

Columbia River Gorge Commission

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

Land Use Application

RECEIVED TC

DEC 29 2014

Applicant(s) Jim Sizemore

Property Owner(s) WA State Parks &

Recreation Commission C/O Lem Pratt

Mailing Address 819 Yeacker COLUMBIA RIVER GORGE COMM.
Centerville, WA
98613

Mailing Address: Brooks Memorial State
Park, 2465 Highway 97, Goldendale, WA 98620

Phone H 509.773.3368

Phone H 509.773.4611

Work/cell 541.980.0039

Work/cell

Email

Email Lem.Pratt@parks.wa.gov

Location of property:

Township 2N

Range 14E

Street Address

Section & Qtr Section 6, 7, 8

County Klickitat

Tax Lot No(s).

02140600000200, 02140700000200,
02140800000000

Parcel Size (acres)

4297.5

Existing development and
use of parcel

Columbia Hills State Park
Grazing Pasture

Proposed use or development:

Grazing

Use of Adjacent Parcels

Grazing

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

Jim Sizemore

date

12/29/14

Property owner(s) signature

Lem Pratt

date

12/12/2014

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.

Historically, the Dalles Mountain Ranch section of the Columbia Hills State Park is served by a spring water system. The system served existing park facilities including two houses, the park shop and other ranch structures and uses. The spring system is a patchwork system of buried and above ground pipes. The system has deteriorated and is subject to leaks and contamination. The State Parks and Recreation Commission chose to develop a new domestic ground water supply system to serve the aforementioned park facilities, and leave the spring water system in place to be used for watering livestock. The domestic portion of the water right will not be used for stockwatering.

The current proposal is a conservation project, and is being implemented by the Natural Resources Conservation Service (NRCS) through the Environmental Quality Incentives Program (EQIP). There will be no increase in the number of livestock that have historically been there, the proposed facility is limited to the quantity of water that has historically been used for stockwatering only. The project consists of installation of a new 5,262 ft long, 2-inch maximum diameter livestock water pipeline that will tie into an existing spring fed pipeline. This pipeline will provide water to two 1,200 gallons water troughs. A 1,464 ft long cross fence will also be installed in order to split the pasture in half to improve grazing distribution. Ground disturbing activities for pipeline construction will consist of excavating a 3-ft deep by 3-ft wide trench with a back hoe and hand tools. It is estimated that additional ground disturbance will occur within 20-ft wide corridor from either side of the trench. The troughs will be installed using a bulldozer and hand tools. An approximately 100-ft diameter by 1-ft deep area will be disturbed during construction of each of the trough. The project proponents plan on placing rocks on the ground surface around each trough to armor the surrounding ground. Ground disturbance from fence construction will consist of hand dug posts set to a depth of three feet and metal "T" posts set to a depth of 18 inches. The total project area with all these three undertakings is approximately 3.3 acres.

Key Viewing Areas:

Key Viewing Areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery. Key Viewing Areas are listed below.

Please check those sites which can be seen from your property.

- | | |
|--|---|
| <input type="checkbox"/> Historic Columbia River Highway | <input type="checkbox"/> Bonneville Dam Visitor Centers |
| <input type="checkbox"/> Crown Point | <input checked="" type="checkbox"/> Columbia River |
| <input checked="" type="checkbox"/> Highway I-84, including rest stops | <input type="checkbox"/> Washington State Route 141 |
| <input type="checkbox"/> Multnomah Falls | <input type="checkbox"/> Washington State Route 142 |
| <input type="checkbox"/> Washington State Route 14 | <input type="checkbox"/> Oregon Highway 35 |
| <input type="checkbox"/> Beacon Rock | <input type="checkbox"/> Sandy River |
| <input type="checkbox"/> Panorama Point Park | <input type="checkbox"/> Pacific Crest Trail |
| <input type="checkbox"/> Cape Horn | |
| <input type="checkbox"/> Dog Mountain Trail | Special Management Area only: |
| <input type="checkbox"/> Cook-Underwood Road | <input type="checkbox"/> Old Washington State Route 14 (County Road 1230) |
| <input type="checkbox"/> Rowena Plateau and Nature Conservancy Viewpoint | <input type="checkbox"/> Wyeth Bench Road |
| <input type="checkbox"/> Portland Women's Forum State Park | <input type="checkbox"/> Larch Mountain Road |
| <input type="checkbox"/> Larch Mountain | <input type="checkbox"/> Sherrard Point on Larch Mountain |
| <input type="checkbox"/> Rooster Rock State Park | |

