

Land Use Application

Applicant(s): Frank Coale

Property Owner(s): Frank Coale

Mailing Address: 100 River View Dr

Mailing Address: same

Lyle, WA 97068

Phone: 650-485-9750

Phone: same

Email: mangomoon.coale@gmail.com

Email: same

Location of property:

Township: 2 North

Range: 13 East

Parcel address:

Section & Qtr. Section: NW 1/4 Sec 16

County: Klickitat

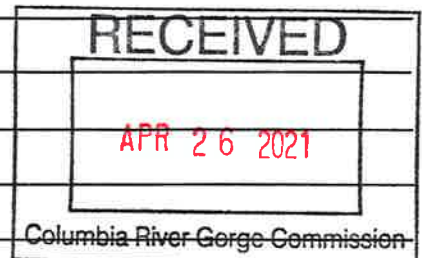
Tax Lot No(s): 02131662000100

Parcel Size (acres): 1.5

Existing use of parcel: General Management Area designated Residential

Use of adjacent parcels: Residential, Agricultural

Project description: This should include all proposed activities and details on size, height, exterior colors, and construction materials of proposed structures. Any areas of ground disturbance and landscaping details should also be described. It is important to describe all aspects of your project so that you may gain approval for all of the development activities you plan to do.



Project Description:

Introduction. This application seeks approval from the Columbia Gorge Commission for the placement of a ground-based solar array to provide residential power.

The reasons for this application are to provide carbon neutral electrical power for this residence (app. 1) and for anticipated electrical car charging (app. 2) in the near future. This array will also be coupled with a battery backup system to provide stable power in the case of commercial power interruption. Careful evaluation has been used to monitor daily and monthly electrical usage and it is anticipated that the size of the solar array will roughly equal the size of near future usage. If such power need continues to grow additional panels can be added and will be the subject of a second application process.

Total solar output was calculated by comparing past energy bills, monitoring of individual circuits within the house and the addition of anticipated future needs. Total used by the house on an annualized basis represents about 16,000 kW per year (app.3) and the addition of an electric car will be approximately 3000 kW. This will total about 19,000kW/yr. Total panel output will be about 18,000 kW/yr. (app.4 for one panel)

This ground based array will contour the existing retaining wall already in place that supports the house. No new "footprint" is anticipated for the placement of foundation pilings.(app.5) The arrays will contour the approximately 30° slope equivalent to that of the current retaining wall so that its profile will be very low, roughly 12 to 18 inches above the wall itself. Supporting structures on on pilings will be at the foot of the existing wall and are not anticipated to involve disruption of native soil's.(app.5) The upper pilings will be placed between the retaining wall stones. Both piling structures and the supporting framework for the solar panels will not be visible from above so that all visual aspects of the panel array will be that of a flat black non-reflective surface or that of minimally reflective glass paneling. The panel arrays are broken into three sub arrays (15 ft wide X 10 ft tall) so that a single large flat surface is avoided to minimize the visual impact. These three panel arrays will face South, South Southwest, and Southwest as they follow the existing curve of the retaining wall. (app.6)

Due to the shifting political nature of solar power and therefore state and federal subsidies, the exact paneling and layout will not be decided until likely after the decision on this application. In addition to this, there is a large amount of manufacture instability, and the source of solar panels changes on a monthly basis. The structural and visual impact of this solar array is not however expected to be substantially different than what is represented in this application. Examples of a ground-based system and the structure to support it are given in the supporting material.(app.7)

The key viewing areas that are anticipated to be affected are primarily Washington State Route 14. In both eastbound and westbound traffic there will be a "edge on" view of the closest panel array. This edge on appearance should be no greater than about 8 inches thick and about 10 feet in length. The existing vegetation that was placed for this residence will soon block all of the westbound traffic view of the solar structure.(app.8) Eastbound traffic will have an obstructed view due to the addition of low landscaping along the western edge planted in the retaining wall of the SW segment.(app.9) Other key viewing areas are that of the Columbia river itself and distantly Highway I-84.(app.10) These views are partially blocked by evergreens. All other views are totally blocked by evergreens.

Submission of grading plans, archaeological impacts, sensitive plant areas or setback from waterways is not felt to be germane to this application due to the placement of the panel piles placed in the fill of the retaining wall and existing footprint of the house.

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

- Application form completed and signed
- Site plan
- Key viewing areas checklist, elevation drawings, and landscape details, if required
- Names and addresses of adjacent property owners, if required
- Any additional information as required *Appendixes 1-10*

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:

PS Coale

date

4/4/21

date

Property owner(s) signature:

date

PS Coale

date

4/4/21

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:

- Historic Columbia River Highway
- Old Highway 8 (County Road 1230)
- Highway I-84
- Washington State Route 142
- Washington State Route 14
- Washington State Route 141
- Panorama Point Park
- Columbia River
- Rowena Plateau and Nature Conservancy Viewpoint
- Cook-Underwood Road

If your project would be visible from one or more key viewing areas, then you must submit elevation drawings and landscaping details.

