

**Columbia River Gorge Commission**

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

*Land Use Application*

10/2/09

<b>Applicant(s)</b> Dan Gunkel Gunkel Orchards	<b>Property Owner(s)</b> Dan and Ron Gunkel
<b>Mailing Address</b> -Same as owner-	<b>Mailing Address</b> 89 Maryhill Hwy, Goldendale, WA 98620
<b>Phone H</b> -Same as owner-	<b>Phone H</b> 509-773-4698
<b>W/cell</b> -Same as owner-	<b>W/cell</b> 541-980-1208
	<b>E Mail</b> <a href="mailto:gunkel@embarqmail.com">gunkel@embarqmail.com</a>

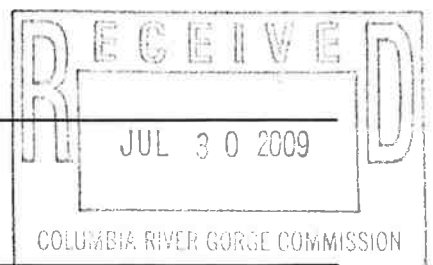
<b>Applicant Representative</b> Brad Gearhart Consulting Vintner	<b>Applicant Representative</b> Dotty DeVaney, DeVaney Consulting, Inc., Consulting Planner
<b>Mailing Address</b> 1400 NW Irving St #109 Portland OR 97209	<b>Mailing Address</b> PO Box 1895 White Salmon, WA 98672
<b>E mail</b> <a href="mailto:info@jacobwilliamswinery.com">info@jacobwilliamswinery.com</a>	<b>E mail</b> <a href="mailto:dottyd@gorge.net">dottyd@gorge.net</a>
<b>W/cell</b> 503.577.3906	<b>W/cell</b> 509.637.4311

**Location of property:**

<b>Township</b> 2N	<b>Range</b> 14 East	<b>Street Address</b> Avery Rd. and SR 14
<b>Section &amp; Qtr Section</b> (Section 14 & Section 15)		<b>County</b> Klickitat
<b>Tax Lot No(s)</b> . (TL 300 - 37.78 ac) Subject Tax Lot (TL 100 - 25.00 ac)		<b>Parcel Size (acres)</b> See Tax Lots

**Existing development and use of parcel** Orchard and vineyard in production plus an existing farm dwelling

**Proposed use and/or development:** Winery and Wine Sales /Tasting Room (see attached proposed findings for details)



**Use of  
Adjacent  
Parcels**

Adjacent parcels are a mix of grazing and some cultivated farm uses. (see broad aerial included with application from Co. GIS Website)

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

*[Handwritten signature]*

date

*July 25, 09*

*Ron Gumbel*

date

*7-25-09*

Property owner(s) signature

*[Handwritten signature]*

date

*July 25 09*

*Ron Gumbel*

date

*7-25-09*

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

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

**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.

Please refer to attached proposed findings for project description, including, description of project site, setting, visibility, etc. relative to applicable review criteria.

**Summary of the request for Gunkel Orchards Application C09-0011 as described in the proposed findings of fact submitted by the applicant on July 30, 2009:**

