

Columbia River Gorge Commission

57 NE Wauna Avenue • PO Box 730 • White Salmon WA 98672 • 509-493-3323

Land Use Application

Applicant(s) Robert Lorkowski Property Owner(s) Robert Lorkowski

Mailing Address P.O. Box 14 Mailing Address P.O. Box 14
Wishram, WA 98673 Wishram, WA 98673

Phone H 509-767-1100 Phone H 509-767-1100

Work/cell 206-226-1378 Work/cell 206-226-1378

Email CASCADECLIFFS@GORGE.NET Email CASCADECLIFFS@GORGE.NET

Location of property:

GOVT LOT 2 S of Hwy 14; 16-2-14 Township 2 Range _____ Street Address 8866 Hwy 14

Section & Qtr Section GOVT LOT 2 S of Hwy 14; 16-2-14 County Klickitat

Tax Lot No(s). 02141600000500 Parcel Size (acres) 23 ACRES

Existing development and use of parcel FARM, Vineyard, winery, livestock, and chickens

Proposed use or development:

Additional Production area and BARN

Use of Adjacent Parcels

Agricultural use including grapes, livestock, chickens and MANAGER'S QUARTERS

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 3-10-14

date

Property owner(s) signature

[Signature]

date

date 3-10-14

Chapter 2:

①

Summary of Agriculture Plan and Site Development.

Our goal is to efficiently and sustainably maximize the 23.25 acres of agricultural land. We utilize low impact agriculture, organic and bio-dynamic growing practices. We want to have a low visual impact on surrounding landscapes, blend in aesthetically with our natural surroundings, while simultaneously contributing to the economic health of the area. We are made, bought and sold every day in the Columbia River Gorge, Wishram, WA, U.S.A. Since our land is classified as pastoral, we intend to screen the proposed developments with native tree species, using ½ Poplar trees planted at 15 feet intervals, and ½ Ponderosa Pine trees planted at 10 - 15 feet intervals.

Our history begins 16 years ago when we purchased the vineyard and winery. At the time, there were 5 acres of vines, 1 tractor, and 600 cases of wine. Since then we have planted the remaining allowable acreage to 20 acres of vines. We now produce and sell over 5,000 cases of wine annually. We have 4 tractors, 2 forklifts, and numerous additions to our winery such as crushers, de-stemmers, wine presses, bin dumps, fermentation bins, tanks, and barrels. We have grown out of our early days.

Covered Crush Deck

In 2013 we sold \$830,000 of wine and produced 93 tons of fruit (48 ton from our property, 40 ton from local growers). We processed the fruit outside wherein all of our equipment, staff, and raw materials (grapes) were exposed to the elements. The need for a covered crush deck is absolutely necessary for and will provide the following:

- A safe environment for our employees. Exposing our staff to inclement weather during crush, where various, heavy machinery is operated, is dangerous and irresponsible.
- A sanitary environment for our equipment and space. In order to produce a clean and safe product for our customers, our processing equipment needs to be protected from the dust, dirt, rain, etc. that is present outside.
- An efficient environment for production, wherein the health and vitality of our company is reliant on. By providing a safer, cleaner, and more productive environment for processing fruit, our future growth and development.

The covered crush deck will also:

- Serve as the primary area for all crush operations.
- House the crusher/de-stemmer, press, bin dump, fermenters, forklift, winery tools, and harvest desk.
- Serve as an area for storage when appropriate. We will stack fermenters, barrels and cases as high as our harvest equipment (which is as high as our current ceilings) to utilize the height and space to its maximum. There will be no wasted space.
- Serve as the primary area for mobile bottling set-up, staging and operation.
- Not have a dramatic visual impact since the existing structure will obscure it from all sides.
- Be visually screened by Poplar and Ponderosa Pine at 10- 15 foot intervals as described above.

Barn

With the increase in vineyard production, we are in need of a barn to accommodate our bio-dynamic and organic techniques. We will utilize the barn to:

- House livestock such as sheep, goats, chickens, ducks, turkeys and possibly cows.
- Provide storage for biodynamic teas, supplements, chemicals, and protective spray gear. With biodynamic techniques we can increase our yield in the sub-producing areas that will require the livestock needed for the barn. After full production of 100 tons of grapes is attained, we will need annual supplements from livestock to sustain the farm indefinitely.
- Be visually screened by Poplar and Ponderosa Pine at 10- 15 foot intervals as described above.
- Provide storage for feed, hay, garlic, melons, raisins, and other agricultural crops we produce and sell to local markets. It would also be a space for the vineyard manager's desk.

Our plan for the 20 acres of grapes is to grow 100 tons of fruit which will produce 6250 cases. This will gross \$1,250,000 and we will employ 15 full time employees and 20 additional seasonal employees. If we can't supply fruit requirements from our own vineyard, we will buy from local growers. I'm sure from an industry standard (even after our proposed additions) our winery footprint is smaller than our peers.

This vineyard and winery operates 24/7. We are one of the few, in fact maybe the only small-production winery in the gorge that is open daily, year-round. We generate tax revenue, employ local talent, and are true and clean to our environment and our trade. Local residents in the gorge and visitors from outside the area have been coming here for over 25 years. Our tagline is "A Columbia Gorge Original". I am asking for the successful, low impact development of this medium-sized business. My desires are the same as yours: minimal disruption to natural scenery, conservation of historical artifacts, and organic/sustainable contribution to our local land and economy.

For the health, safety, and continued success of our company and its employees, I hope you find the time to approve this proposal **so that the covered crush deck and barn can begin construction this spring, with completion this summer and utilization this fall/harvest.** Thank you for your time and consideration.

