

Columbia River Gorge National Scenic Area – Development Review Application

What is the land use plan designation for the subject property? (eg GMA Large Scale Agriculture)

GMA – Large Scale Agriculture A-1

Is there a minimum parcel size for this land use plan designation, and if so, what is it?

160 acres

Is the proposed use one that may be permitted in this land use plan designation?

Yes

Information Requirement	
Chapter 350-81-032(5)(a) Applicant's name, address, telephone number and email address.	<i>Please provide this information here and on the site plan too.</i> Alexandra David, on behalf of AT&T Mobility 131 Innovation Dr, Suite 100, Irvine CA 92617 949-760-3929 Alexandrad@jrinc.net
Chapter 350-81-032(5)(b) The land owner's name, address and telephone number (if different from applicant).	<i>Please provide this information here and on the site plan too.</i> Wendy D Jaekel is the Land Owner. PO Box 111, Wishram WA 98673 <i>Scott Hall</i> BNSF Railway is Tower Owner. 2400 Western Center Blvd, Forth Worth TX 76131
Chapter 350-81-032(5)(c) The county in which the proposed use or development would be located.	<i>Please provide this information here and on the site plan too.</i> Klickitat County
Chapter 350-81-032(5)(d) The section, quarter section, township and range in which the proposed development would be located.	<i>Please provide this information here and on the site plan too.</i> Section 10, T2N R15E WM
Chapter 350-81-032(5)(e) The street address of the proposed use or development.	<i>Please provide this information here and on the site plan too.</i> No Address assigned. See Surveys
Chapter 350-81-032(5)(f) The tax lot number(s) and size in acres of the parcels of the involved.	<i>Please provide this information here and on the site plan too.</i> 02150300000600 <i>71.40 acres</i>

<p>Chapter 350-81-032(5)(g)</p> <p>A description of the current land use for the parcel(s) involved and adjoining lands.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>See Site Plan</i></p>
<p>Chapter 350-81-032(5)(h)</p> <p>A written description of the proposed use or development, including details on the height, exterior color(s) and construction materials of the proposed structures.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>The existing use is agriculture, with an existing telecom tower. 2 existing cell towers, 81' and 20' high. Antennas and tower have metal grey and white finishes. Proposed 3 antenna removals, and 1 replacement antenna to be painted matte grey. See Site Plan for additional detail. * See project desc. on page 1 of site plan</i></p>
<p>Chapter 350-81-032(5)(i)</p> <p>A list of Key Viewing Areas from which the proposed use would be visible.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p>I-84, State Route 14, Columbia River</p>
<p>Chapter 350-81-032(5)(j)</p> <p>A map of the project area. The map shall be drawn to scale. The scale of the map shall be large enough to allow the Executive Director to determine the location and extent of the proposed use or development and evaluate its effects on scenic, cultural, natural, and recreation resources. The maps shall be prepared at a scale of 1 inch equals 200 feet (1:2,400), or a scale providing greater detail. If a parcel is very large, the map does not need to show the entire parcel. Rather, it can show only those portions of the parcel affected by the proposed use. The map shall include the following elements: (Listed below A through K.)</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>See Site Plan</i></p>
<p>Chapter 350-81-032(5)(j)(A).</p> <p>North arrow.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>See Site Plan</i></p>
<p>Chapter 350-81-032(5)(j)(B).</p> <p>Scale: 1" = 200' (unless natural resources require larger scale). Chapter 350-81-032(5)(j) and</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>See Site Plan</i></p>

