

Columbia River Gorge Commission

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

FEB 22 2011

Land Use Application

541-506-0153 COLUMBIA RIVER GORGE COMM.

Applicant(s) Nathan Ziegler Property Owner(s)
Charles Guthrie
Cheryl Park (primary contact) nathanziegler21@yahoo.com

Mailing Address Mailing Address

25 Fairway Rd,
White Salmon, WA 98672

Phone H509-493-1600 Phone H

509-637-3707
206-719-0225 W/cell
W/cell

Location of property:

Township 3 Range 10 Street Address 10 The Knoll Rd
White Salmon, Wa 98672

Section & Qtr Section 11 County Klickitat

Tax Lot No(s). 03101151000100 Parcel Size (acres) 5.76 acres

Existing development and use of parcel Fruit farm and residence

Proposed use and/or development: Vineyard, winery and residence

Use of Adjacent Parcels Fruit farm, residence and fruit stand

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 [Signature] date

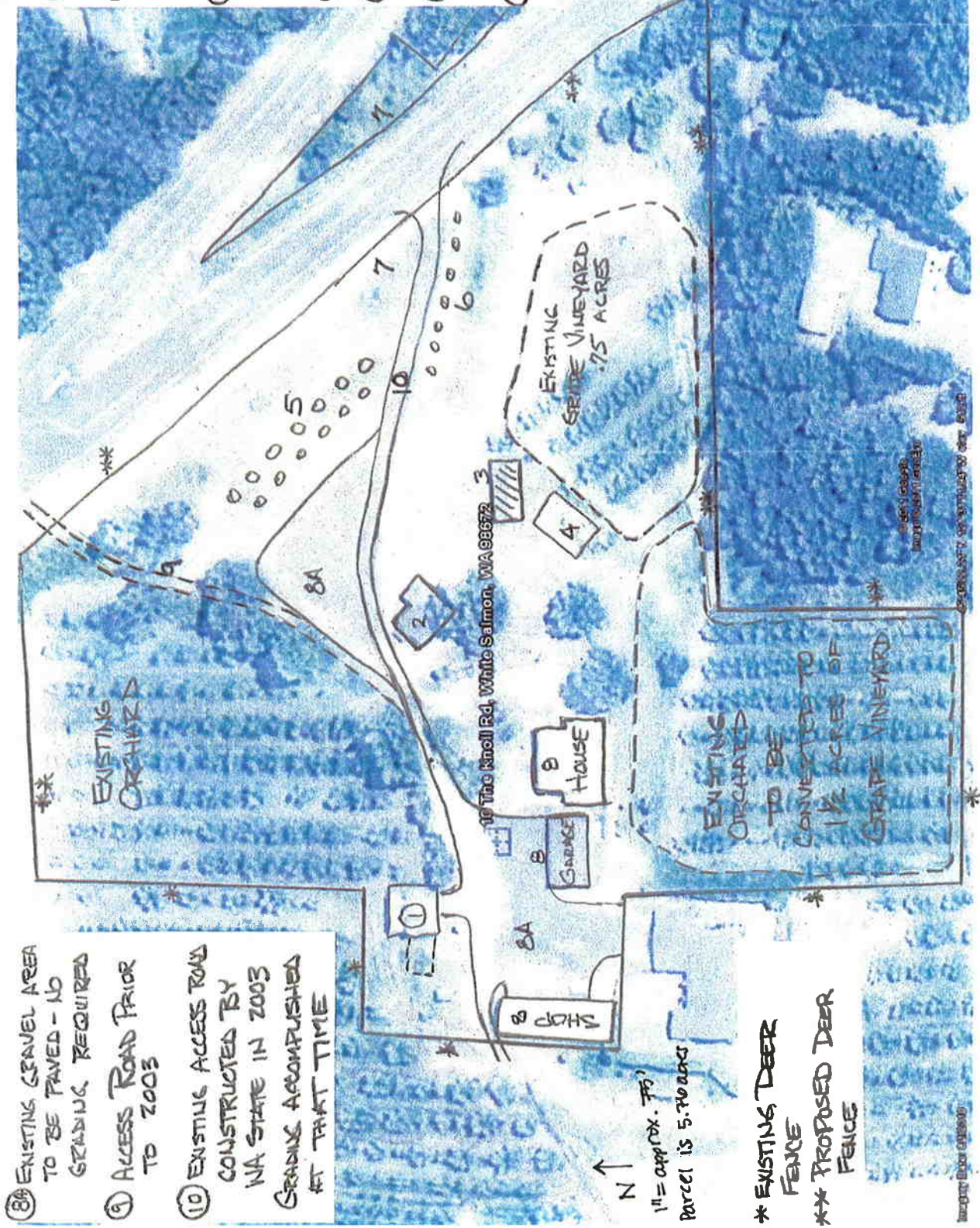
date

Property owner(s) signature [Signature] date

date

Site Plan

- ① EXISTING BARN 36' X 30' WITH 400 SQ FT BEAM GIRDER EXTENSION
- ② EXISTING TRACTOR SHED 36' X 26'
- ③ EXISTING AG HOUSE TO BE REMOVED 28' X 36'
- ④ NEW BUILDING - TASTING ROOM 28' X 36'
- ⑤ EXISTING PLANTED SCREENING TREES
- ⑥ PROPOSED TREES FOR SCREENING
- ⑦ PROPOSED 4' X 8' SIGNS ON OWNERS PROPERTY
- ⑧ EXISTING HOUSE, SHOP AND GARAGE



- ⑧A EXISTING GRAVEL AREA TO BE PAVED - NO GRADING REQUIRED
- ⑨ ACCESS ROAD PRIOR TO 2003
- ⑩ EXISTING ACCESS ROAD CONSTRUCTED BY WA STATE IN 2003 GRADING ACCOMPLISHED AT THAT TIME

* EXISTING DEER FENCE
 ** PROPOSED DEER FENCE

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Google

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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

** see Addendum received 8/23/11*

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.