Adjacent landowners within 200 feet

- Uses within Agriculture designation (except non-farm single-family dwellings in Large-Scale Agriculture designation - see notification of landowners within 500 feet)

Myron Smith	P O Box 137, Dallesport, WA 98617
Schreiner Farms	P O Box 448, Dallesport, WA 98617
WA DNR	P O Box 47014, Olympia, WA 98504-7014
Klickitat County	228 W Main St, CH-MS-17, Goldendale, WA 98620

Conservation Plan Map

Date: 3/5/2013

Customer(s): JAMES A SIZEMORE

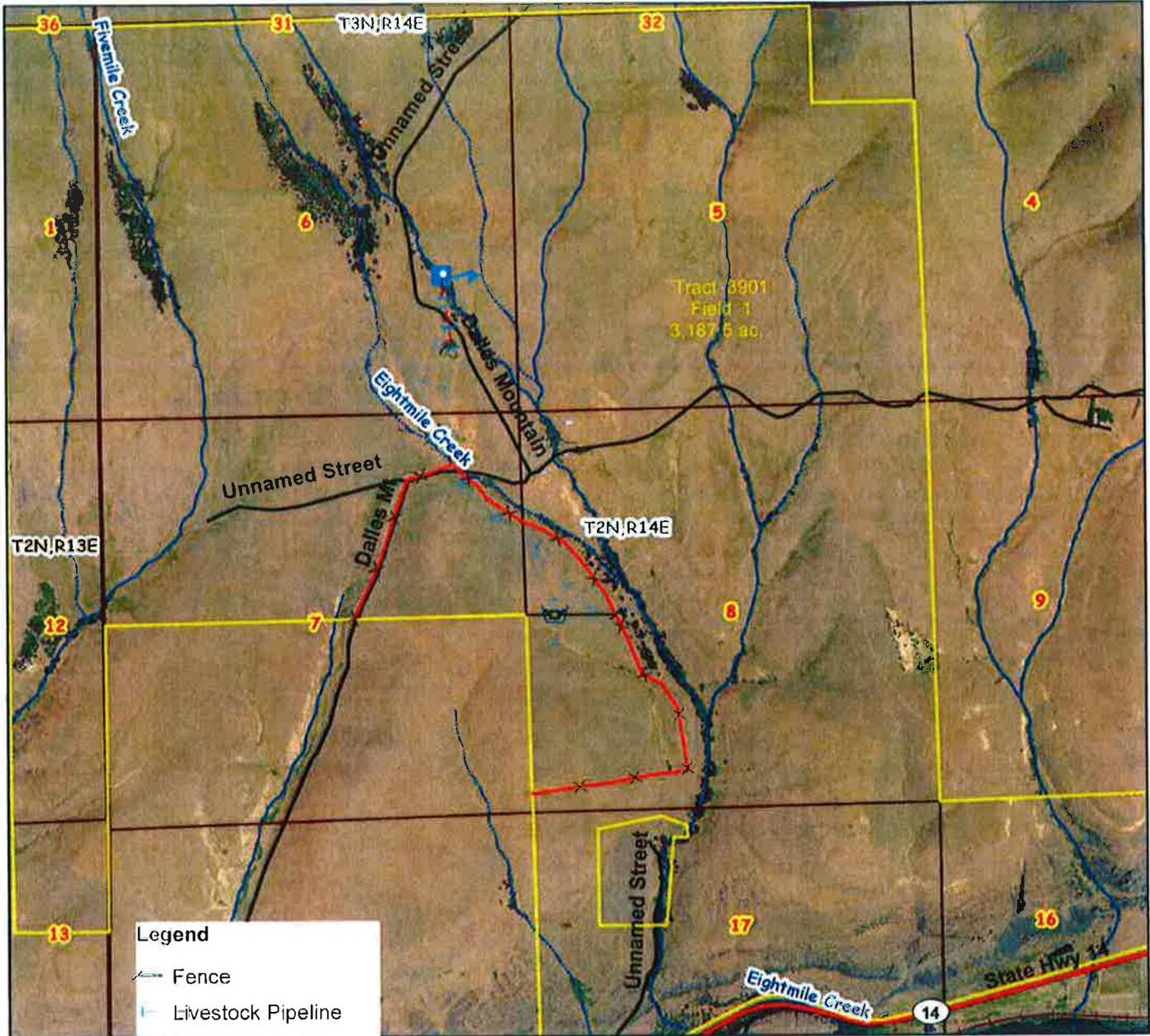
Field Office: GOLDENDALE SERVICE CENTER

Agency: USDA - NRCS

Assisted By: KONRAD BOMBERGER

State and County: WA, KLICKITAT

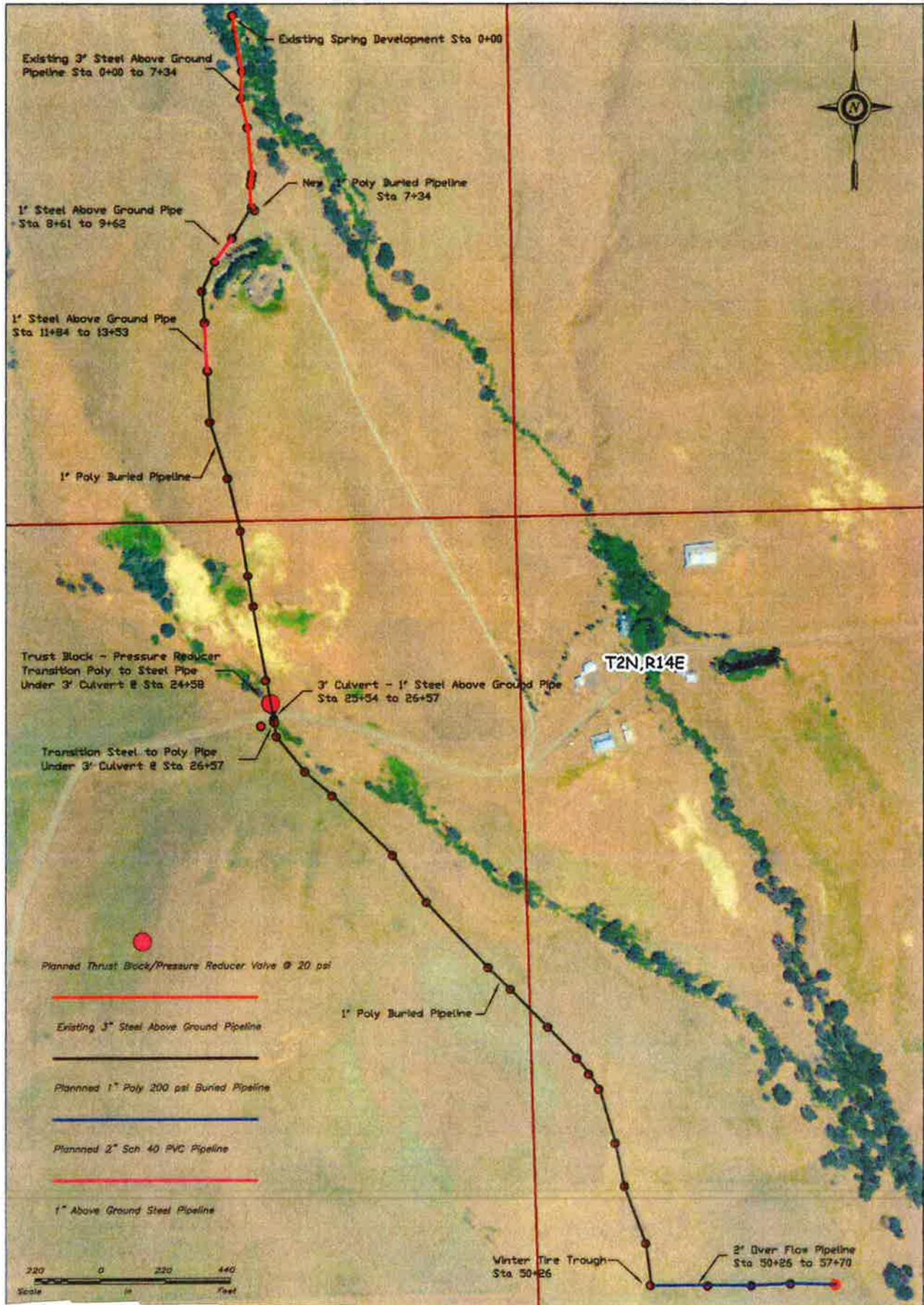
Approximate Acres: 4797.5



- Legend**
- Fence
 - Livestock Pipeline
 - Watering Facility
 - Existing 4" Pipeline
 - Existing Fence
 - Existing Spring box
 - Consplan
 - Townships
 - Sections