Sincerely,

Robert Lorkowski

Managing owner, Cascade Cliffs Vineyard & Winery

Chapter 3:

Project description for Covered Crush Deck.

This is the description of the proposed project including details on all uses proposed. Also included is the proposed size, height, color, and construction material of all structures.

In 2013 we sold \$830,000 of wine and produced 93 tons of fruit (48 ton from our property, 40 ton from local growers). We processed the fruit outside wherein all of our equipment, staff, and raw materials (grapes) were exposed to the elements.

The need for a covered crush deck is absolutely necessary for and will provide the following:

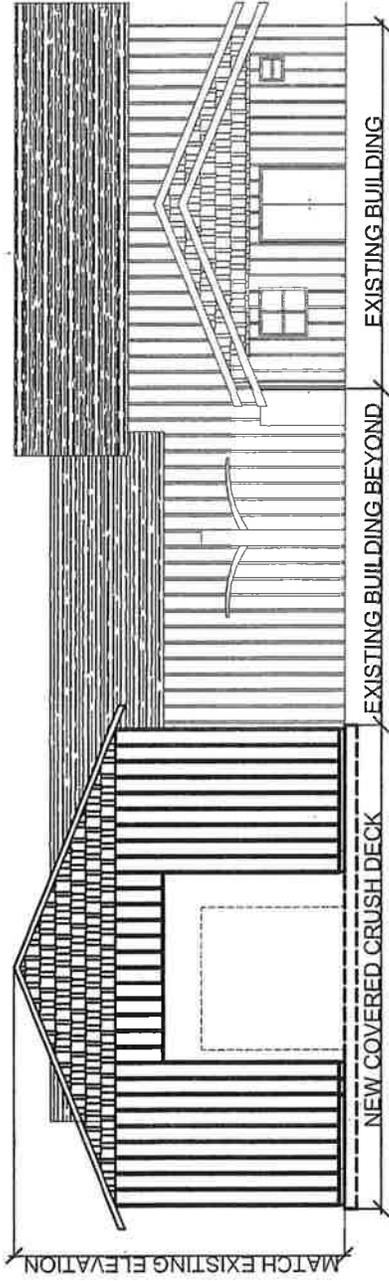
- A safe environment for our employees. Exposing our staff to inclement weather during crush, where various, heavy machinery is operated, is dangerous and irresponsible.
- A sanitary environment for our equipment and space. In order to produce a clean and safe product for our customers, our processing equipment needs to be protected from dust, dirt, rain, etc.
- An efficient environment for production, wherein the health and vitality of our company is reliant on.

The covered crush deck will also:

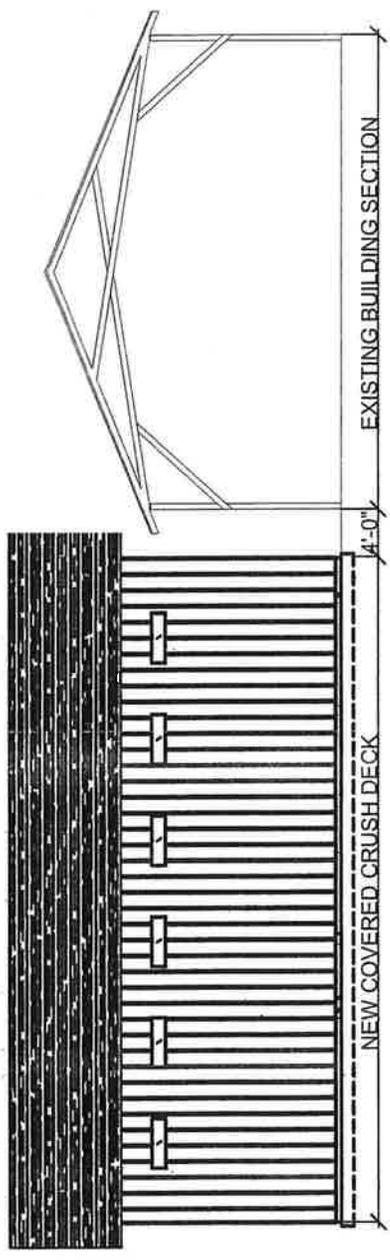
- Serve as the primary area for all crush operations.
- House the crusher/de-stemmer, press, bin dump, fermenters, forklift, winery tools, and harvest desk.
- Serve as an area for storage when appropriate. We will stack fermenters, barrels and cases as high as our harvest equipment (which is as high as our current ceilings) to utilize the height and space to its maximum. There will be no wasted space.
- Serve as the primary area for mobile bottling set-up, staging and operation.
- Not have a dramatic visual impact since the existing structure will obscure it from all sides.
- Be visually screened by Poplar and Ponderosa Pine at 10- 15 foot intervals as described in Chapter 2.
- Since we are locating the covered crush deck alongside our other agricultural buildings, which are used for vineyard and winery operations, the visibility from north, south, east, and west will be visually subordinate to Columbia River Gorge Commission guidelines.