The current configuration at the site includes 3 structures that will remain "as is" – the residence (exterior already improved from time of change of

ownership), the garage and the shop. This project is to demolish and rebuild

2 of the 3 remaining structures and visually improve the 3rd to convert the use from fruit farm to vineyard and winery. ~~One of the structures to be demolished~~ ^{on} ~~and rebuilt~~ ^{added to} is not on the current tax records. Per Klickitat County Assessors

office it was likely built at the time the house was built (1900) and was excluded from the tax records because was deemed "of no value" at the time

when first valuation occurred. This building will become the production facility for a small winery. The building is sited on a hill with a large part of the

footprint being below grade. ~~I would be rebuilt in the same configuration with additional below grade square footage for temperature controlled fermentation tanks.~~ ^{will be added (4000)} This additional space would have a sod roof and concrete walls that

would be screened with vining plants like ivy. The above grade portion of the building would be sided and roofed with same materials that were used on the

house. This building is currently screened with pear trees and old growth

maple and fir and would continue to be so. The existing ag workers quarters permitted in 1978 would be demolished and a tasting room, office and wine

storage facility erected in its place. The siting for this building would be in the general vicinity of the current structure but moved down slope to compensate

for a higher roofline, provide more energy efficient temperature controlled wine storage, and reduce the visibility from HWY 141 and 141 ALT. This

structure is as described in attached plans again using the same exterior materials as were used on the house. Grapes will be planted in sections

marked on site plan and eventually on the entire south facing slope of the

property. The current fruit stand will be repaired and painted to match the house for housing farm and production equipment. Current parking areas and trees planted for screening will remain the same. Some deer fencing will be required on the south slope as planting progresses.

Currently grapes are produced from Columbia Horse AVA including Underwood, The Palms and Lyle/Maryhill and Yakima Valley. Once our vines are in full production ^(3-4 yrs) most all will be used in wine production onsite. This AVA grows mostly white grapes successfully, Red grapes will be produced locally when possible, supplemented by grapes from other WA AVAs. Current production is about 1000 cases and we are expecting full production at 3000-4000 cases. Existing gravel driveway and parking areas are currently gravel and are expected to eventually be paved.

* NO grading needed for new bldgs.

Addendum for re-notice:

The drive way onto the property was re-routed during a revision of the intersection at Hwy141 and 141 alt, by the State of Washington sometime in the 2003-2004 timeframe. The state did not use it's own review process for the work, nor was the Gorge Commission consulted. There was an extensive amount of grading done to move the driveway entrance from the intersection to 141 alt. The previous driveway location (as best the current owners can determine) is marked with dotted lines on the project site map.

Due to agricultural setback requirements for new buildings, the previous project plan for demolition of the existing barn and erection of a new production facility (building #1 on the site map), east of the existing barn has been revised. The original plan was designed to reduce energy consumption by taking advantage of existing topography to use gravity feed for crushing and bottling, thus reducing the amount of pumping required, and to create more efficient heating and cooling of below grade space. These goals cannot be met if the building has to be moved 100 feet to the east from its current location to comply with offset requirements. Also, moving the building site 100 feet to the east would require removal of two 100-year-old maple trees, as well as causing the driveway to be used for staging thereby blocking the driveway for long periods of time.

The new plan is to repair and maintain the existing barn, and build a below grade addition to the existing barn to the west that would be used for temperature controlled fermentation and storage. This addition will have concrete walls and a sod roof, and will occupy the same square footage previously proposed for the new building.

The rest of the project is as previously proposed.

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Available Floor Space Calculations

Production Building lower floor
 Gross: 30' x 36' = ~1400 square feet
 Net: ~1150 sq ft (gross minus beams, doors, walkway, stairway, etc)

1150

Production Building upper floor

Gross: 30' x 36' = ~1000 square feet
 Net: ~700 sq ft (gross minus beams, doors, walkway, bathroom, closets, stairway, etc)

700

Wine Tasting building cellar

Gross: 26' x 33' = ~850 square feet
 Net: ~700 sq ft (gross minus beams, doors, walkway, stairway, etc)

700

Wine Tasting building main floor

Gross: 26' x 33' = ~850 square feet
 Net: ~120 sq ft (gross minus tasting room seating, bar space, bar equipment & storage, bathroom, closet & storage, stairway, etc)

120

Wine Tasting building loft

Gross: 15' x 20' = ~300 square feet
 Net: ~270 sq ft (gross minus stairway, storage, etc)

270

Total available floor space

2940

Space Requirements Calculations

Wine Production Floor space calculations

Crushing steming
 1.4' x 16' = ~225 sq ft

1000 cases

2000 cases

3000 cases

4000 cases

5000 cases

Pressing
 16' x 18' = ~290 sq ft

225

225

225

225

225

Fermentation

19 tons of grapes per 1000 cases (red/white 50/50)

290

290

290

red: ~13 fermentation bins
 white: 1200 gallons bulk fermentation tanks

260

520

780

1040

1300

Additional Bulk Tank fermentation and storage
 red: 1200 gallons bulk long-term fermentation

96

192

288

384

480

Wine Storage Floor space calculations

Barrel storage - 2 years rotating red wine storage
 2400 gallons (rotational 2 year storage)
 Case storage
 150 cases max in storage at any given time

240

480

720

960

1200

50

50

50

50

50

Bottling & Labeling space calculations

Bottling machine and feed system

35

35

35

35

35

Corking machine layout

30

30

30

30

30

Labeling Machine layout

35

35

35

35

35

Business Office space

120

120

120

120

120

Laboratory space

30

30

30

30

30

Total Floor space required

1507

2199

2891

3583

4275

Assumptions

* Crushing, Stemming, Pressing, Bottling, Corking, Labeling do not change with total production capacity

* Primary Fermentation, Bulk Tank Fermentation, and all storage requirements scale with production

* Crushing, Stemming, Pressing, and Primary Fermentation process flow is designed to take advantage of 'two story gravity feed' and must occupy 1st and 2nd floors of the Production Building

* Upper floors of either building cannot support significant bulk storage (too heavy for floor construction)
 * It is highly beneficial efficiency wise for Bulk Tank fermentation to be co-located with the Primary Fermentation spaces in the Production building

* It is highly desirable to have all long-term storage in cellar or 1st floor spaces to achieve cost effective temperature control of storage area

