

Columbia River Gorge Commission

#1 Town & Country Square • PO Box 730 • White Salmon WA 98672 • 509-493-3323

JUN - 8 2009

Land Use Application

COLUMBIA RIVER GORGE COMMISSION

Applicant(s) Otak, Inc Attn: Dyanne Sheldon, Agent	Property Owner(s) Washington State Parks & Rec. Comm. Attn: Mark C. Schulz
Mailing Address 10230 NE Points Drive, Suite 400. Kirkland, WA 98033	Mailing Address 270 9 th Street NE, Suite 200 East Wenatchee, WA 98802
Phone 425-739-7959	Phone (509) 665-4339
W/cell	W/cell

Location of property:

Township 2N	Range 14E	Street Address none
Section & Qtr Section	NE 19	County Klickitat
Tax Lot No(s).	02141900000200 02141900000100 02141800000600	Parcel Size (acres) .49 ac of 250.12 ac parcel .08 ac of 14.89 acre parcel .04 ac of 36.2 acre parcel
Existing development and use of parcel	Trailhead with parking on shoulder of SR 14. Use: public recreation and open space.	
Proposed use and/or development:	Trailhead, with parking outside of SR 14 ROW. Use: public recreation and open space.	
Use of Adjacent Parcels	State Park Land/Tribal Land	

ACCEPTED

JUN 18 2009

COLUMBIA RIVER GORGE COMMISSION

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 Dyanne Sheldon date 06/02/09

Property owner(s) signature Mark C. Schulz date 06/01/09

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

- Application form completed and signed
- Project description
- Site plan
- Elevation drawings
- Key viewing areas checklist
- Names and addresses of adjacent property owners
- Any additional information as required

Project description: Describe your proposed project including details on all uses proposed; the size, height, color, and construction materials of all structures; and any other details which explain how your proposal meets the requirements of the Scenic Area Land Use Ordinance.

In order to help ensure the safety of trail users at Columbia Hills State Park, the Washington State Parks and Recreation Commission is proposing to construct a parking lot near the existing trailhead for Horsethief Butte. The trailhead parking facility will provide approximately 23 spaces for cars, including one accessible space, and an additional 2 spaces for buses or RVs, as well as a vault toilet and interpretive signage. A new trail leading from the proposed parking facility to an existing trail will also be installed.

The proposed structure consists of a vault toilet, which measures at 11'-1" to the peak of the roof with a vent pipe that is 15' tall. It will be approximately 14' x 6.5'. The 14' length will be facing the road which can be viewed on the site plan. The material for the walls is concrete textured to look like board & batt and horizontal lap siding. The exterior walls will be of a natural color palette, Bittersweet Chocolate in color. The roof will be concrete textured to look like cedar shakes.

The proposed plan meets the requirements of the Scenic Area Land Use Ordinance as it is defined as a low-intensity, Recreational Intensity Class 2 [350-81-610(2)(b)], which allows for parking for a maximum of 25 cars, and is a permissible use within the Open Space [350-81-340(1)(a)] and Agricultural [350-81-232(h)] Land Use designations of the project site.

The project has been designed to be compatible with the landscape setting, Grasslands [350-81-520(1)], through the preservation of some existing landscaping, wetland mitigation and designing the project to be visually subordinate to its setting as a key viewing area [350-81-520(2)].

More information regarding the compatibility and compliance of the project can be found in the Wetland Mitigation Plan prepared by Otak, Inc, dated May 9, 2009.