Elevation drawings must show the sides of proposed buildings which would be visible from key viewing areas, including:

- the appearance of proposed buildings over 400 square feet in size*
- surrounding final grades*

Landscape details must show how your project will be screened from key viewing areas, including: *See App. 8*

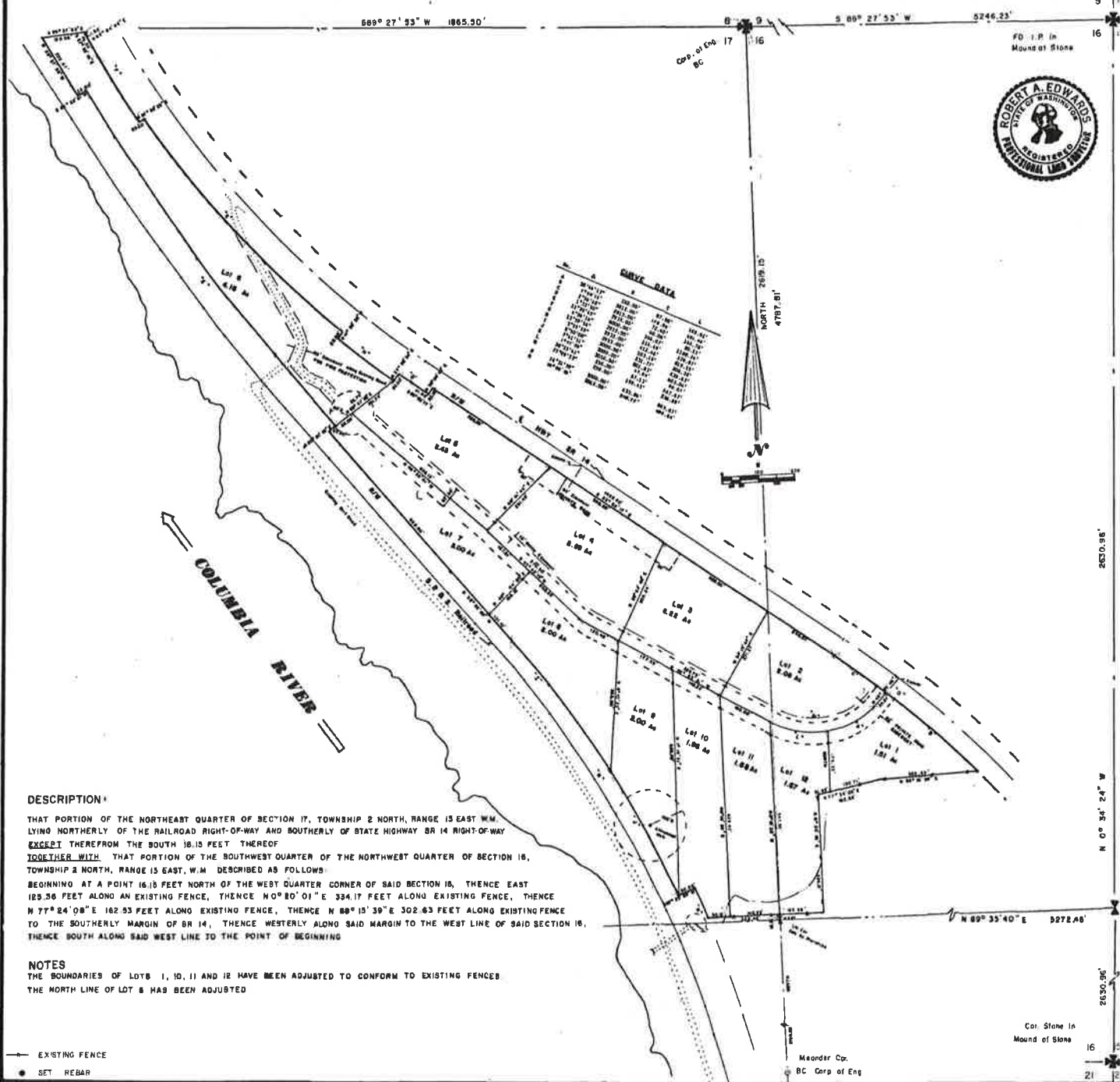
- location of plants used*
- number of plants*
- size of plants*
- type of plants*
- irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes*
- location of existing and proposed topographical features which would screen your project.*

Adjacent property owners (continued):

2N, 13E, NW 1/4 Sec 16 Township, Range, Section, Tax Lot Number NW 1/4 Sec 16,	Name, Address, and E-mail (if possible)
02131662000200 Lot 2 River View Tracts; 16-2-13	Ralf Gutierrez 101 River View Dr Lyle, WA, 98635 ralgutierrez@suddenlink.net
02131720120200 Lot 2 BLA 2020-12; 17-2-13	William Osborne 106 River View Dr. Lyle, WA, 98635 billphoto@aol.com
02131762001200 Lot 12 River View Tracts and Pen by BL 205-04; 17-2-3	Fredrick Miller 104 River View Dr Lyle, WA, 98635 phreddmiller@gmail.com
02131623000100 TL 7 SWNW and Pen by BL 2015-04; 16-2-13	Bob Robert, Hogfoss 8132 Hwy 14 Lyle, WA, 98635 rhogfoss@icloud.com
02131600000600 SE NE, NENE, NESE; W2NW less PTNS; S2SE less PTNS, TAX Lot 5 in SWS 16-2-13	Shiner farms PO Box 449 Dallesport, WA, 98617

KLICKITAT COUNTY, WA.