* Bottling, Corking, and Labeling must be co-located

* 1000 cases = ~2400 gallons = ~40 barrels = ~19 tons grapes
 * 12 tons = ~1500 gallons (red and white even split)

* ~65 gallons per 1/2 ton of grapes on average

* ~3/4 ton of red must per bin (primary fermentation)

* Fermentation in bin takes 20 sq ft each

* 1000 gallons of bulk tank storage needs 80 sq ft

* 6 barrels stacked 3 high = 360 gallons = 36 sq ft

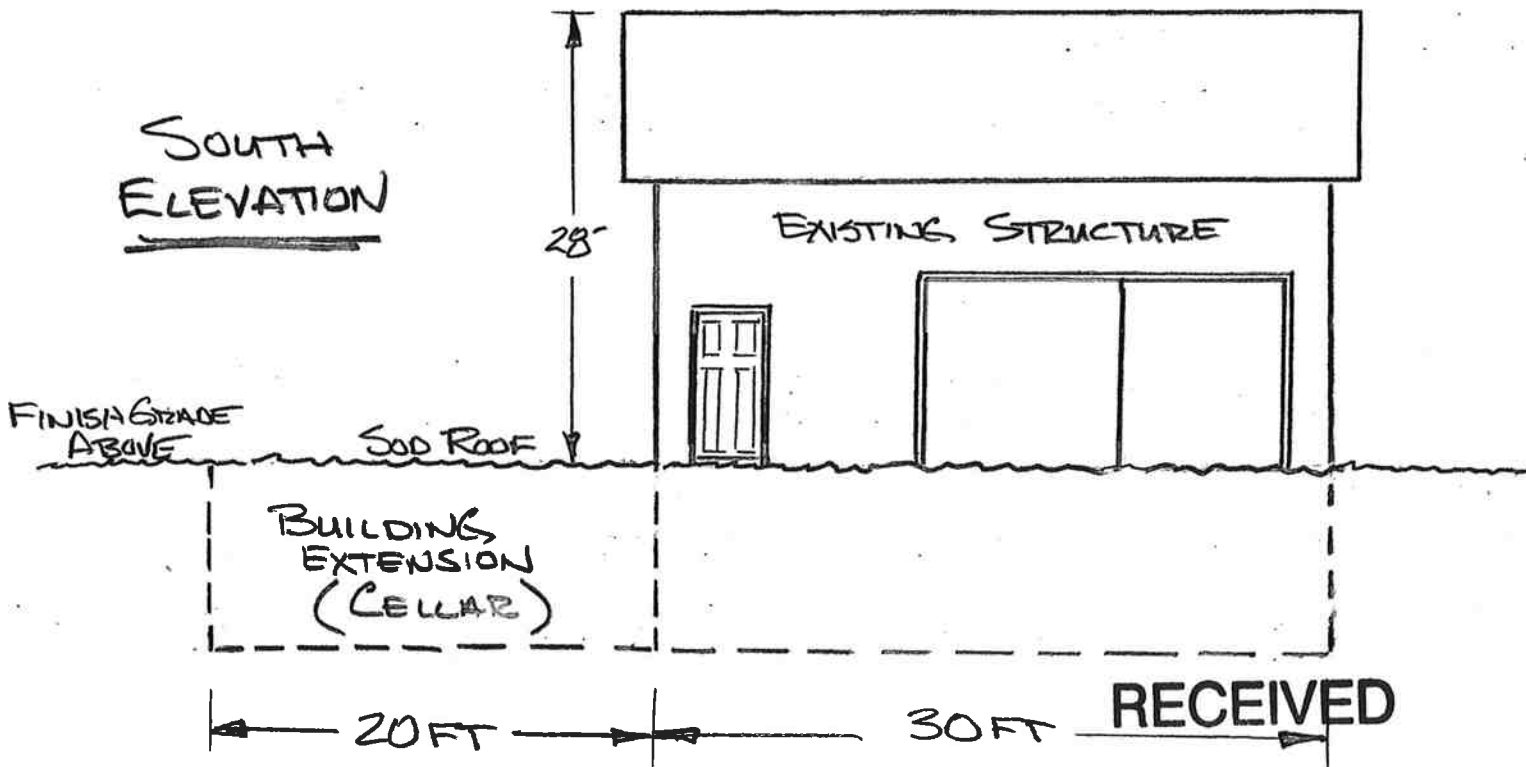
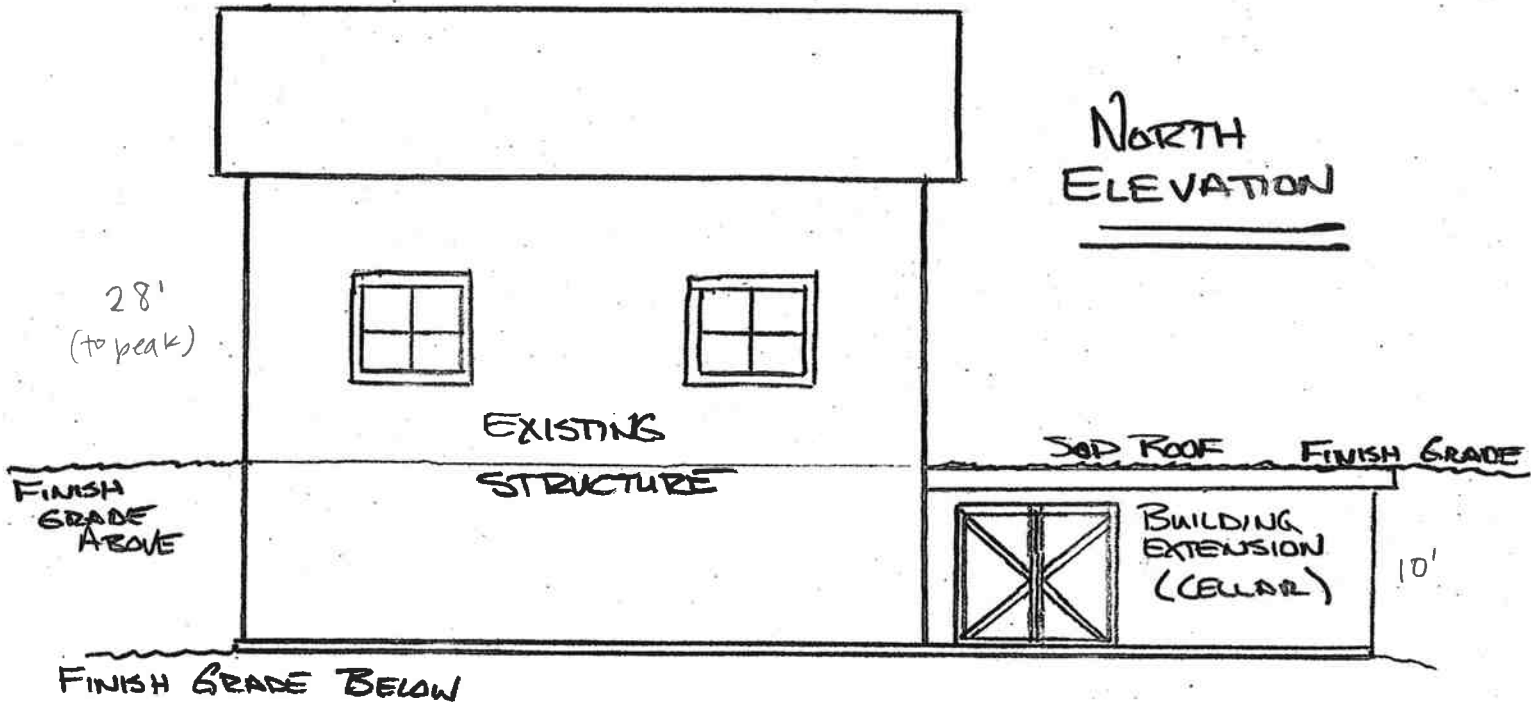
* 100 cases storage needs 20 sq ft