REV.	DATE	DESCRIPTION
1	06/19/09	ISSUED FOR PERMITS
2	06/19/09	ISSUED FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION
1	06/19/09	MCK	ISSUED FOR PERMITS
2	06/19/09	KEB	ISSUED FOR CONSTRUCTION

DESIGNED	DATE
CHECKED (FIELD)	
CHECKED (OFFICE)	

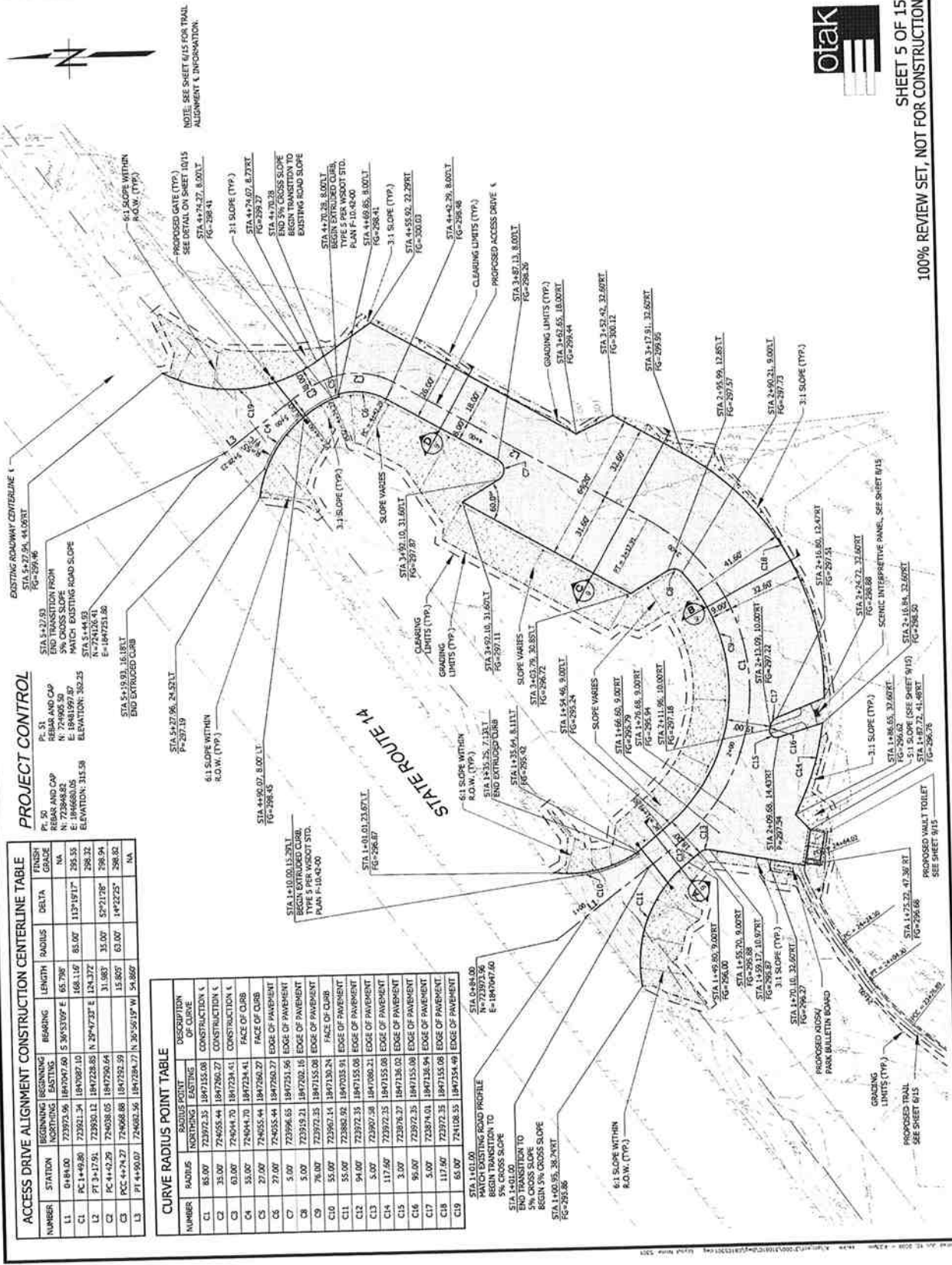
REGISTERED STAMP
WASHINGTON STATE PARKS AND RECREATION COMMISSION
COLUMBIA HILLS STATE PARK

HORSETHIEF BUTTE TRAILHEAD PARKING SAFETY IMPROVEMENTS

SITE LAYOUT AND GRADING PLAN

SCALE
 0 20 40'

FILE NO.