Chapter 350-81-032(5)(j)(C). Boundaries, dimensions, and size of subject parcel(s).	<i>Please provide this information here and on the site plan too.</i> <i>See Site Plan</i>
Chapter 350-81-032(5)(j)(D). Significant terrain features & landforms.	<i>Please provide this information here and on the site plan too.</i> <i>None</i>
Chapter 350-81-032(5)(j)(E). Groupings & species of trees & other vegetation.	<i>Please provide this information here and on the site plan too.</i> <i>N/A</i>
Chapter 350-81-032(5)(j)(F). Location & species of vegetation to be removed.	<i>Please provide this information here and on the site plan too.</i> <i>N/A – replace existing equipment on previously disturbed location.</i>
Chapter 350-81-032(5)(j)(F). Location & species of vegetation to be planted.	<i>Please provide this information here and on the site plan too.</i> <i>N/A – replace existing equipment on previously disturbed location.</i>
Chapter 350-81-032(5)(j)(G). Bodies of water and watercourses.	<i>Please provide this information here and on the site plan too.</i> <i>N/A</i>
Chapter 350-81-032(5)(j)(H). Location & width of existing & proposed roads, driveways, trails.	<i>Please provide this information here and on the site plan too.</i> <i>See Site Plan.</i>
Chapter 350-81-032(5)(j)(I). Location & size of existing & proposed structures.	<i>Please provide this information here and on the site plan too.</i> <i>See Site Plan.</i>
Chapter 350-81-032(5)(j)(J). Location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting.	<i>Please provide this information here and on the site plan too.</i> <i>N/A</i>
Chapter 350-81-032(5)(K). 	<i>Please provide this information here and on the site plan too.</i> <i>N/A - replace existing equipment on previously disturbed</i>

Location & depth of grading & ditching.	<i>location.</i>
Chapter 350-81-032(5)(k). Elevation drawings – including natural & finished grade; drawn to scale.	<i>Please provide this information here and on the site plan too.</i> <i>See Site Plan & Elevation</i>
Chapter 350-81-032(5)(l) List of adjacent & nearby property owners and addresses as determined in 350-81-630.	<i>Please provide this information here and on the site plan too.</i> <i>See Site Plan.</i>
Chapter 350-81-032(5)(m) Any additional information that the applicant feels will assist in the evaluation of the proposal, including but not limited to, maps, drawings, and development plans.	<i>Please provide this information here and on the site plan too.</i> <i>Site Plan, photos of existing tower & surveys included.</i>
Chapter 350-81-032(5)(n) Signature of the applicant and property owner or a statement from the property owner indicating that he is aware of the application being made on his property.	<i>Sign and date here:</i>  <i>Alexandra David</i> <i>5/13/16</i>
Chapter 350-81-032(5)(o) The signature of the property owner on a statement that authorizes the Executive Director or the Executive Director's designee reasonable access to the site in order to evaluate the application.	<i>Sign and date here:</i> <i>See BNSF Lease</i>
Chapter 350-81-032(6) Applications for the following uses or developments shall include additional information as required by the appropriate guidelines in Commission Rule 350-81 or by the Executive Director.	N/A
Chapter 350-81-032(6)(a) In the General Management Area, for all	<i>Please provide this information here and on the site plan too.</i> N/A

C16-0004



Jones Lang LaSalle
4300 Amon Carter Blvd., Suite 100
Fort Worth, Texas 76155-2685
tel +1 817-230-2680, fax +1 312 416 5556
Camilla.Dillon@am.jll.com

May 27, 2016

Mr. Scott Hall
Ms. Wendy Jaekel-Hall
9650 Highway 14
Goldendale, WA 98620

RE: WA561
Haystack Butte Encroachment
Haystack Butte, Washington

Dear Mr. and Ms. Hall,

Reference is made to the Lease Agreement dated November 1, 2012 between you and BNSF Railway Company for 7,700 SF of land for an encroachment of one of BNSF's towers. In accordance with the agreement we wish to advise of the upcoming work to the monopole located on your property as well as some upgrades to the tower on the adjacent property. AT & T will be doing some upgrades and will be removing 6' PA6-65-PXA Andrews Microwave Dish and replacing it with a 4' HP-11 Andrews Microwave Dish, as well as 1 9500 MPR MPT-HC Radio and Cat5e Cable contained within conduit on the monopole. Additionally there will be some work on the generator pad enlarging it to 5' x 10'.