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AUG 23 2009

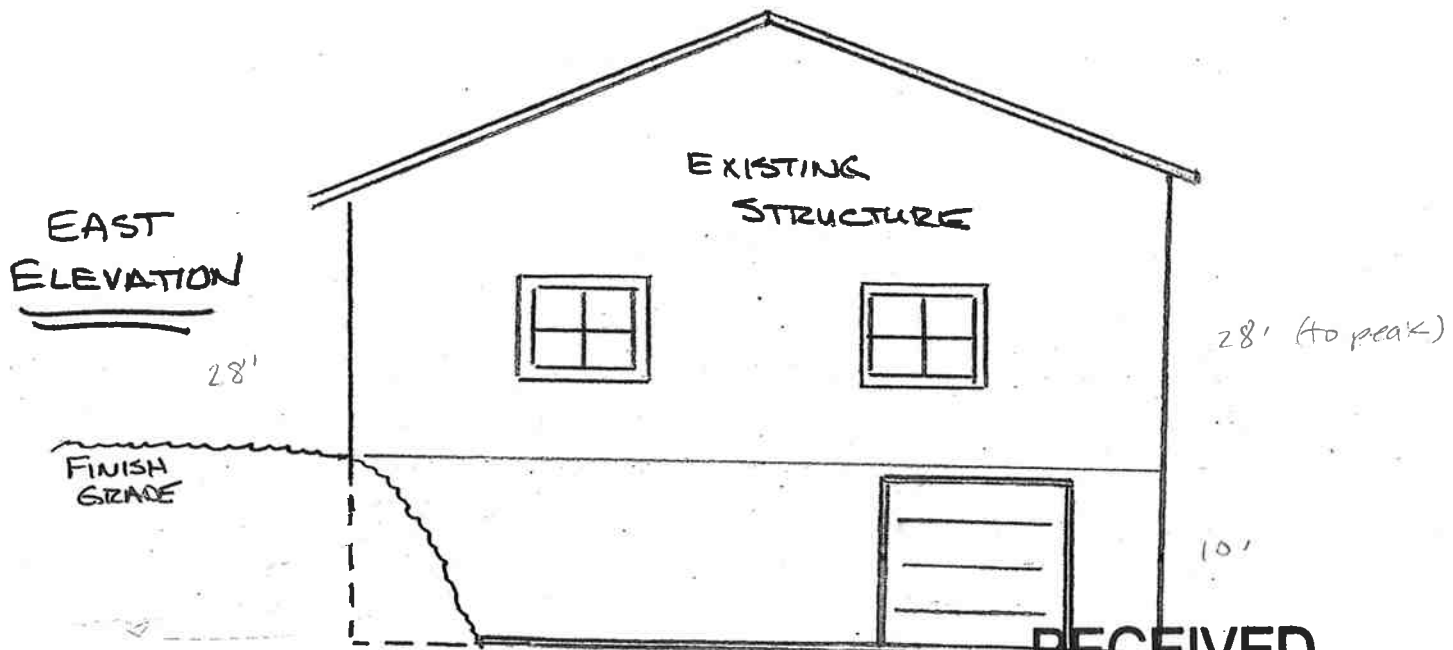
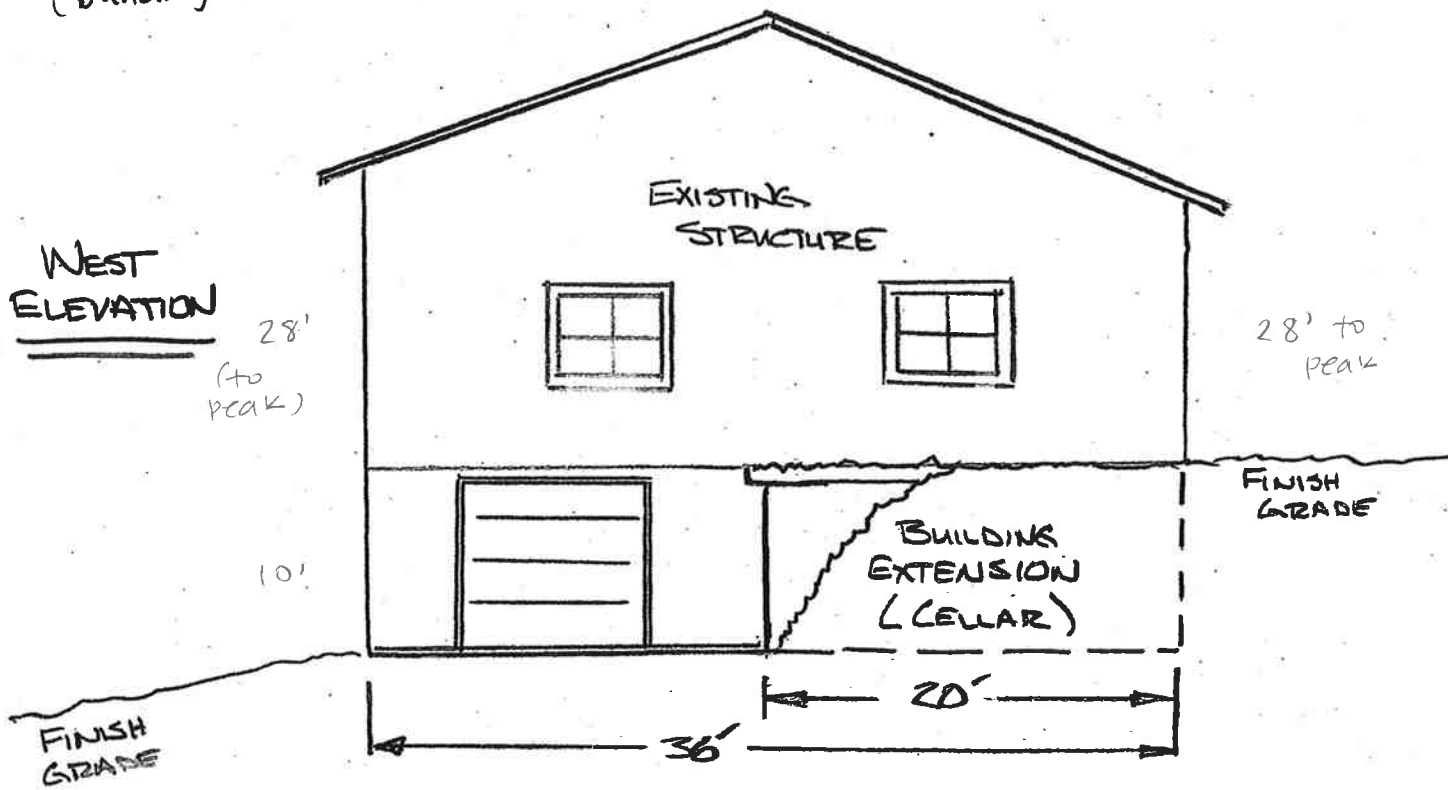
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Existing Building with addition
(shown as Building 1 on site plan)