PROJECT CONTROL

STA 5+27.94, 41.02 RT	EXISTING ROADWAY CENTERLINE
STA 5+27.94, 41.02 RT	EXISTING ROADWAY CENTERLINE
STA 5+27.94, 41.02 RT	EXISTING ROADWAY CENTERLINE
STA 5+27.94, 41.02 RT	EXISTING ROADWAY CENTERLINE
STA 5+27.94, 41.02 RT	EXISTING ROADWAY CENTERLINE

ACCESS DRIVE ALIGNMENT CONSTRUCTION CENTERLINE TABLE

NUMBER	STATION	BEARING	LENGTH	RADIUS	DELTA	FINISH GRADE
L1	0+00.00	S 29°53'07" E	65.70'	NA	NA	NA
L2	0+65.70	S 29°53'07" E	168.16'	85.00'	113°15'17"	295.55'
L3	0+234.86	N 29°47'27" E	124.37'	31.00'	52°21'28"	298.94'
L4	0+359.23	S 15°05'15" W	15.85'	63.00'	14°22'25"	298.00'
L5	0+375.08	N 30°55'15" W	94.85'	NA	NA	NA

CURVE RADIUS POINT TABLE

NUMBER	RADIUS	NORTHING	EASTING	DESCRIPTION OF CURVE
C1	85.00'	723972.35	1847155.08	CONSTRUCTION X
C2	35.00'	724655.44	1847260.27	CONSTRUCTION X
C3	63.00'	724044.70	1847234.41	CONSTRUCTION X
C4	35.00'	724055.44	1847260.27	FACE OF CURB
C5	21.00'	724055.44	1847260.27	EDGE OF PAVEMENT
C6	5.00'	723996.05	1847251.56	EDGE OF PAVEMENT
C7	5.00'	723919.21	1847202.16	EDGE OF PAVEMENT
C8	76.00'	723972.35	1847155.08	FACE OF CURB
C9	55.00'	723967.15	1847130.24	EDGE OF PAVEMENT
C10	55.00'	723862.92	1847035.91	EDGE OF PAVEMENT
C11	94.00'	723972.35	1847155.08	EDGE OF PAVEMENT
C12	94.00'	723972.35	1847155.08	EDGE OF PAVEMENT
C13	5.00'	723972.35	1847155.08	EDGE OF PAVEMENT
C14	117.00'	723972.35	1847155.08	EDGE OF PAVEMENT
C15	3.00'	723972.35	1847155.08	EDGE OF PAVEMENT
C16	94.00'	723972.35	1847155.08	EDGE OF PAVEMENT
C17	5.00'	723972.35	1847155.08	EDGE OF PAVEMENT
C18	117.00'	723972.35	1847155.08	EDGE OF PAVEMENT
C19	63.00'	724108.55	1847354.49	EDGE OF PAVEMENT



NO.	REV.	DATE	BY	CHKD.

ACTION	BY	DATE
DESIGNED	TE	06/10/09
DRAWN	TE	06/10/09
CHECKED (FIELD)		
CHECKED (OFFICE)		