The size, height, color and construction materials of the covered crush deck will be as follows:

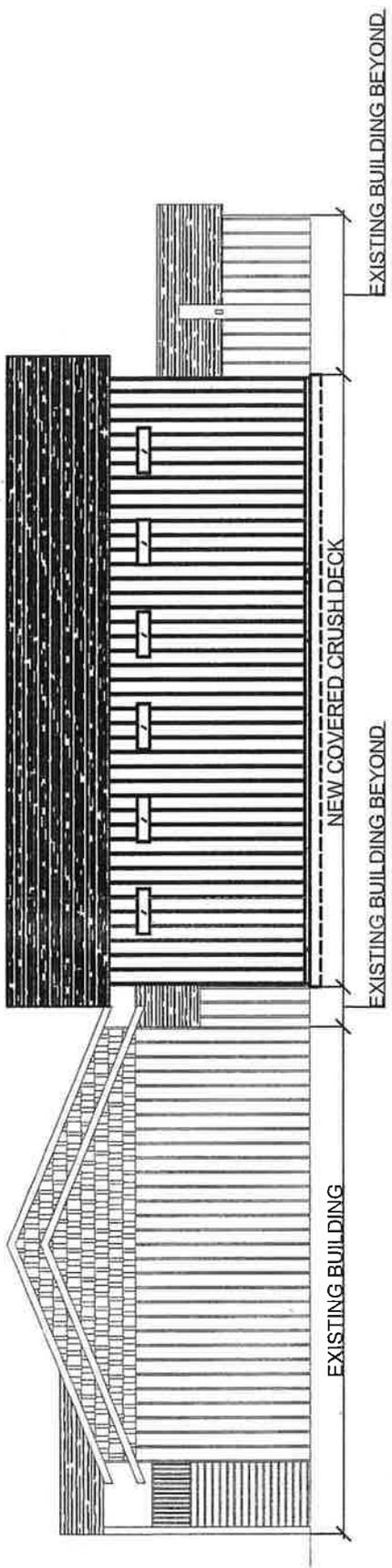
- 40 feet wide.
- 60 feet long.
- 28 feet high.
- The exterior siding will be wooden, board and batten. The color and material of the siding will be consistent with the existing building, compliant to Columbia River Gorge Commission guidelines. See attached color swatch. Sliding barn door will be the same color as siding.
- The covered crush deck will be roofed with composite shingles, color compliant to Columbia River Gorge Commission guidelines. See attached material.
- In accordance with Columbia River Gorge Commission guidelines, the covered crush deck will have non-reflective glass in all of its windows. Window casing will be dark brown vinyl. See attached.



A-1 CRUSH DECK NORTH ELEVATION
 S2.1 1/16" = 1'-0"



C-1 CRUSH DECK SOUTH ELEVATION
S2.1 1/16" = 1'-0"



B-1 CRUSH DECK EAST ELEVATION
S2.1 1/16" = 1'-0"

Chapter 5:

Project Description for Barn.

This is the description of the proposed project including details on all uses proposed. Also included is the proposed size, height, color, and construction material of all structures.

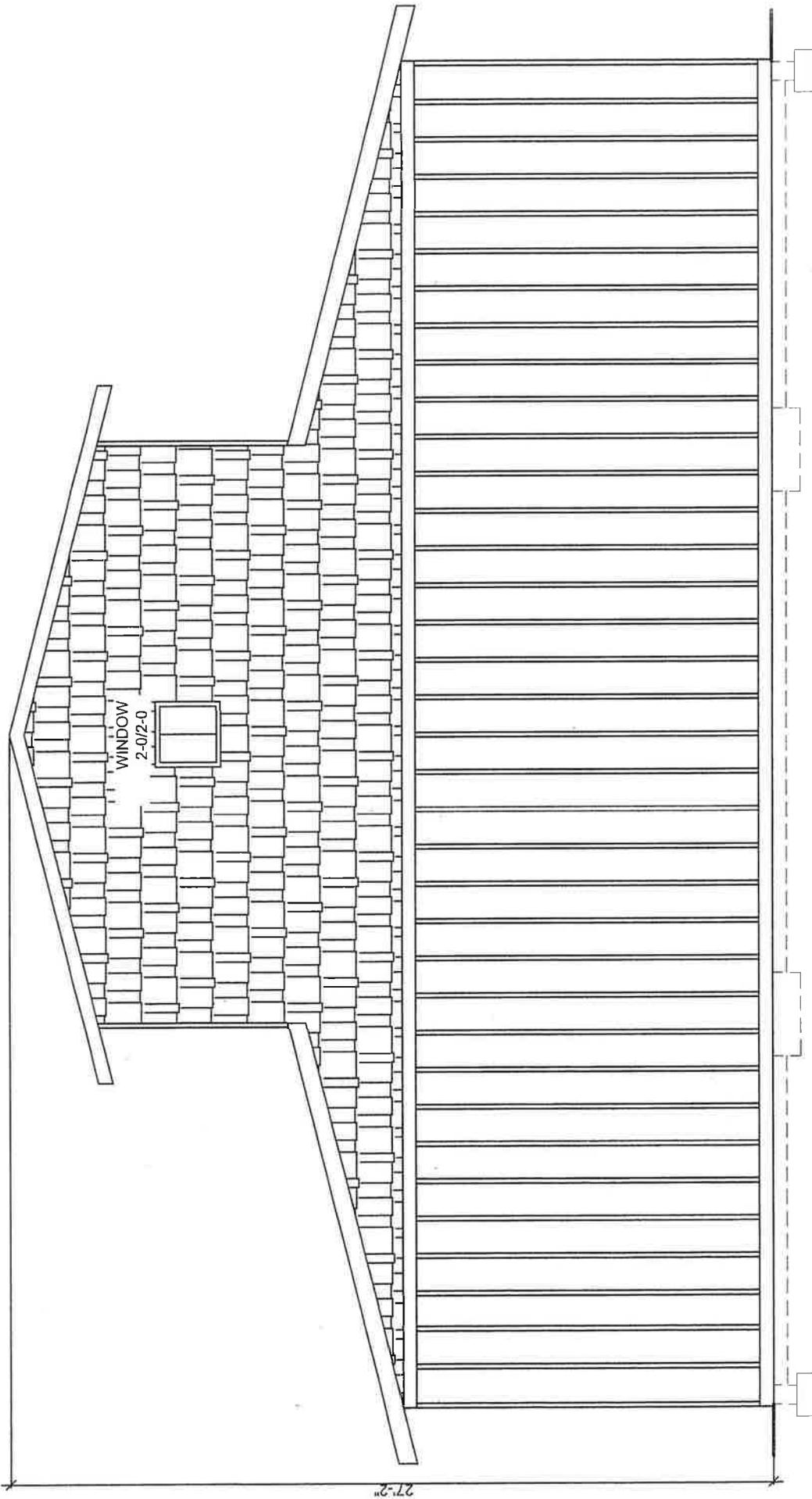
With the increase in vineyard production, we are in need of a barn to accommodate our bio-dynamic and organic techniques used for vineyard and winery operations.