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Existing Building
(Building 1 on site plan)

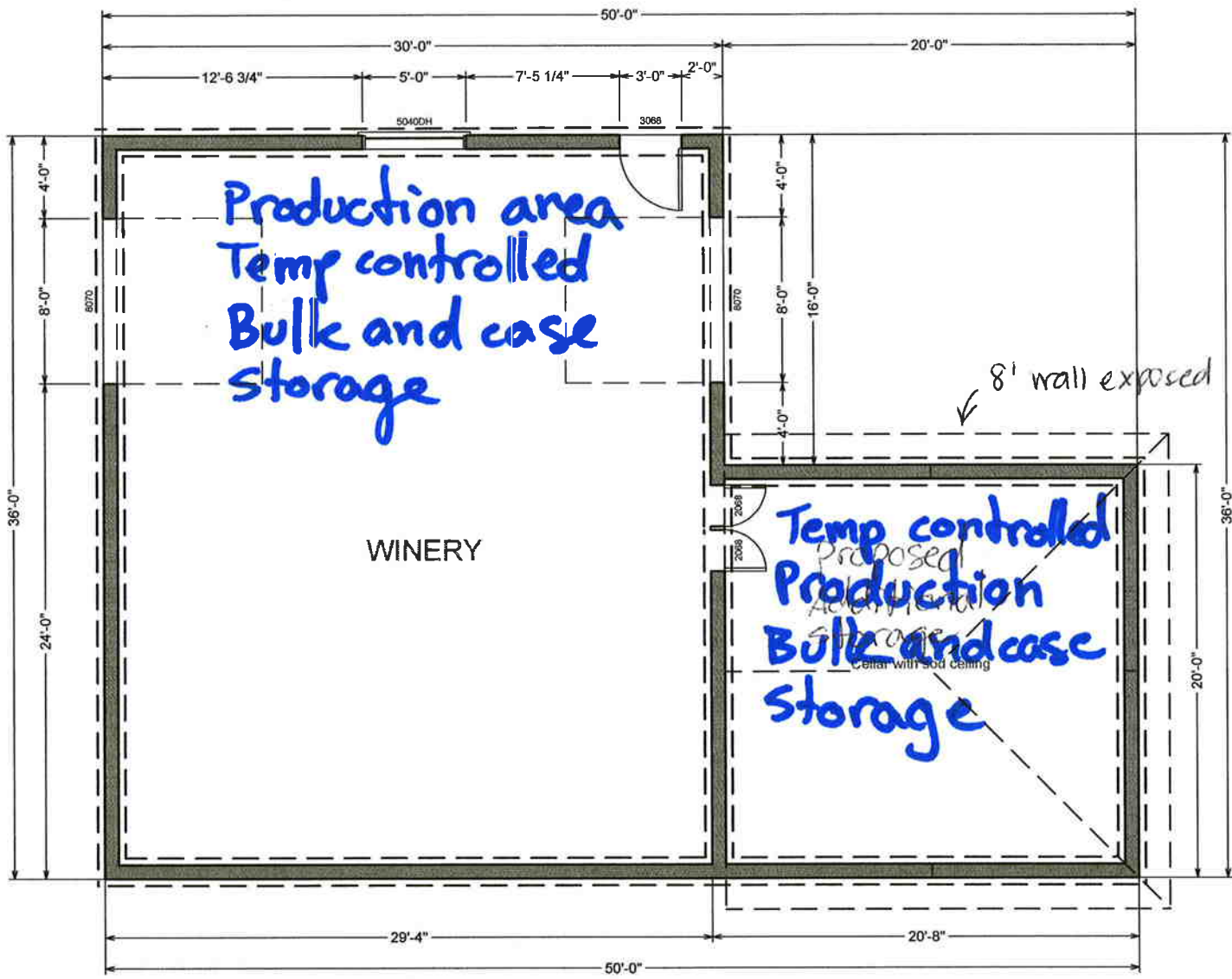


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AUG 24
FINISH GRADE

TWO-STORIES visible

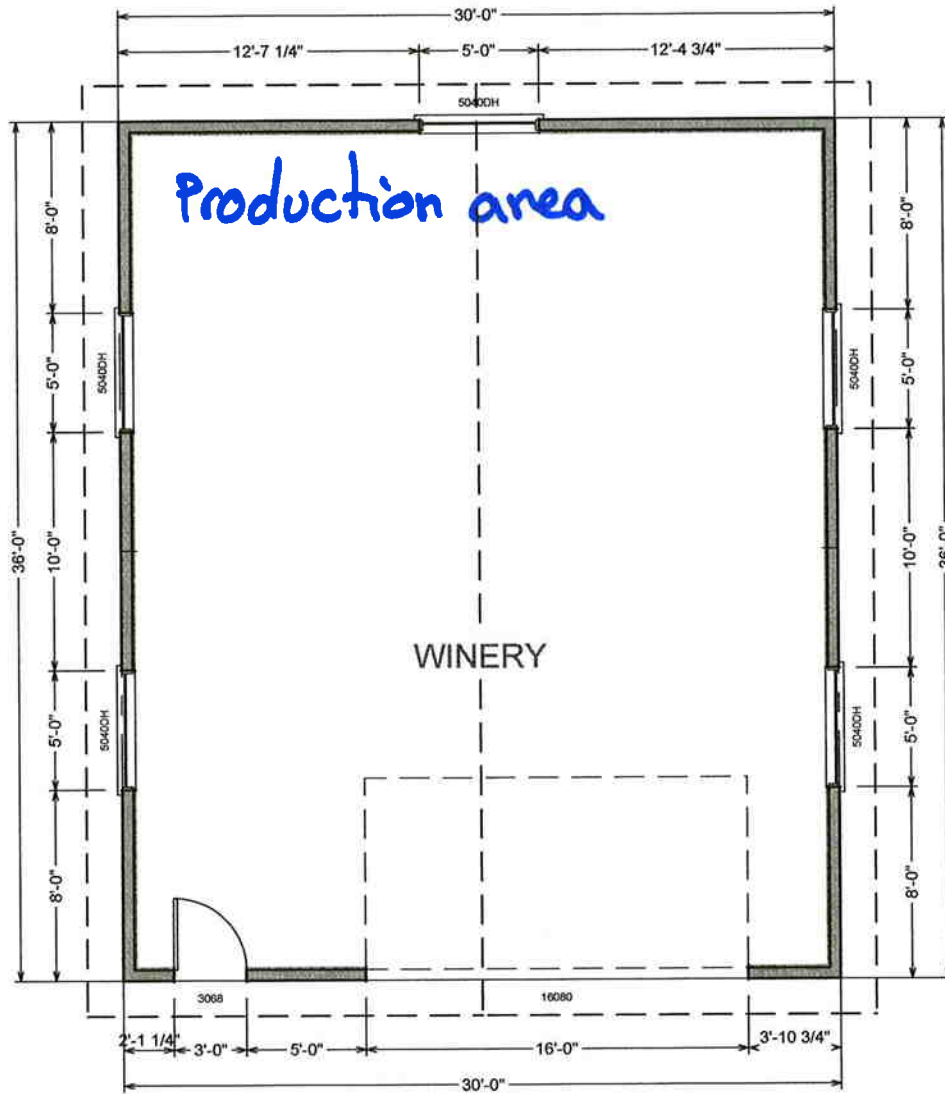