1:24,000





Sizemore, Jim
 ...Property Owner: WA Parks & Recreation
 C14-0009
 Section 6, 7 and 8, T2N, R14E

PLAN MAP
JAMES SIZEMORE
QIP 130SH C.I.# 2-3
 KLICKITAT WASHINGTON

DESIGNED	CB	DATE	1/14
DRAWN	CB		1/14
CHECKED			
APPROVED			

Conservation Plan Map

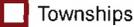
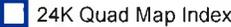
Date: 2/3/2015

Customer(s): JAMES A SIZEMORE
State and County: WA, Klickitat County, Washington

Field Office: GOLDENDALE SERVICE CENTER
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Legend

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-  Fence
-  Livestock Pipeline
-  Consplan
-  Townships
-  Sections
-  24K Quad Map Index

1:1,200

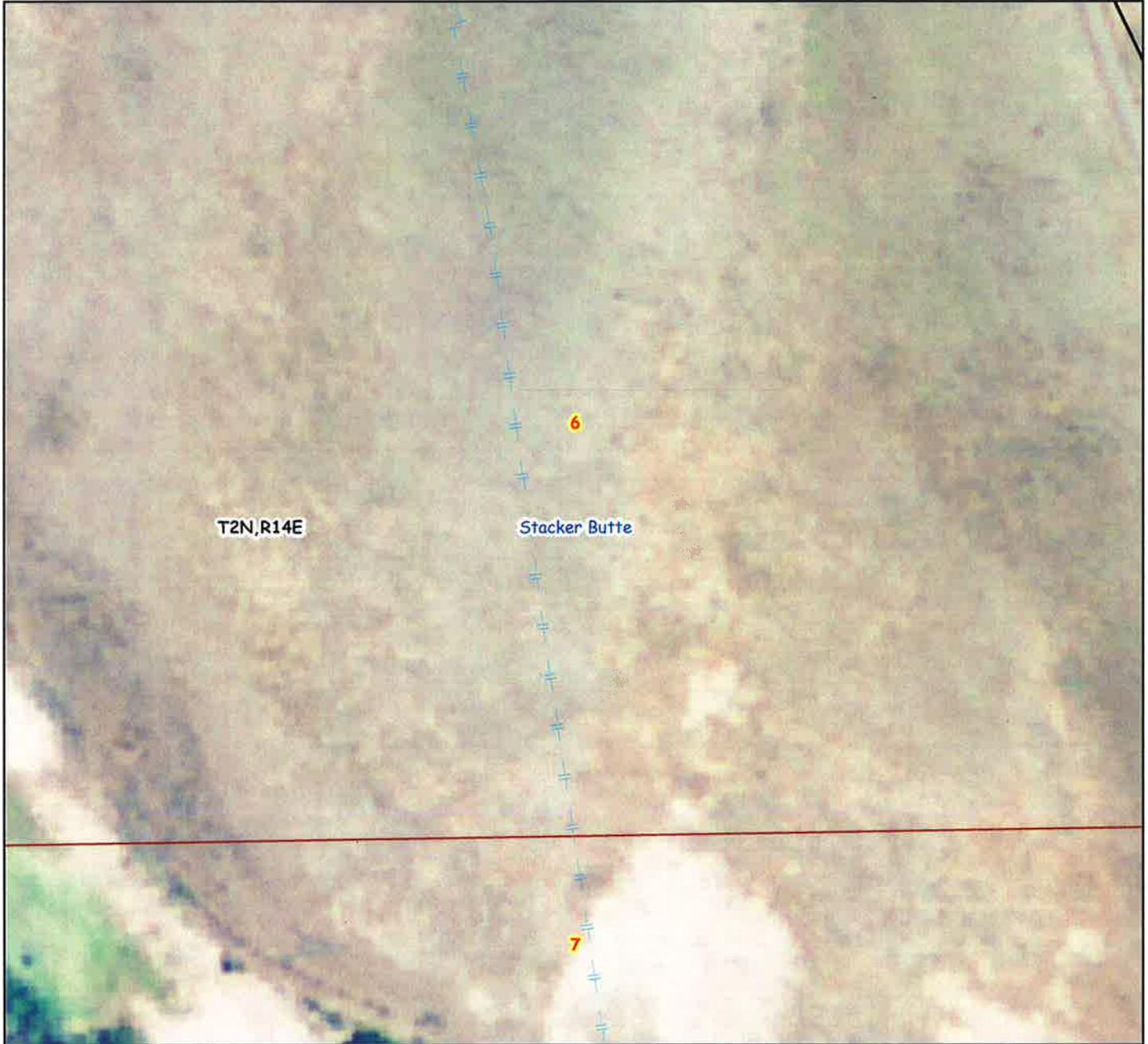


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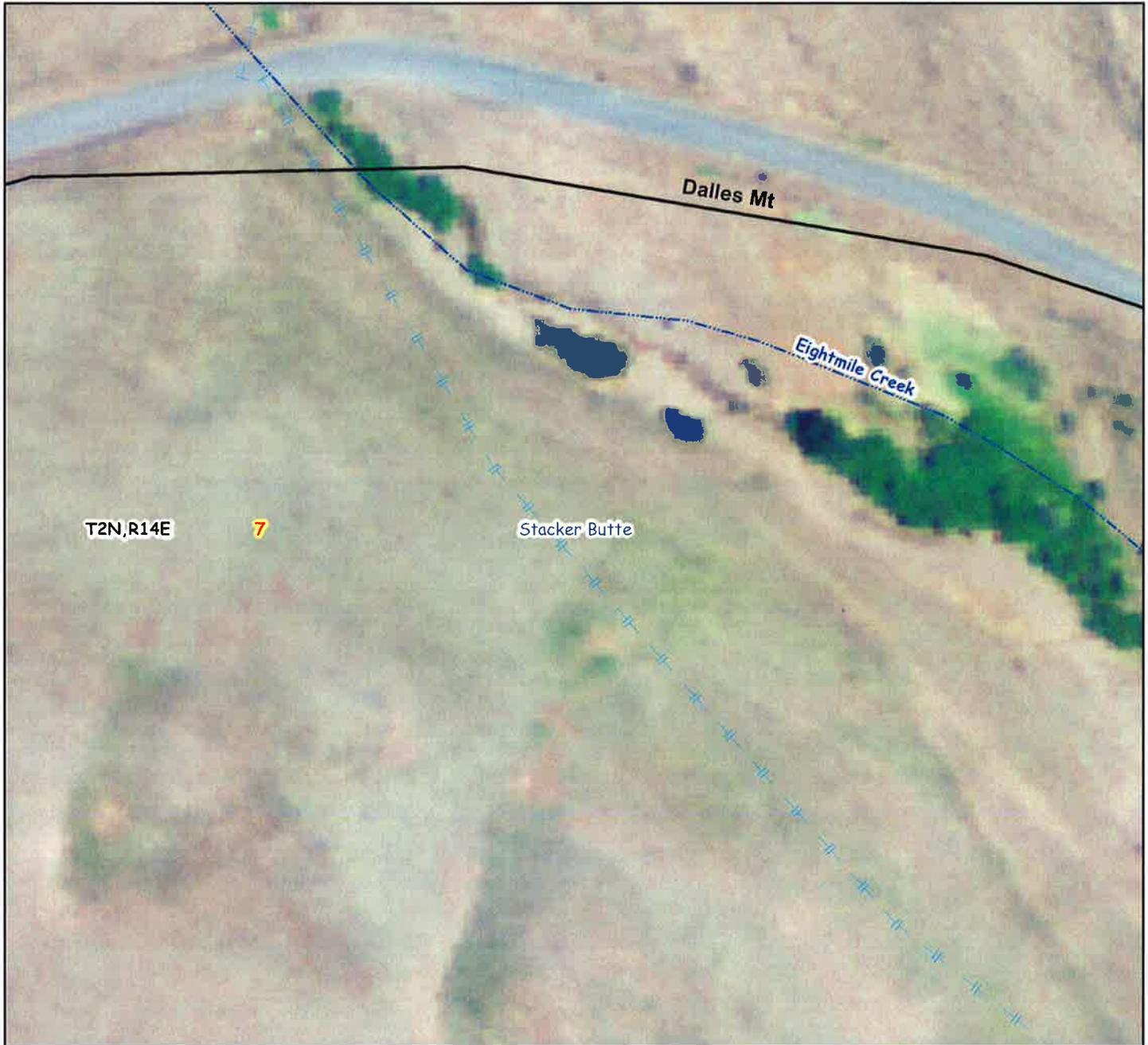