The barn will:

- House livestock such as sheep, goats, chickens, ducks, turkeys, and possibly cows.
- Provide storage for biodynamic teas, supplements, chemicals, and protective spray gear. With biodynamic techniques we can increase our yield in the sub-producing areas that will require the livestock needed for the barn. After full production of 100 tons of grapes is attained, we will need annual supplements from livestock to sustain the farm indefinitely.
- Provide storage for feed, hay, garlic, melons, raisins, and other agricultural crops we produce and sell to local markets. It would also be a space for the vineyard manager's desk.
- Be visually screened by Poplar and Ponderosa Pine at 10- 15 foot intervals as described in Chapter 2.

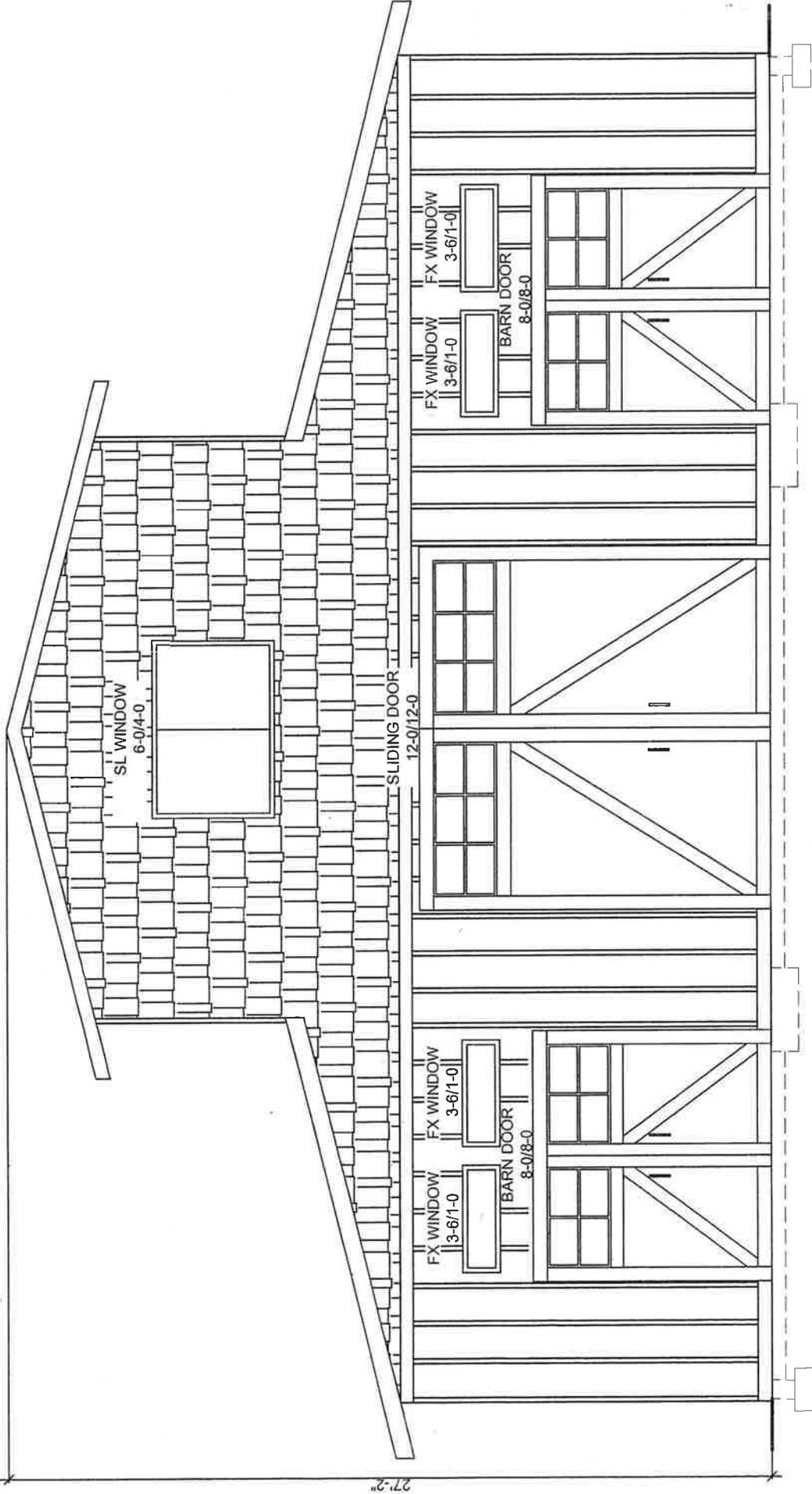
The size, height, color and construction materials of the covered crush deck will be as follows:

- 48 feet wide.
- 40 feet long.
- 27 feet high.
- The exterior siding will be wooden, board and batten. The color and material of the siding will be consistent with the existing building, compliant to Columbia River Gorge Commission guidelines. See attached color swatch. Barn and man door will be the same color as siding.
- The barn will be roofed with composite shingles, color compliant to Columbia River Gorge Commission guidelines. See attached material.
- In accordance with Columbia River Gorge Commission guidelines, the barn will have non-reflective glass in all of its windows.