Daylight



buried basement Floor
LOWER LEVEL
1/8"=1'-0"

Charlie Guthrie-owner
Nathan Ziegler-builder 541-806-0153

Floor plans for
Bldg. 1

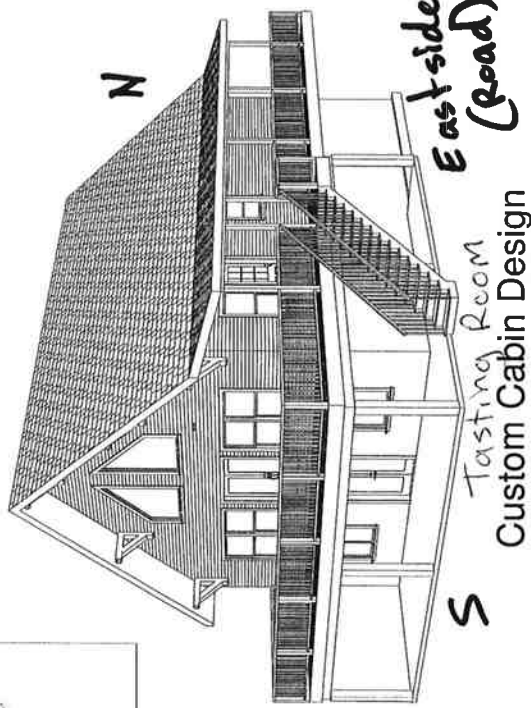
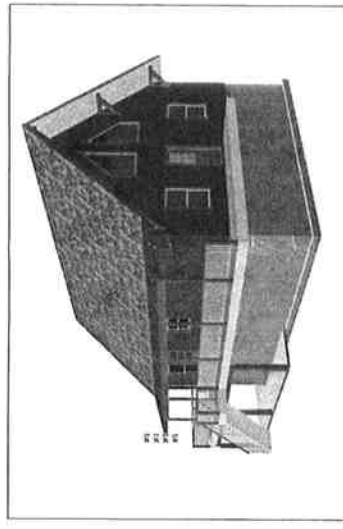
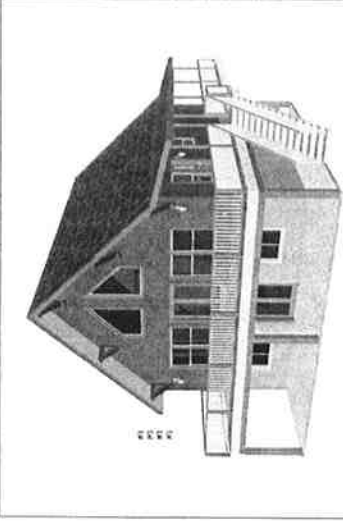