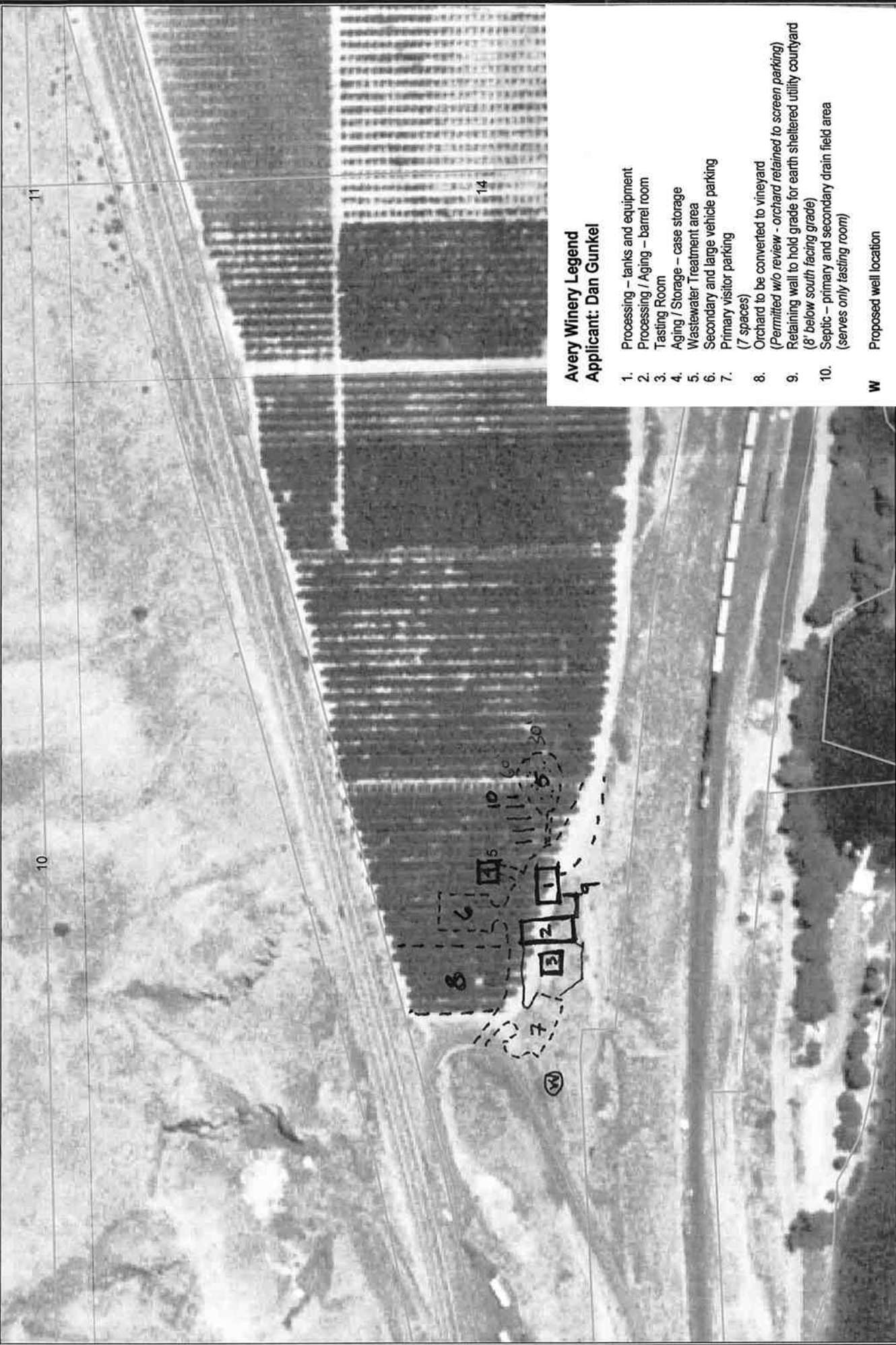
*"To develop a boutique scale winery including tasting room and direct marketed retail wine sales on a 25 acre tax lot. The approximately 63 acre tract is owned jointly by Dan and Ron Gunkel. Gunkel Orchards owns 185 acres of orchard and vineyard including over 80 acres of grapes in red and white varieties. Additional vines will be planted on the subject parcel. All planting will be on land that is currently cultivated. Proposed facilities consist of:*

- 1. Tasting room (1,152 square feet);*
- 2. Barrel room (2,297 square feet);*
- 3. Tank and processing room (2,288 square feet);*
- 4. Mostly earth sheltered case storage (2,299 square feet);*
- 5. Improved access with seven primary visitor parking spaces;*
- 6. Central court yard area between buildings 2 & 3 at grade to match finish floor elevation of those two buildings, including propane tank as on site fuel source; and*
- 7. A 96' x 60' overflow or extra parking area for temporary use by extra guests or shipping/receiving vehicles, etc.*
- 8. Associated utilities, including power, septic field, well and wastewater treatment/irrigation pond.*

*Conversion of cultivated land will be minimized selecting a site for proposed facilities that is predominantly unproductive, uncultivated ground."*

**Note from Commission staff:**

- The numbers above do not correspond to the building numbers on the applicant's site plan. (Please use the key on the site plan).
- Please note that the applicant is no longer proposing a wastewater treatment/irrigation pond as described in number 8 above. On December 8, 2009 the applicant submitted materials altering the request for a pond to two buried tanks. The proposed tanks would hold 5,000 gallons each, measuring 141 inches in diameter and 86 inches in height. The tanks would collect the winery related wastewater, allow for settling and enable the re-use of the water for irrigation.
- The application is available in its entirety upon request (19 page narrative, additional site plans, over-sized elevation drawings, landscaping proposal, signage proposal and grading plan).



**Avery Winery Legend**  
**Applicant: Dan Gunkel**

1. Processing – tanks and equipment
2. Processing / Aging – barrel room
3. Tasting Room
4. Aging / Storage – case storage
5. Wastewater Treatment area
6. Secondary and large vehicle parking
7. Primary visitor parking (7 spaces)
8. Orchard to be converted to vineyard (Permitted w/o review - orchard retained to screen parking)
9. Retaining wall to hold grade for earth sheltered utility courtyard (8' below south facing grade)
10. Septic – primary and secondary drain field area (serves only tasting room)

**W** Proposed well location

Disclaimer: The Columbia River Gorge National Scenic Area/ Columbia River Gorge Commission data, information, and maps are provided "as is" without warranty or any representation of accuracy, timeliness or completeness. This information is intended for general planning purposes and is not intended for site specific planning or analysis. Original data was compiled from various sources and that all information should be verified with those sources. Spatial information may not meet National Map Accuracy Standards. The requestor acknowledges and accepts all limitations, including the fact that the data, information, and maps are dynamic and in a constant state of maintenance, correction and update.



Created by: AK

Date: 7-22-09

Columbia River Gorge Commission

1 inch = 199 feet



660 Feet  
 AERIAL SITE PLAN