Please review the impending work and advise if you have any questions and/or comments. Your approval on a copy of this letter will signify your consent to this work on the leased premises.

Thanking you in advance.

Regards

Jones Lang LaSalle
Representative for BNSF Railway Company

A handwritten signature in blue ink that reads "Camilla Dillon".

Camilla Dillon
Senior Lease Analyst

Approved this 20 Day of June, 2016.

By:

A handwritten signature in blue ink that reads "Scott Hall".

Scott Hall

By:

A handwritten signature in blue ink that reads "Wendy Jaekel-Hall".

Wendy Jaekel-Hall

OVERALL SITE PLAN KEYNOTES



KAYSER RANCH, INC.
745 DALES MOUNTAIN ROAD
CENTERVILLE, WASHINGTON 98613
APN: 0215020000100
ZONE: AGRICULTURAL/RURAL
ACRES: 200.24

SCOTT HALL
8650 HIGHWAY 14
GOLDENDALE, WASHINGTON 98620
APN: 0215020000300
ZONE: AGRICULTURAL/RURAL
ACRES: 80.00

SCOTT HALL
8650 HIGHWAY 14
GOLDENDALE, WASHINGTON 98620
APN: 0215020000300
ZONE: AGRICULTURAL/RURAL
ACRES: 180.00

WENDY D JAEKEL HALL
P.O. BOX 111
WISHRAM, WASHINGTON 98673
APN: 0215020000800
ZONE: AGRICULTURAL/RURAL
ACRES: 21.40

JAMES STEWART
1313 SOUTH COLUMBUS AVENUE
CENTERVILLE, WASHINGTON 98613
APN: 0215020000200
ZONE: AGRICULTURAL/RURAL
ACRES: 160.24

INDIAN LANDS
WISHRAM, WASHINGTON 98673
APN: 0215020000100
ZONE: GOVERNMENT/PUBLIC USE
ACRES: 240.24

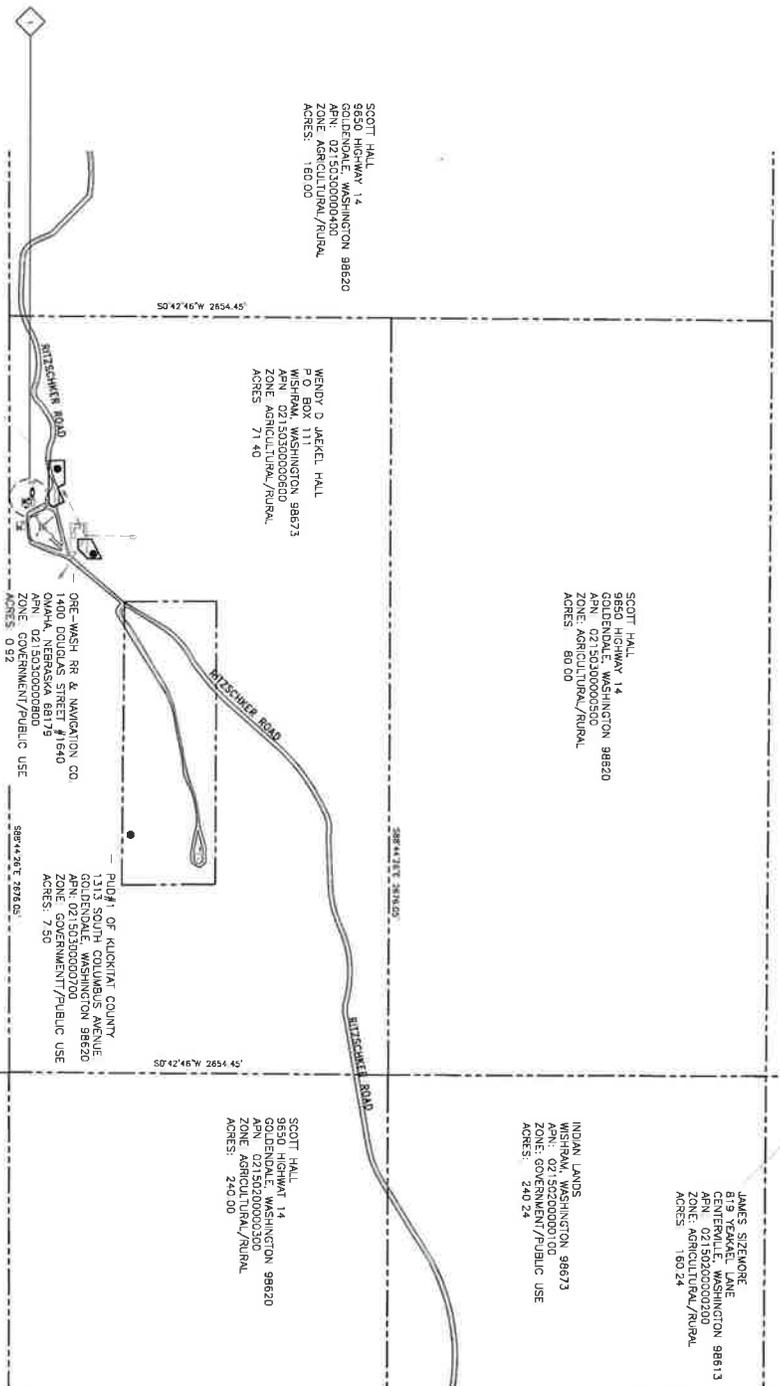
SCOTT HALL
8650 HIGHWAY 14
GOLDENDALE, WASHINGTON 98620
APN: 0215020000300
ZONE: AGRICULTURAL/RURAL
ACRES: 240.00