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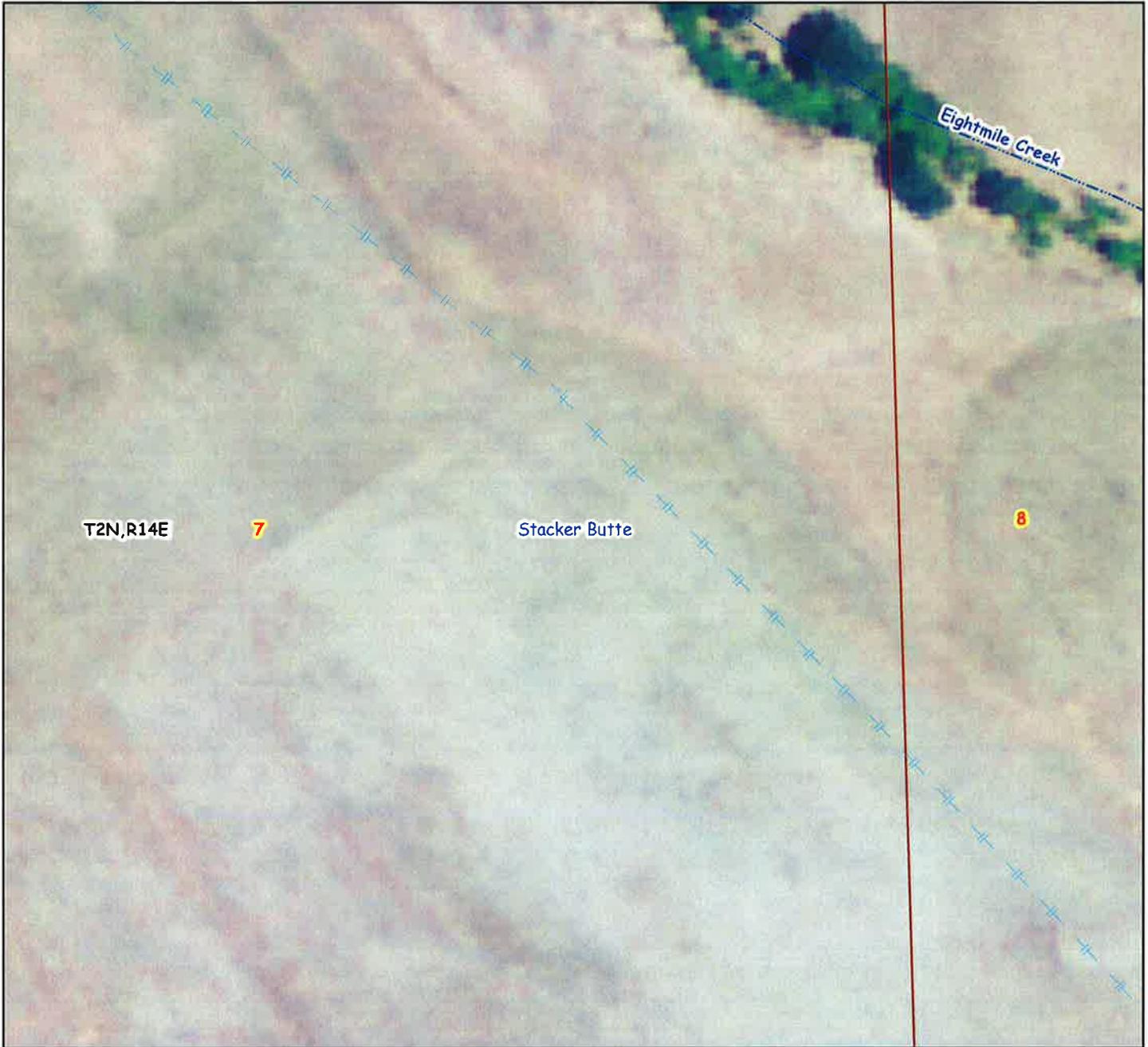


