Land Use Application

Applicant(s): Friends of the Columbia Gorge Land Trust
Property Owner(s): 486 Old Hwy 8 LLC

Mailing Address:
205 Oak St UNIT 17, Hood River, OR 97031

Phone: (971) 634-0593
(Frances Fischer, Project Mgr)
Email: frances@gorgefriends.org

Phone: (971) 634-2037
(Dan Bell, Land Trust Director)
Email: dan@gorgefriends.org

Location of property:

Township: 3N
Range: 11E
Parcel address: 486 Old HWY 8, Lyle, WA

Section & Qtr. Section: 36
County: Klickitat

Tax Lot No(s.): 5
Parcel Size (acres): 4.2

Existing use of parcel:
Residential/ Open Space

Use of adjacent parcels: Open Space/
Public Lands Recreation

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.

This project focuses on removal of several outbuildings and ancillary structures surrounding the residence at 486 Old Hwy 8, Lyle, WA. Refer to Supplemental Project Narrative and Site Plan for additional information.
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

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] May 18, 2021

Dan Bell for Friends of the Columbia Gorge Land Trust

date

Property owner(s) signature: [Signature] May 18, 2021

Dan Bell for 486 Old Hwy 8, LLC

date
Catherine Creek Permit Site Plan

- Parcel Boundaries
- Well Pump
- Existing Underground Waterline
- Buildings
- Paved Driveway
- Water Tank
- Above Ground Septic
- Proposed Waterline
- Power/Telephone Poles

- Douglas Fir
- Juniper
- Ponderosa Pine

*building areas rounded to the nearest square foot
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 Viewpo
- 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:

- *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.*
Key Viewing Area (KVA) Map
Friends of the Columbia Gorge

CR 1230
Columbia River
HCRH
I84
Rowena
SR 14
SR 142

*Red dot indicates enlarged area above

Catherine Creek
Has area Not visible from a KVA: No
Number of Seen Areas in Preserve: 7

Service Layer Credits: Airbus, USGS, NGA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community

Export Date: 11/16/2020
Catherine Creek Outbuilding & Accessory Structure Removal Supplemental Narrative & Building Guide

Applicant: Friends of the Columbia Gorge Land Trust
Tax Parcels: 03-11-36-0-0-0001-00
Gorge Commission File No. _______________________

This Supplemental Narrative is intended to offer additional information that will provide context and highlight benefits of the proposed project.

**Background and Current Structures**

Friends of the Columbia Gorge Land Trust (“Land Trust”) purchased this 4.2-acre property through 486 Old Highway 8, LLC adjacent to the Catherine Creek trailhead in 2020 at fair-market value from a willing seller, and remains the current landowner. The property is within a Special Management Area (SMA) of the Columbia River Gorge National Scenic Area, but, through the operation of Section 8(o) of the National Scenic Area Act, it is managed as GMA. The property is visible from at least seven Key Viewing Areas (KVAs).

*Figure 1: Catherine Creek Property*
The property includes a residence constructed in 2006, six outbuildings (constructed between 1984 and 1987) and numerous rock gabions (constructed between 2006 and 2009).

Site History Summary:
• 1935: Undeveloped natural land
• 1951 – 1977: State Department of Transportation quarry – active usage ceased between 1968 and 1977
• 1977 – 1984: Undeveloped natural land
• Mid-1980s: Developed with pole buildings and mobile home for residential usage and for keeping several horses
• 2006: Existing single-family residence constructed

There is no proposed demolition work associated with the residence in this permit request. Note: Please arrange site visits with landowner.

Because most of the structures were either constructed prior to the National Scenic Area legislation or they were never permitted through the Gorge Commission and/or Klickitat County, they are generally not consistent with either the National Scenic Area Act or current Klickitat County land use rules. Most of the outbuildings proposed for removal are in an advanced state of dilapidation and also present a safety hazard.

Proposed Building Removal
The Land Trust intends to deconstruct/ remove five of the six existing outbuildings, an estimated 50 rock gabions and a decorative well. The residence and the well house will not be removed at this time. Within the property, the proposed work area encompassing the outbuildings and gabions is roughly an acre.

The water supply well was installed in 1984. The current plumbing system which serves the residence winds through three of the outbuildings proposed to be removed.

Prior to deconstruction, the plumbing system will be reconfigured to run directly from the well house to the residence (refer to Site Map). The existing well house- which includes a well pump will remain. The plumbing lines passing through the outbuildings will be decommissioned and removed. The water tank located in the pole barn will be relocated to the well house.

The existing paved driveway will remain, and will not be improved or altered in any way. No trees will be removed, and the areas of impact will be seeded and planted with native vegetation upon completion. Disturbed areas will be seeded in the fall,
benefitting from seasonal moisture and becoming fully established by the following spring.

**Project Benefits**

**Scenic Resource Enhancement:** The homesite and outbuildings are visible from nearby Key Viewing Areas and iconic recreation sites, including the Catherine Creek Trail System and Rowena Plateau. Removal of these noncompliant, unpermitted outbuildings will enhance Scenic Resources within the National Scenic Area.

**Natural Resource Enhancement:** Currently, the property is highly degraded and has significant impacts from past agricultural and residential uses. This is particularly true of the footprints for the outbuildings, which represent the principal project area.

The terrain of the property is rocky, with rock hummocks, depressions, pits, and steep slopes, which appear to have resulted from WDOT rock quarrying activities prior to 1977. Several trees have been present at the northwestern portion of the property from at least the 1930s through the present.