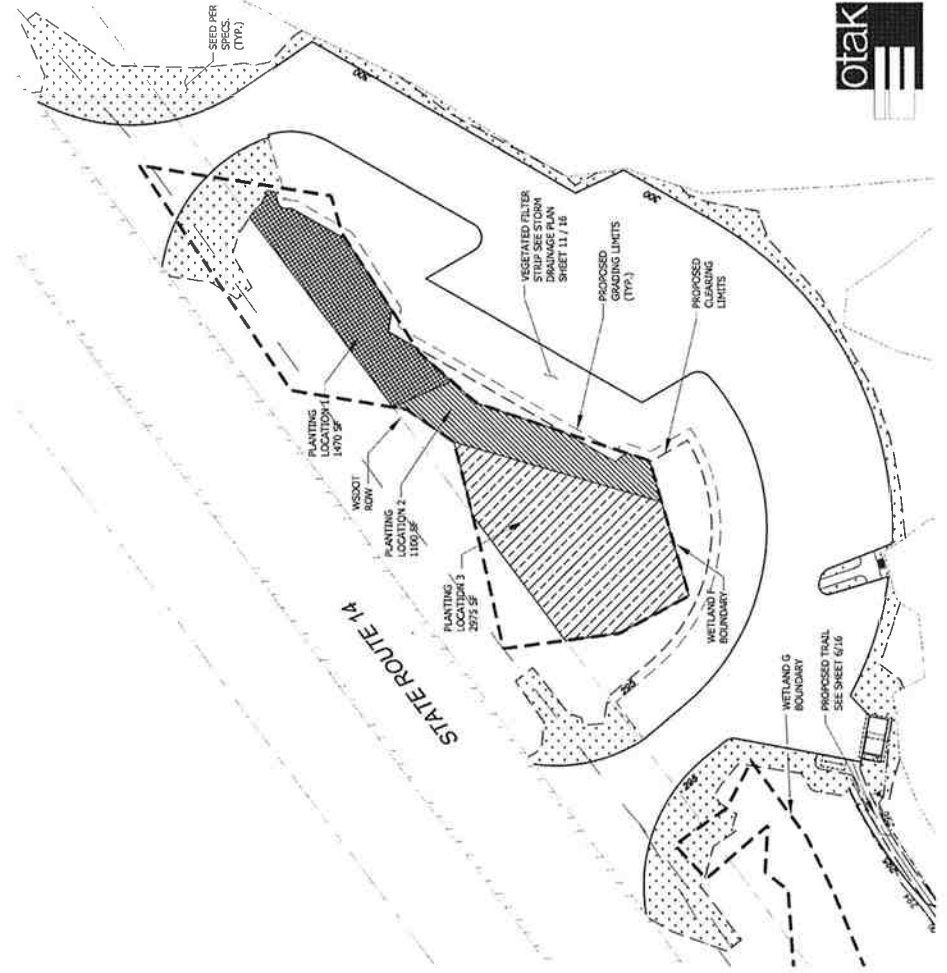
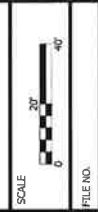
REGISTERED STAMP

WASHINGTON
STATE
PARKS
AND
RECREATION
COMMISSION

COLUMBIA HILLS
STATE PARK

HORSETHIEF BUTTE
TRAILHEAD
PARKING SAFETY
IMPROVEMENTS

PLANTING PLAN

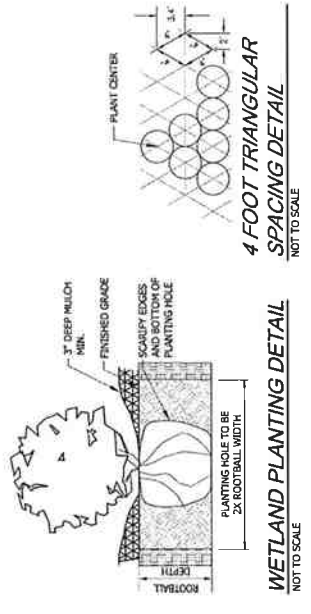


SHEET 15 OF 15
100% REVIEW SET, NOT FOR CONSTRUCTION

Plant Species (Species are listed in order from slightly less to slightly more drought tolerant)

Plant Species	% of total plants to be installed	# of plants to be installed
golden currant (<i>Ribes aureum</i>)	10%	20
chokecherry (<i>Prunus virginiana</i>)	15%	30
Wood's rose (<i>Rosa woodsii</i>)	15%	30
spinebrush (<i>Artemisia tridentata</i>)	35%	70
lilac chert (<i>Prunus emarginata</i>)	7.50%	15
mock orange (<i>Philadelphus lewisii</i>)	7.50%	15
tall Oregon grape (<i>Mahonia aquifolium</i>)	10%	20
Total:		200

WETLAND ENHANCEMENT PLANT SCHEDULE



4 FOOT TRIANGULAR SPACING DETAIL