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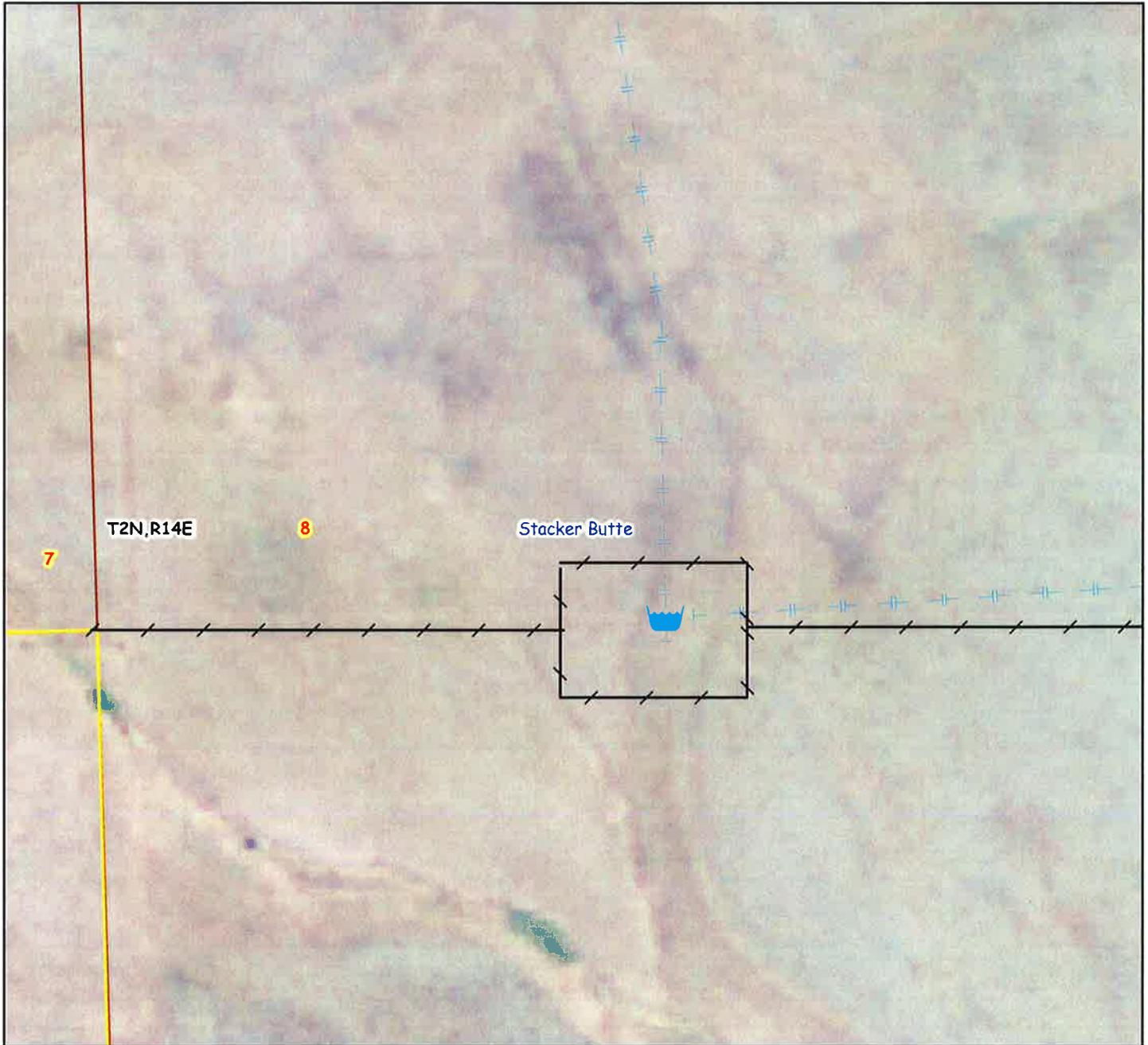