B-3 BARN NORTH ELEVATION
A1.1 3/16" = 1'-0"

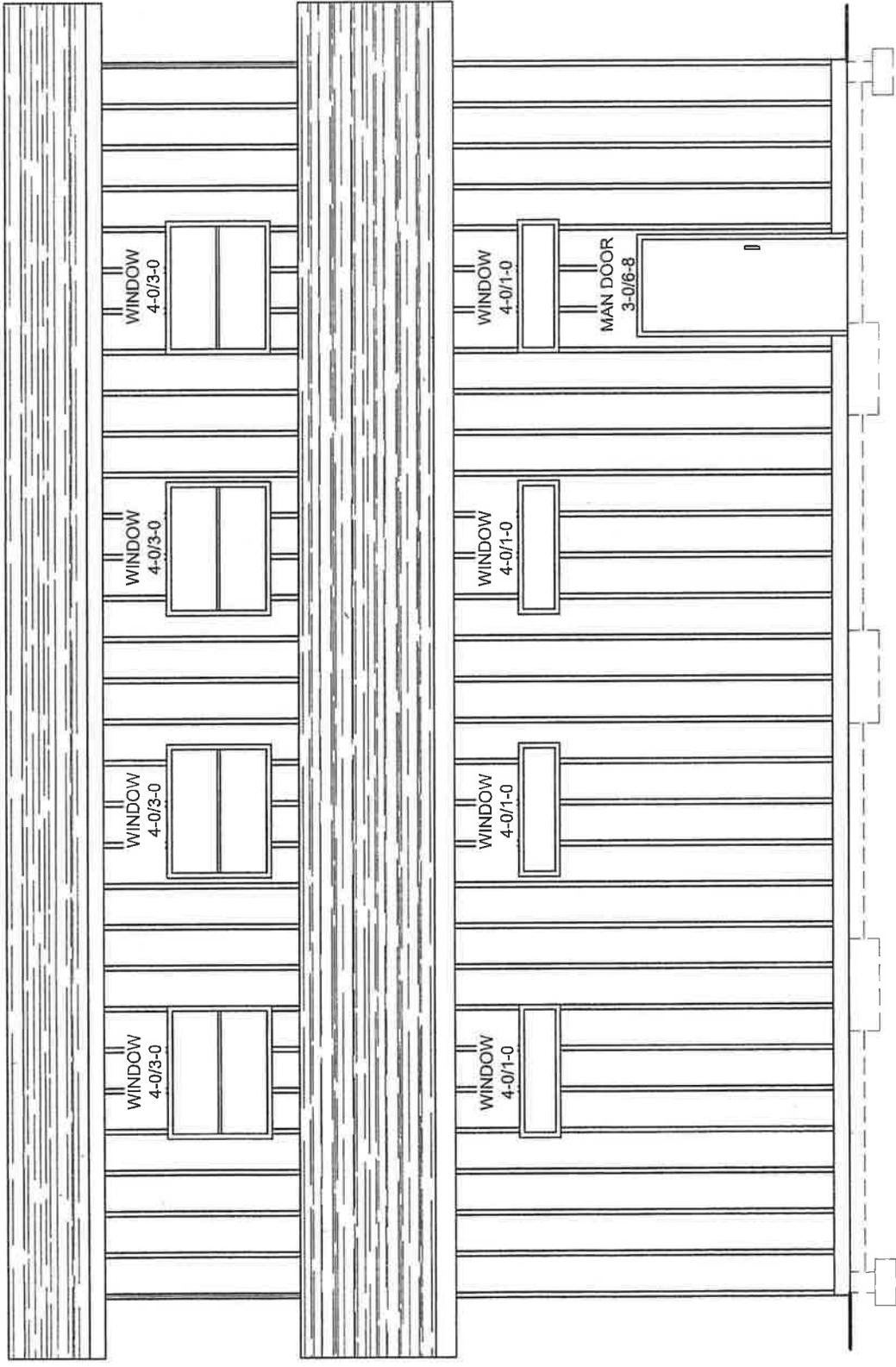
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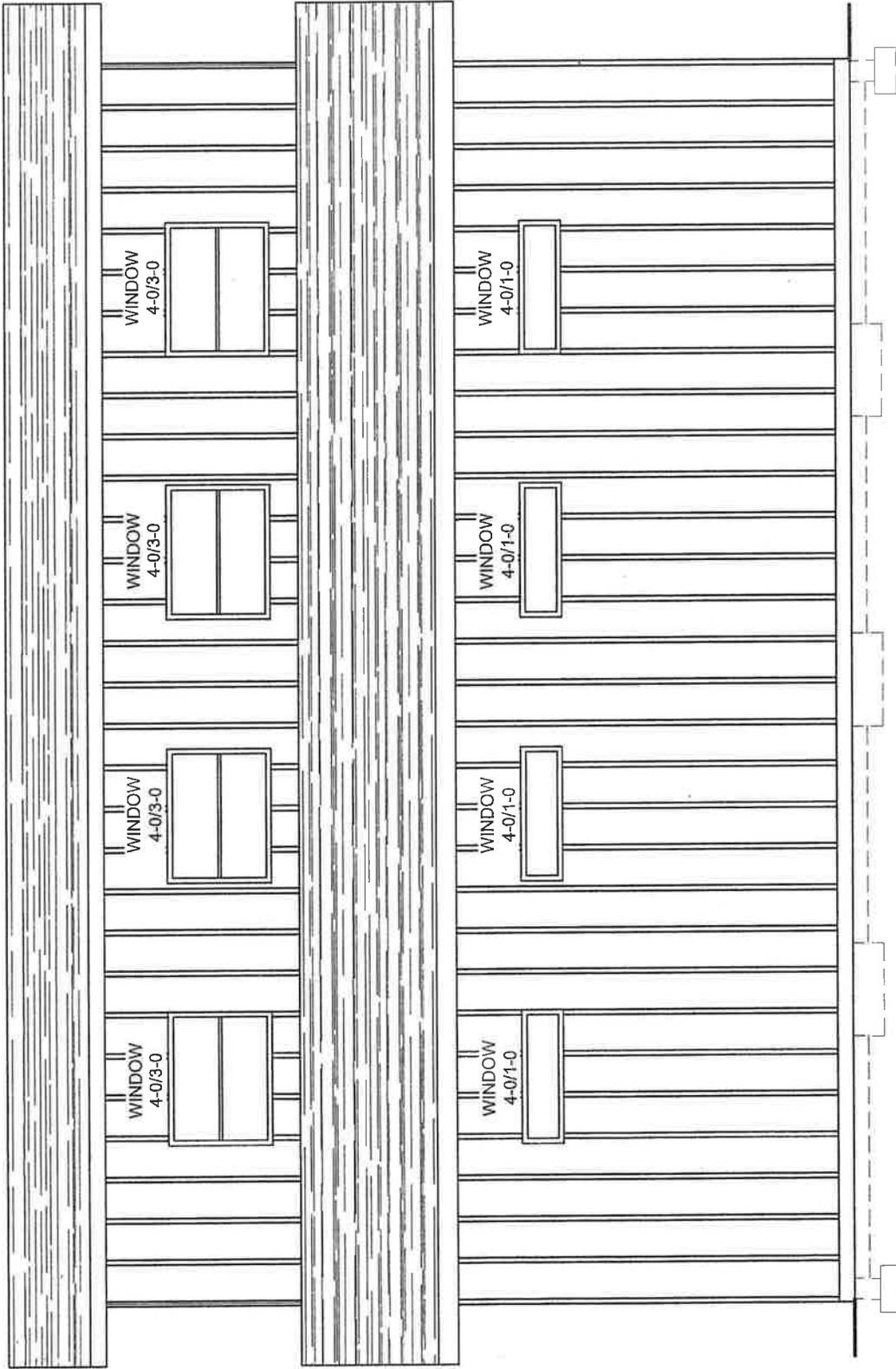
C-3 BARN SOUTH ELEVATION

