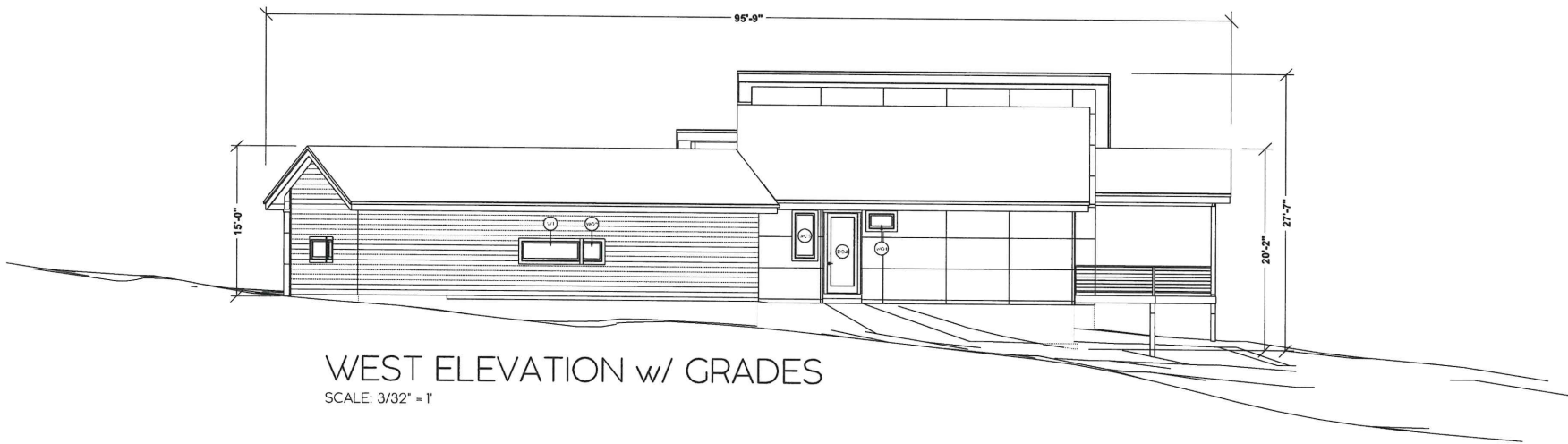
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EAST ELEVATION w/ GRADES
SCALE: 3/32" = 1'



WEST ELEVATION w/ GRADES
SCALE: 3/32" = 1'

APPROVED

fw

Window Schedule													
Number	Label	Qty	Floor	Size	Width	Height	R/O	Egress	Description	Header	Code	Manufacturer	Comments
WO1	1678FX	1	2	1678FX	17' 7/8"	92"	17' 7/8"X92' 3/4"		Fixed Glass	4'X10'X20' 7/8"			
WO2	2O2OSC	3	2	2O2OSC	24"	24"	24'X24' 3/4"		Single Casement-H/L	4'X10'X27"			
WO3	2O46SC	4	2	2O46SC	24"	54"	24'X54' 3/4"		Single Casement-H/L	4'X10'X27"			
WO4	2616FX	1	2	2616FX	30"	18"	30'X18' 3/4"		Fixed Glass	4'X10'X33"			
WO5	3O2OFX	1	2	3O2OFX	36"	24"	36'X24' 3/4"		Fixed Glass	4'X10'X39"			
WO6	3O78SH	2	2	3O78SH	36"	92"	36'X92' 3/4"		Single Hung	4'X10'X39"			
WO7	3916FX	4	2	3916FX	45"	18"	45'X18' 3/4"		Fixed Glass	4'X10'X48"			
WO8	5O16FX	1	2	5O16FX	60"	18"	60'X18' 3/4"		Fixed Glass	4'X10'X60"			
WO9	5O2OFX	1	2	5O2OFX	60"	24"	60'X24' 3/4"		Fixed Glass	4'X10'X63"			
WO10	5O6OFX	2	2	5O6OFX	60"	72"	60'X72' 3/4"		Fixed Glass	4'X10'X63"			
WO11	6O2OFX	3	2	6O2OFX	72"	24"	72'X24' 3/4"		Fixed Glass	4'X10'X75"			
WO12	6O3OFX	1	2	6O3OFX	72"	36"	72'X36' 3/4"		Fixed Glass	4'X10'X75"			
WO13	6O6OFX	1	2	6O6OFX	72"	72"	72'X72' 3/4"		Fixed Glass	4'X10'X75"			

Door Schedule													
Number	Label	Qty	Floor	Size	Width	Height	R/O	Description	Header	Thickness	Code	Manufacturer	Comments
DO1	1O08O	3	2	1O08O	120"	96"	123'X96' 3/4"	Garage-Glass Panel	4'X12'X129"	1 3/4"			
DO2	16O8O	1	2	16O8O L/R EX	192"	96"	194'X96' 3/4"	Ext. Quad Slider-Glass Panel	4'X10'X197"	1 3/4"			
DO3	3O8O	2	2	3O8O L EX	36"	96"	38'X96' 3/4"	Ext. Hinged-Glass Panel	4'X10'X41"	1 3/4"			
DO4	3O8O	3	2	3O8O R EX	36"	96"	38'X96' 3/4"	Ext. Hinged-Glass Panel	4'X10'X41"	1 3/4"			
DO5	3O8O	1	2	3O8O R EX	36"	96"	38'X96' 3/4"	Ext. Hinged-Slab	4'X10'X41"	1 3/4"			

APPROVED
kw