UPPER LEVEL
1/8"=1'-0"

Bldg. 1

Charlie Guthrie-owner
Nathan Ziegler-builder 541-806-0153

C11-0003-K-6-22



Custom Cabin Design Plan #178 By SDS-CAD Specialized Design Systems

- Page 1 Cover Page
- Page 2 Main Floor Plan
- Page 3 Basement Plan
- Page 4 Elevation Plan
- Page 5 Typical Section Details
- Page 6 Floor and Roof Framing Plan
- Page 7 Whole House Section
- Page 8 Cabinet & Stair Details
- Page 9 Main Electrical
- Page 10 Basement Electrical
- Page 11 Misc Details

BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE: SEC.2701
MECHANICAL SYSTEM CODE: SEC.2801
PLUMBING SYSTEM CODE: SEC.2901

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. SDS-CAD is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All calculations and member sizing should be verified for your building by a certified building official.

Note: Paper size 11x17.6 - Size, scale is as stated if format is 21x34 - D size scale is 2X
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New Tasting Room / Winery Storage Bldg.

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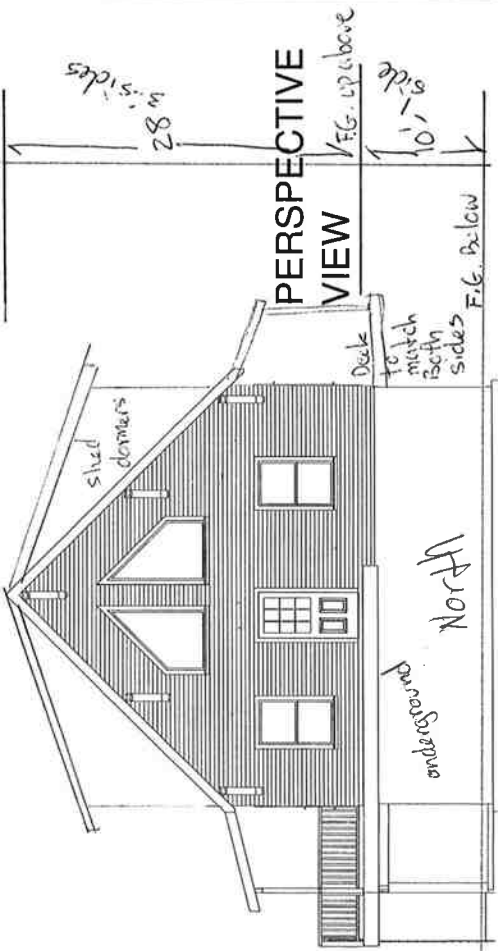
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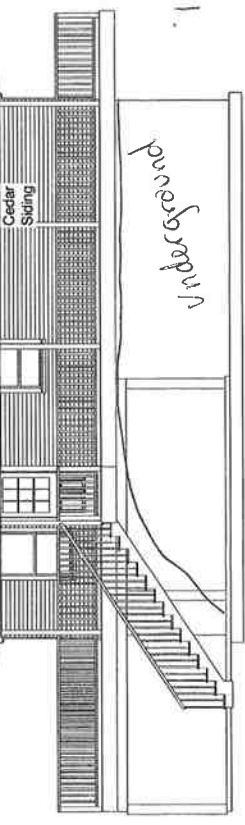
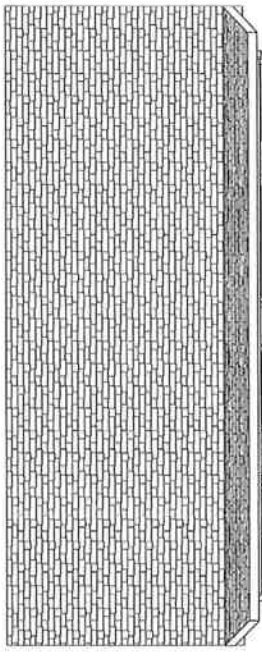
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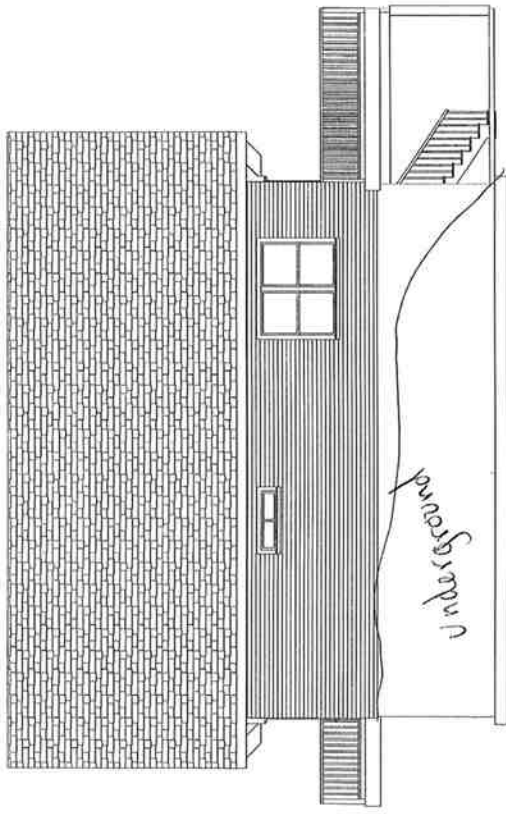
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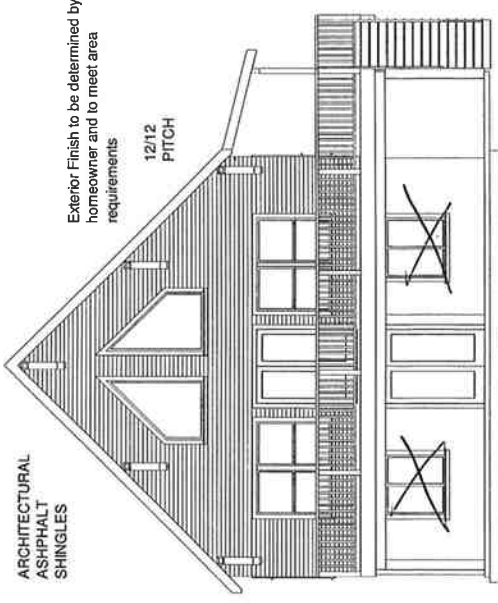
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