3/16" = 1'-0"

A1.1



C-1 BARN EAST ELEVATION
 A1.1 3/16" = 1'-0"

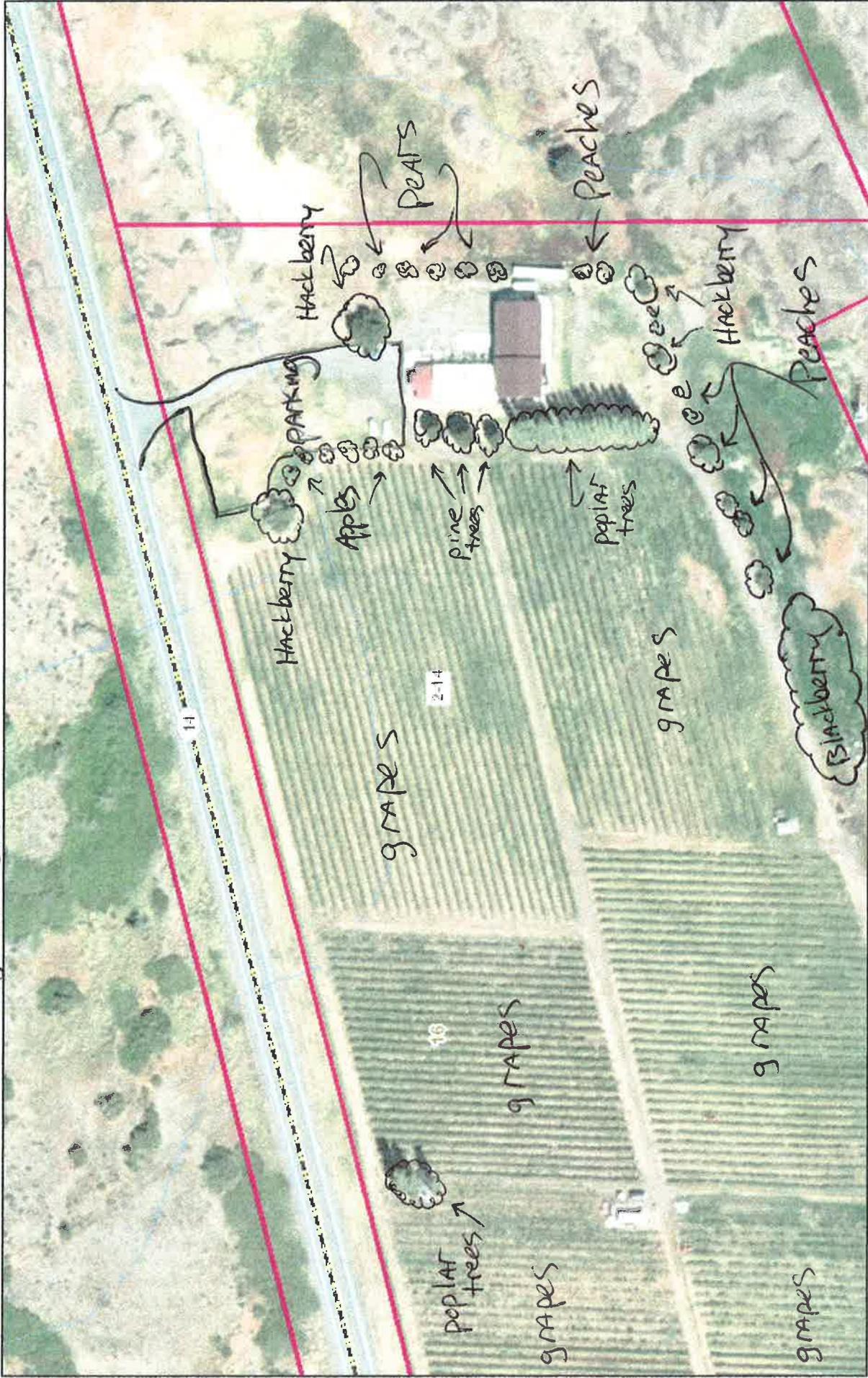


B-1 BARN WEST ELEVATION
A1.1 3/16" = 1'-0"

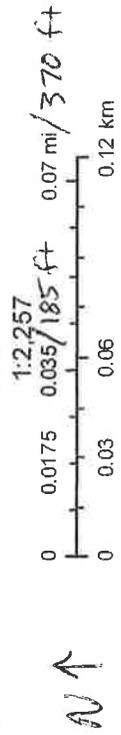
Parking and Surrounding Vegetation