More generally, the surrounding Catherine Creek recreation area has unique natural beauty and is of great botanical significance. Wildflowers are the primary draw to the Catherine Creek area. No other place in the Gorge has the diversity or duration of blossoms. The fragile ecosystem is home to wildflowers like the Northwest Balsamroot and Paintbrush-just some of the more than 90 species of wildflowers found in the area from February to July.

While the Land Trust property has been heavily impacted, it is entirely surrounded by more than 1,000 acres of basalt grasslands, oak savanna and ponderosa pine owned and managed by the U.S. Forest Service which serves as habitat.

Old Highway 8 (including Rowland Lake, Catherine Creek, and the area around Balch Lake) is designated as an Important Bird Area (IBA) in Klickitat County. The area is also included in the Washington Audobon’s “Great Birdwatching Trail”.

Lewis's woodpeckers, canyon wrens, western meadowlarks, western bluebirds and Say's phoebes, western scrub and Steller's jays, Nashville warblers, red-breasted and white-breasted nuthatches, and northern flickers are all bird species that use the area.

Removal of the outbuildings will allow for expanded and improved habitat, particularly in the corridor between the upper and lower Catherine Creek trail systems.
Recreation Enhancement: One of the premier areas for early spring wildflower viewing in the eastern Columbia River Gorge, Catherine Creek Recreation Area is popular each spring before it dries up by mid-summer. The trailhead and parking north of Old Highway 8 are the access point to a network of multi-use biker/hiker/equestrian trails.

The outbuildings proposed to be removed are highly visible from this trail system, and detract from the visitor experience by obstructing or marring the otherwise sweeping views of the Columbia Gorge.

Removal of the outbuildings would restore scenic views and enhance the visitor experience.

Wildfire Risk and Firefighter Safety: Finally, implementing this project will eliminate a potential concern for wildfire and firefighter safety. In the event of a wildfire, potential protection of the outbuildings by wildland firefighters could present challenges. The removal of unused and unsafe outbuildings from this location will lower wildfire hazard and potential risks to both firefighters and neighboring public lands.

Grading Plan
As this property is in a Special Management area and has a slope less than 10% (actual slope of 5.4%), this project does not require a grading plan per the permit application requirements. This grading information is to assure clarity in the proposed actions.

This project is intended to de-construct and remove five existing dilapidated outbuildings, a decorative stone well, and around 50 rock gabions. All building materials will be removed and hauled off-site for reuse, recycling or disposal. The existing paved driveway, well house, and residence will remain for the time being.

The majority of the proposed new plumbing system will be above ground to limit ground disturbance (refer to Site Plan). Electric service is currently provided by underground lines to the pole barn and the well house to operate the well pump. The electric service will be disconnected from the pole barn and electric service will continue to serve only the well house and residence.

The garage and pole barn have concrete foundations. The concrete will be broken up and hauled away. During this removal project, though there will be minimal excavation, though there is the potential for light disturbance by removal of material.

After all buildings are removed, the area will be lightly graded to match the existing topography using available topsoil material within the project area. No fill material will be brought on-site.
The three hay sheds have dirt floors that will not be disturbed as the structure and materials are removed. The ground under all the outbuildings will be disturbed as little as possible. The rock gabions will be deconstructed, fencing removed, and rocks dispersed throughout landscape.

No trees will be removed, and the area of impact will be re-vegetated with native plants upon completion. The native seed mix will include blue wildrye, Idaho fescue, California brome, prairie junegrass, broadleaf lupine, and western yarrow. The area will be seeded in the fall, benefitting from seasonal moisture and becoming fully established by the following spring. The site will be monitored consistently to ensure seed success and will be re-seeded and planted as necessary.

**Project and Landowner Contacts**

Dan Bell  
Director, Friends of the Columbia Gorge Land Trust  
(971) 634-2037  
dan@gorgefriends.org

Frances Fischer  
Land Trust Coordinator, Friends of the Columbia Gorge Land Trust  
(971) 634-0593  
frances@friends.org
## ATTACHMENT A: CATHERINE CREEK OUTBUILDING GUIDE

<table>
<thead>
<tr>
<th>BUILDING</th>
<th>Estimated Year Built</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Residence</td>
<td>2006</td>
<td>Full basement with concrete slab floor, composition roofing shingles. Note included in this permit. \ <strong>There is no proposed demolition work associated with the residence in this permit request.</strong></td>
</tr>
<tr>
<td>2. Garage</td>
<td>1987</td>
<td>Pole building, partial concrete slab-on-grade floor, partial gravel floor, partial raised wood floor with sheet vinyl floor covering, metal roof, metal and wood walls. Originally used as mobile home cover with a living room area external to the mobile home. Since 2006 used as automobile garage and storage</td>
</tr>
<tr>
<td>4. Well House/Hay Shed</td>
<td>~1984</td>
<td>The well house and attached hay shed. There is a large watering trough connected within the corral. Well house is not included in this permit. New plumbing system will be housed within well house after outbuilding demolition.</td>
</tr>
<tr>
<td>------------------------</td>
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</tr>
<tr>
<td>5. Horse Stalls/Hay Sheds</td>
<td>~1984</td>
<td>Dirt floors, metal roofs. Used as horse stalls or hay sheds at various times. First picture includes two hay sheds built close to one another.</td>
</tr>
<tr>
<td></td>
<td>Decorative Well</td>
<td>-1987</td>
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<tr>
<td>7</td>
<td>Rock Gabions</td>
<td>-2006-09</td>
</tr>
</tbody>
</table>