SCALE 1/8"=1'

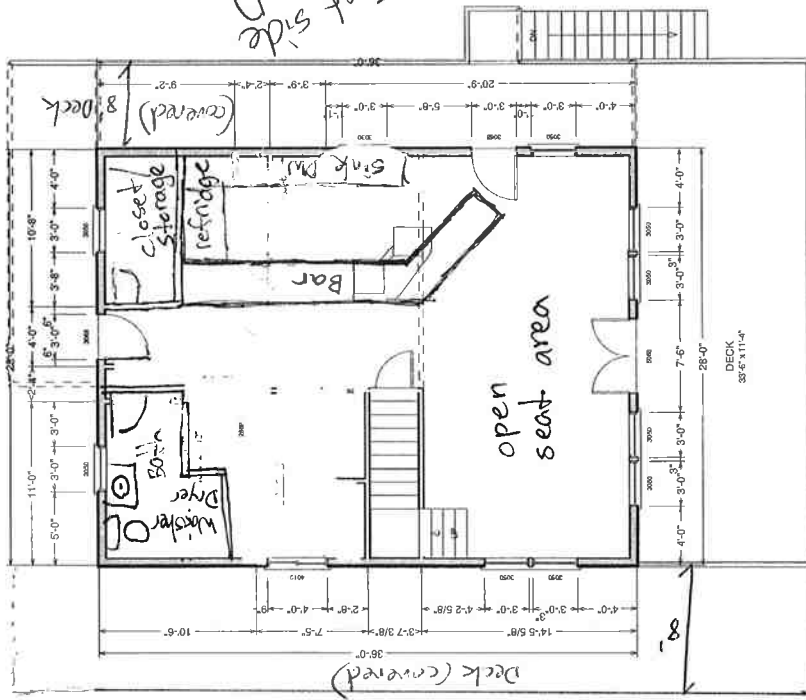
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VENTING SCHEDULE

Range Hoods	Vent Through Roof
All Bath Fans	Vent to Exterior
Dryer Vent	Vent to Exterior

INSULATION SCHEDULE

Ceilings	R-38 Min
Wall above grade	R-19 Min
Wall interior below grade	R-13 Min



MAIN FLOOR PLAN

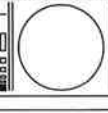
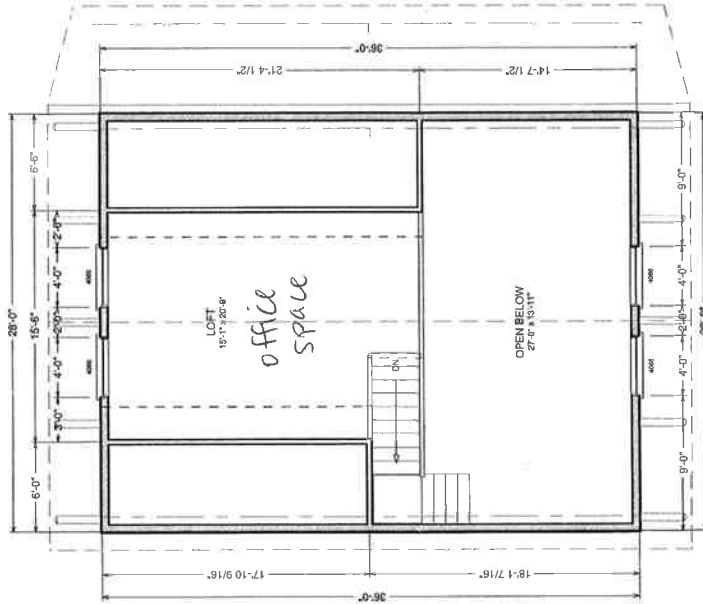
SCALE 1/8"=1'

Custom House, Garage and Cabin Plans From www.sdsccad.com

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NUMBER	QTY	FLOOR	SIZE	DESCRIPTION
D01	1	0	5068	EXT. HINGED-GLASS
D02	1	1	2068	23 1/2x20x21 3/8" 3 PANEL DOOR - COLOR BRITTE WHITE
D03	1	1	2068	24x20x21 3/8" 3 PANEL DOOR - COLOR BRITTE WHITE
D04	1	1	2068	28 3/8x20x21 3/8" 3 PANEL DOOR - COLOR BRITTE WHITE
D05	1	1	5068	EXT. HINGED-GLASS
D06	1	1	5068	EXT. HINGED-GLASS
D07	2	1	3068	38x20x21 3/4" EXT. 3068 19
D08	1	1	4068	24x20x21" BIFOLD
D09	1	1	5068	30x20x21 3/4" EXT. HINGED-GLASS
D10	1	1	5068	30x20x21 3/4" EXT. HINGED-GLASS

NUMBER	QTY	FLOOR	SIZE	DESCRIPTION
W01	2	0	4040	48"x48" RIGHT SLIDING
W02	1	1	3030	52"x38" SINGLE HUNG
W03	9	1	3030	32"x30" SINGLE HUNG
W04	1	1	4010	48"x70" HUNG
W05	1	2	4098	48"x70" FIXED GLASS



C11-0003-K-G-22

SOLUNA VINEYARDS
& TASTING ROOM



PRIMO
CELLARS

WIND RIVER
CELLARS



CHERRY
WINERY

BIG
NOSE

8'

~~10'~~ 10'

14



Wood
@ Driveway Entrance