Klickitat Maps

C14-0003



February 25, 2014



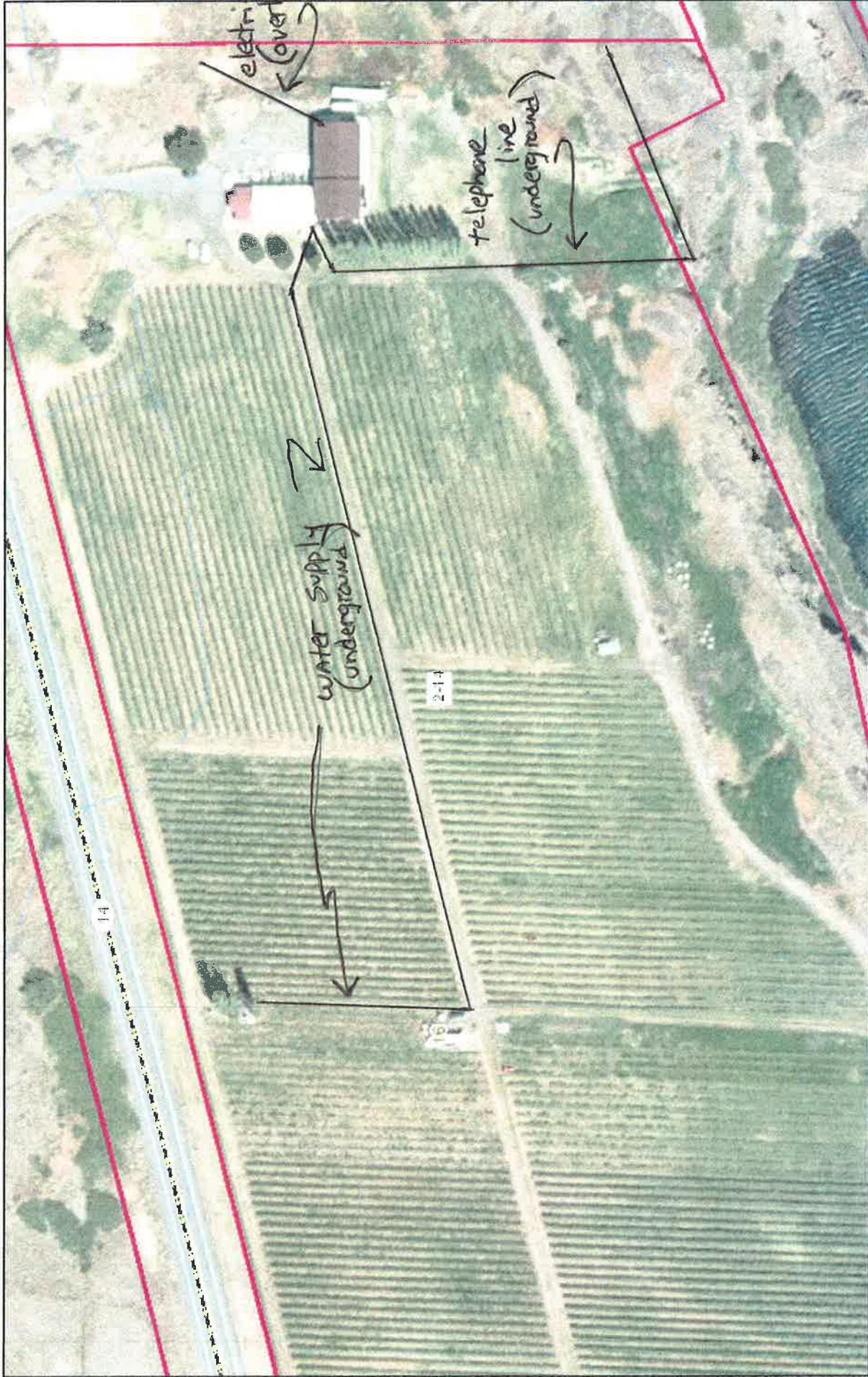
- Parcels
- County Boundary
- Towns
- City Limits
- Parcels
- City
- County
- Other Govt
- Private
- State
- Creek
- River
- Sections
- Township Range