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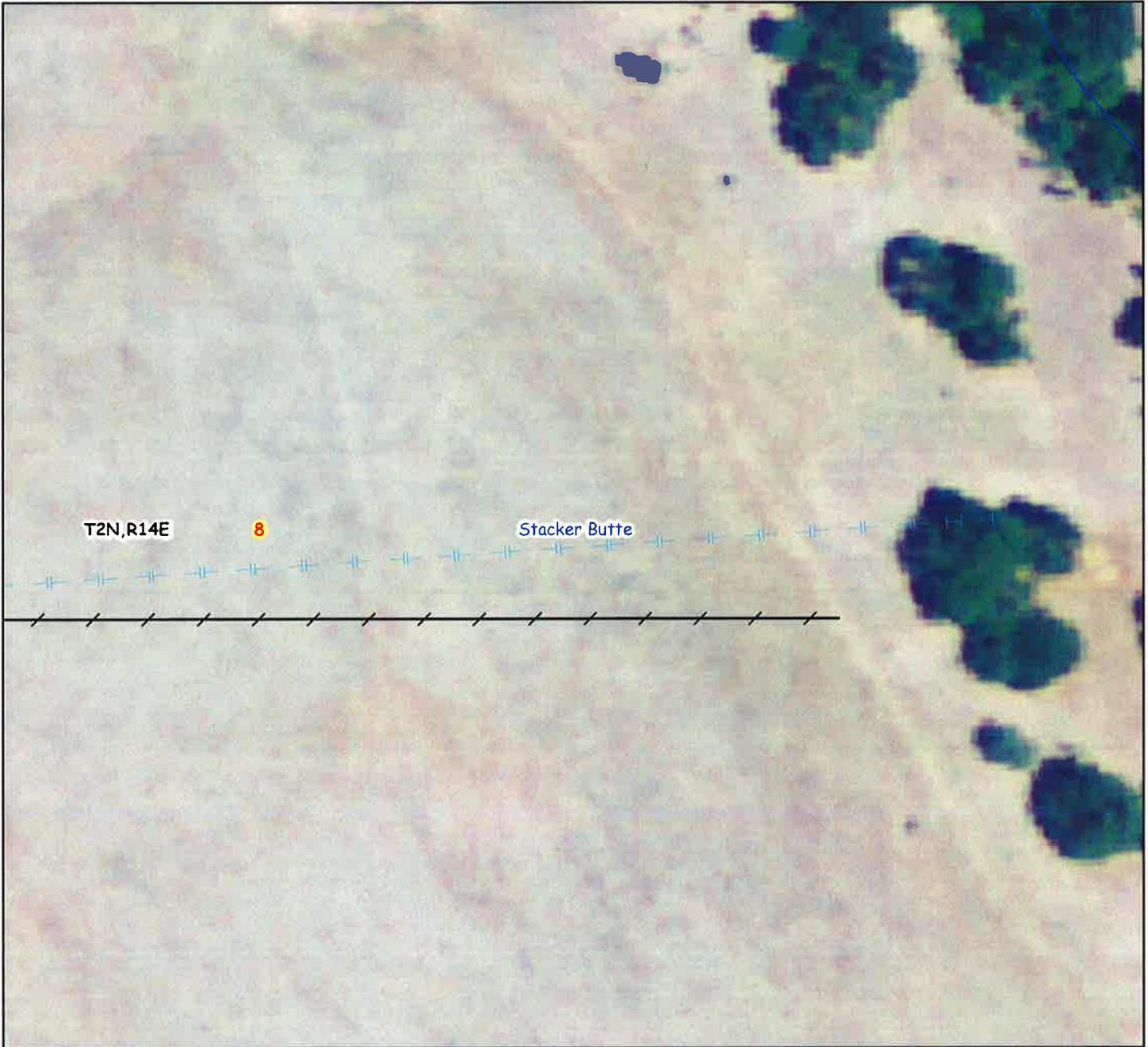


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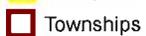
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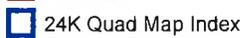
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