BONNEVILLE POWER ADMINISTRATION
5240 TROSPER STREET SOUTH-WEST
OLYMPIA, WASHINGTON 98512
APN: 0215020000400
ZONE: GOVERNMENT/PUBLIC USE
ACRES: 0.18

ONE WASH RR & NAVIGATION CO
400 DOUGLASS STREET #1640
OLYMPIA, WASHINGTON 98512
APN: 0215020000800
ZONE: GOVERNMENT/PUBLIC USE
ACRES: 0.92

RUDI OF KLONKAT COUNTY
1313 SOUTH COLUMBUS AVENUE
GOLDENDALE, WASHINGTON 98620
APN: 0215020000700
ZONE: GOVERNMENT/PUBLIC USE
ACRES: 7.50

SCOTT HALL
8650 HIGHWAY 14
GOLDENDALE, WASHINGTON 98620
APN: 0215020000300
ZONE: GOVERNMENT/PUBLIC USE
ACRES: 180.00



OVERALL SITE PLAN

SCALE: 1"=200'
0 50' 100' 200'

PREPARED FOR
Mastec
Network Solutions

PROPRIETARY INFORMATION:
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DATE: 10/28/15

PROJECT NAME:
MICROWAVE UPGRADE

SITE NAME:
HAYSTACK BUTTE

P.A. NUMBER:
10092226

APPLICANT TO THE BURLINGTON
COUNTY, WASHINGTON 98613

APPROVALS

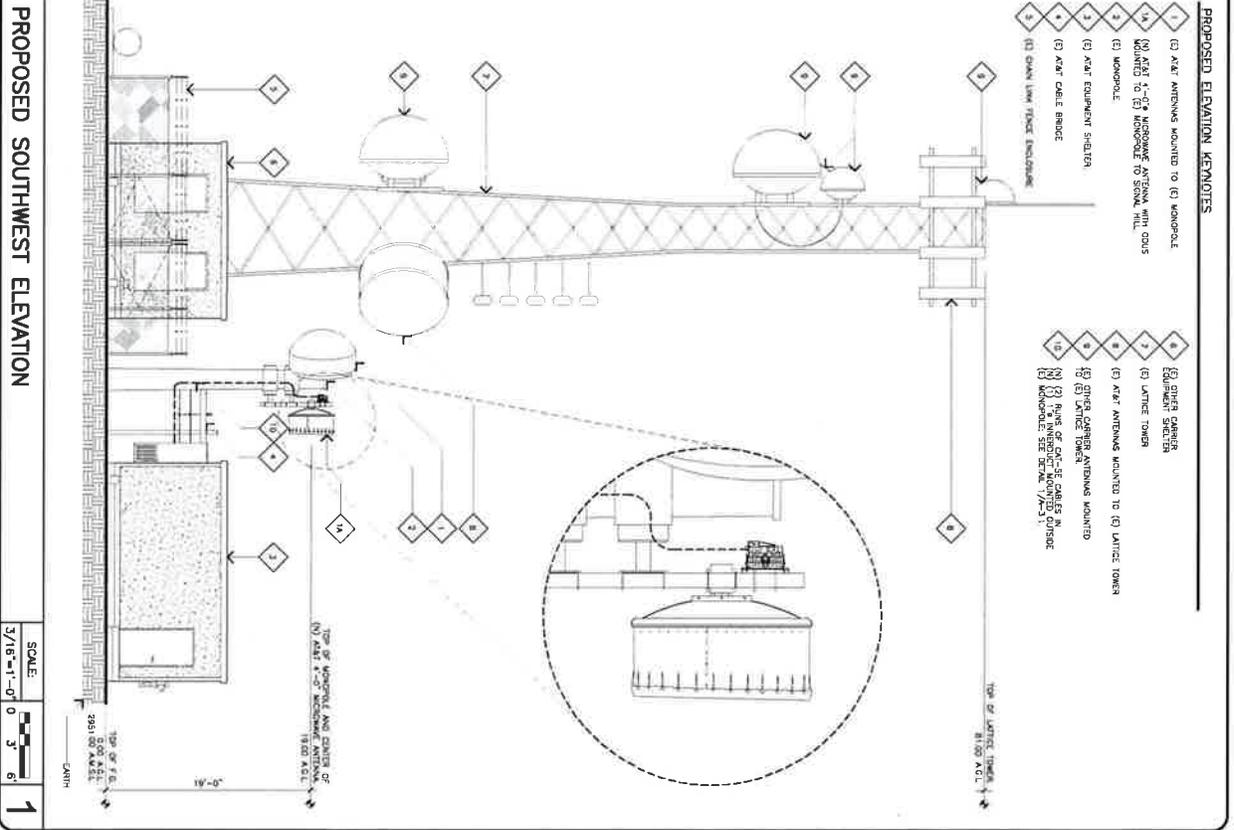
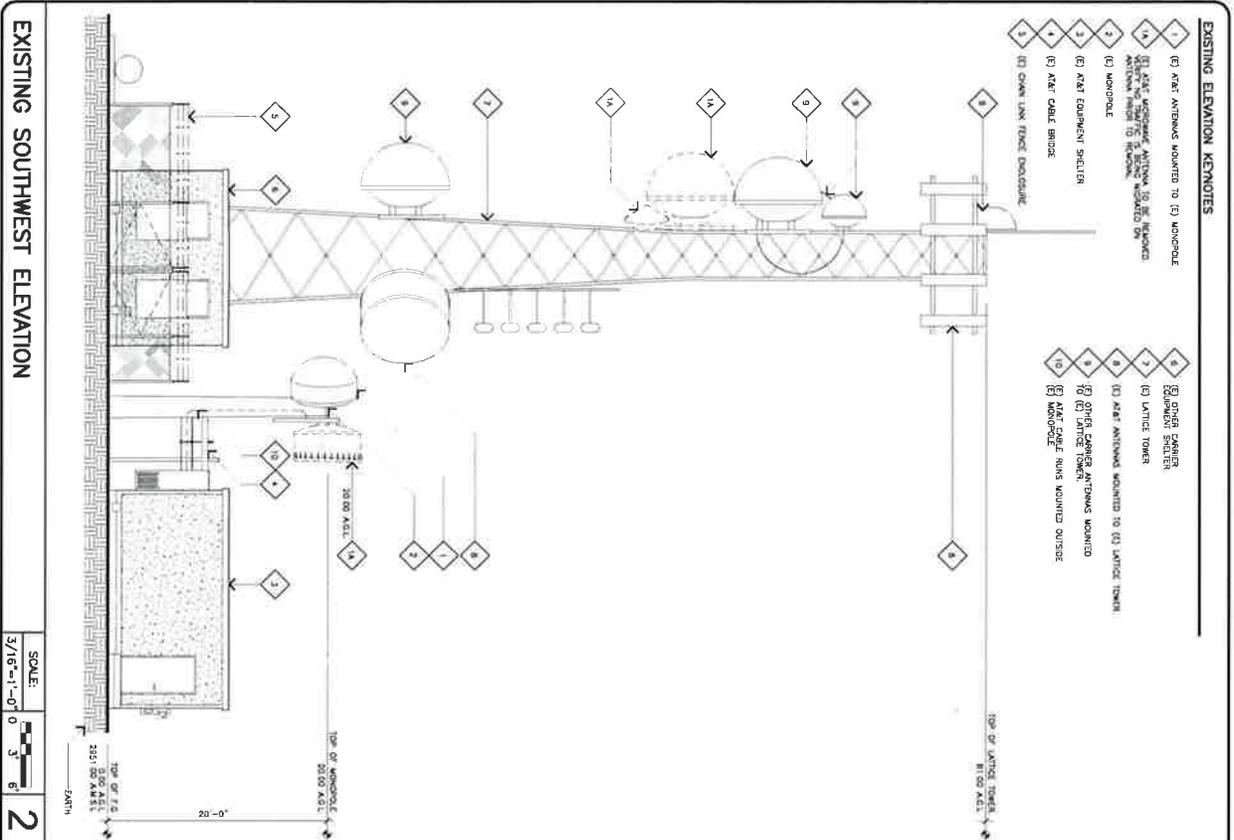
APN: JEN	DATE: 10/23/15
DATE: 10/23/15	
APN: JEN	DATE: 12/7/15
DATE: 12/7/15	
APN: JEN	DATE: 04/29/15
DATE: 04/29/15	
CONSTRUCTION	DATE: 10/28/15
DATE: 10/28/15	
SITE ACQUISITION	DATE:

DRAWING DATES

10/23/15	REV. CO. SHEET (P1-B1)
12/7/15	100% PLAN, CO. (P1-B2)
04/29/15	100% PLAN, CO. (P1-B3)
09/12/15	COUNTY COMMENTS (P1-B4)

SHEET TITLE
OVERALL SITE PLAN

A-0



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<p>DESIGNED BY: [Signature] CHECKED BY: [Signature] DATE: 10/22/15</p>	
<p>APPROVALS</p>	
ANVA_JEN	10/22/15
SIZE CSS	DATE
ANVA_JEN	12/17/15
1028 CSS	DATE
ANVA_JEN	04/20/16
1028 CSS WITH STRUCTURE'S SHEET	DATE
CONTRACT PETERS	10/28/15
CONSTRUCTION	DATE
SITE ACQUISITION	DATE
<p>PROJECT NAME: MICROWAVE UPGRADE SITE NAME: HAYSTACK BUTTE FA NUMBER: 10092226</p>	
<p>APPROVED BY THE ENGINEERING DEPARTMENT, WASHINGTON STATE</p>	
<p>DRAWING DATES: 10/23/15 90% CD REVIEW (P1-S1) 12/17/15 100% FINAL CD'S (P1-S1) 04/22/16 CLIENT'S COMMENTS (P1-S4) 05/12/16 COUNTY COMMENTS (P1-S5)</p>	
<p>SHEET TITLE: EXISTING & PROPOSED ELEVATIONS</p>	
<p>A-2</p>	