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Utilities (Existing)

Klickitat Maps

C14-0003



February 25, 2014

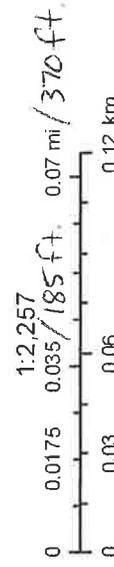
- ▭ Parcels
- ▭ County Boundary
- ★ Towns

- City Limits
- ▭ Parcels
- City

- County
- ▭ Other Govt
- ▭ Private

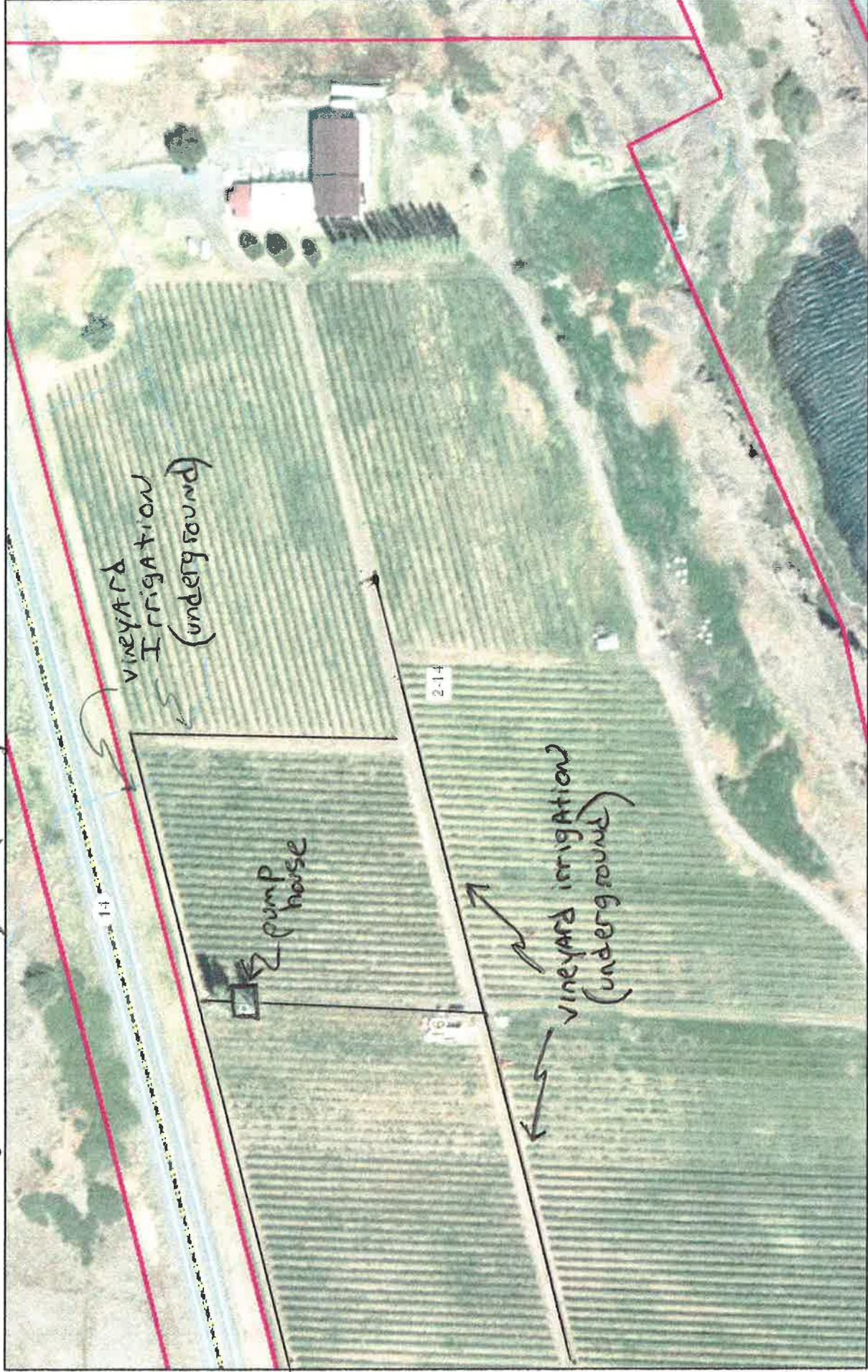
- State
- ▭ Creek
- ▭ River

- ▭ Sections
- ▭ Township Range



C14-0003

Vineyard Irrigation Existing (underground)
Every row (Above ground) drip irrigation
Klickitat Maps



February 25, 2014

1:2,257
0 0.0175 0.035 / 185 ft. 0.07 mi / 370 ft.
0 0.03 0.06 0.12 km

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Geomapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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Sections	State
Township Range	Creek
County	Other Govt
Private	River
City	
City Limits	
Parcels	
County Boundary	
Towns	

Barn location from property line

C14-0003

Klickitat Maps



Barn
270'
From
property
line

2-14

14

February 25, 2014

1:2,257
0.035 / 185 ft. 0.07 mi / 370 ft



- Parcels
- County Boundary
- Towns
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