BOUNDARY LINE ADJUSTMENT NO. BL-83-01



CURVE DATA

Station	Chord	Angle	Radius	Delta	Delta
1+00.00	175.12	112.12	100.00	10.00	10.00
1+10.00	175.12	112.12	100.00	10.00	10.00
1+20.00	175.12	112.12	100.00	10.00	10.00
1+30.00	175.12	112.12	100.00	10.00	10.00
1+40.00	175.12	112.12	100.00	10.00	10.00
1+50.00	175.12	112.12	100.00	10.00	10.00
1+60.00	175.12	112.12	100.00	10.00	10.00
1+70.00	175.12	112.12	100.00	10.00	10.00
1+80.00	175.12	112.12	100.00	10.00	10.00
1+90.00	175.12	112.12	100.00	10.00	10.00
2+00.00	175.12	112.12	100.00	10.00	10.00
2+10.00	175.12	112.12	100.00	10.00	10.00
2+20.00	175.12	112.12	100.00	10.00	10.00
2+30.00	175.12	112.12	100.00	10.00	10.00
2+40.00	175.12	112.12	100.00	10.00	10.00
2+50.00	175.12	112.12	100.00	10.00	10.00
2+60.00	175.12	112.12	100.00	10.00	10.00
2+70.00	175.12	112.12	100.00	10.00	10.00
2+80.00	175.12	112.12	100.00	10.00	10.00
2+90.00	175.12	112.12	100.00	10.00	10.00
3+00.00	175.12	112.12	100.00	10.00	10.00

DESCRIPTION
 THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 15 EAST W.M. LYING NORTHERLY OF THE RAILROAD RIGHT-OF-WAY AND SOUTHERLY OF STATE HIGHWAY BR 14 RIGHT-OF-WAY EXCEPT THEREFROM THE SOUTH 16.15 FEET THEREOF TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 15 EAST, W.M. DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 16.15 FEET NORTH OF THE WEST QUARTER CORNER OF SAID SECTION 18, THENCE EAST 185.56 FEET ALONG AN EXISTING FENCE, THENCE N 0° 20' 01" E 334.17 FEET ALONG EXISTING FENCE, THENCE N 77° 24' 08" E 162.53 FEET ALONG EXISTING FENCE, THENCE N 88° 15' 39" E 302.63 FEET ALONG EXISTING FENCE TO THE SOUTHERLY MARGIN OF BR 14, THENCE WESTERLY ALONG SAID MARGIN TO THE WEST LINE OF SAID SECTION 18, THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING

NOTES
 THE BOUNDARIES OF LOTS 1, 10, 11 AND 12 HAVE BEEN ADJUSTED TO CONFORM TO EXISTING FENCES
 THE NORTH LINE OF LOT 8 HAS BEEN ADJUSTED



" I, R. A. EDWARDS, registered as a land surveyor in the State of Washington certify that this boundary line adjustment is based on an actual survey conducted by me or under my supervision, during the period of JANUARY, 1983, through MAY, 1983; that the distances, courses and angles are shown thereon correctly; and that monuments have been set and the adjustment lot line is staked on the ground as depicted on this drawing."
 Dated this 13 day of MAY, 1983.
Robert A. Edwards
 Licensed Land Surveyor PLS No. 11922

" I hereby certify that the Boundary Line Adjustment shown hereon has been examined by me and that said adjustment will not cause a violation of County Health Department requirements."
 Dated this 29 day of June, 1983.
Don Hogarty, L.D.
 Klickitat County Health Officer

" I hereby certify that the Boundary Line Adjustment shown hereon has been examined by me and that it is in conformance with county standards for survey data, access, and easements."
 Dated this 7th day of July, 1983.
Edward Hoyle
 Klickitat County Engineer

" I hereby certify that the Boundary Line Adjustment shown hereon has been examined by me and that the said adjustment will not cause a violation of Klickitat County's Comprehensive plan, Zoning Ordinance, and/or other applicable laws and policies and further that said adjustment is approved as to form."
 Dated this 8th day of July, 1983.
John R. ...
 Klickitat County Planning Director

" Examined and approved This 11th Day of July, 1983
 Board of Klickitat County Commissioners
Fred Holly Chairman
James M. Chausser Member
Nancy J. Evans Clerk of the Board
David C. Spalding Member

BOUNDARY LINE ADJUSTMENT FILED FOR RECORD AT THE REQUEST OF R. A. EDWARDS ON THIS 12th DAY OF July, 1983, AT 11:00 AM AND RECORDED IN VOL. 1 OF BOUNDARY LINE ADJUSTMENTS, PAGE, 1 RECORD 5 OF KLICKITAT COUNTY, WASH.
Nancy J. Evans
 Klickitat County Auditor
 190608
 Lawrence G. + Elsie M. Frazier
 Terry K. + Eileen Sandifer