

For office use:
Application No. _____

Land Use Application

Applicant(s) Ken E. Smith

Mailing Address: 488 McEwan Ave., Windsor, ON N9B-3E8

Phone: 289 968 1252

Email shimingkai@yahoo.com

Property Owner(s) Adolfo Mollinedo

Mailing Address: PO Box 116, Dallesport, WA 98617

Phone: 360 513 3724

Email: us_adolfo@yahoo.com

Summary of Proposal:
Construct a utility building to support winemaking operations.

Parcel Address 146 Oak Creek Road. Dallesport, WA 98617

Township, Range,
Section, Qtr. Section
Lot E in Lot 1 in the NWNE & NENW 13-2-13 MHTE: AF#1091031

Tax Lot Number(s) 02131300000200

Parcel Size
(acres) 6.37

Existing Use of Parcel: Vineyard and Winery

Use of Adjacent Parcels: Other vineyards and wineries to the north, south and east. Vacant land to the west.

Project Description: Please describe all proposed development and use of the development, including size, height, exterior colors, construction materials of proposed structures (including access roads), areas of ground disturbance, and landscaping details. Please describe all aspects of your project in this description or the public notice and final decision may not include an element of your development, which could require a new notice and decision. You may attach additional pages if necessary.

The property contains a vineyard, a residence and other structures used in the winemaking process. The operation has grown over the past few years and an additional structure is now required. The building will be used for wine barrel storage, pressing, bottling and other usual winemaking operations. There will also be an office.

This building is a common metal fab structure purchased from a supplier, HCI Steel Buildings LLC. Dimensions are 30' x 40' x 12' for the main building with an attached 12' x 40' x 12' / 9' continuous roof lean-to. The walls and roof color will be what the supplier calls Roman Bronze which will blend with the surrounding terrain. A foundation will of course be poured so ground disturbance in that area will occur. The ground in that area is level, no extensive grading will be required. Underground power, water and sewer lines will be installed as well. No additional access roads are planned, some crushed stone may be added in front of the overhead door. We plan to plant some decorative shrubs around the front.

The property owner and holders of easements and partial interests indicate that they are aware that an application is being made on the subject property and the property owner authorizes the Gorge Commission and the Commission's designees reasonable access to the site to evaluate the application.

Ken Smith

Applicant(s) signature:

Date

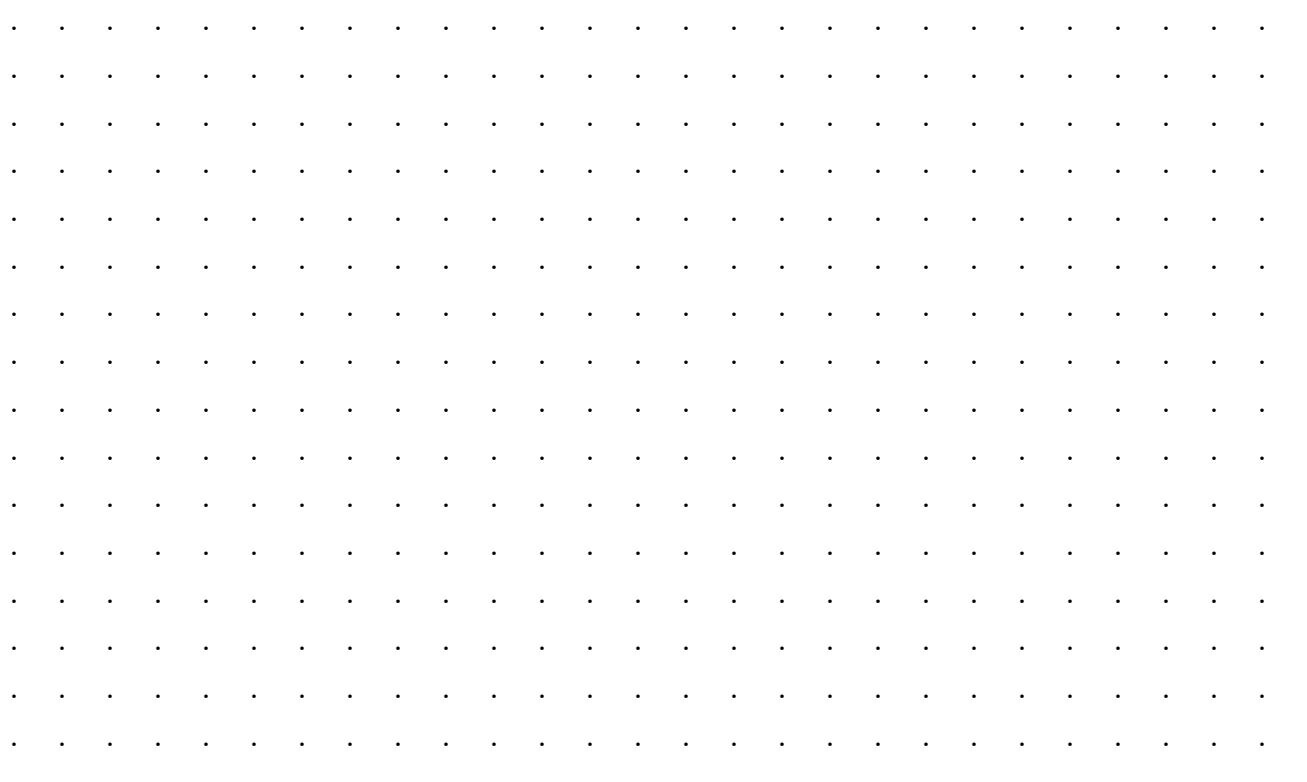
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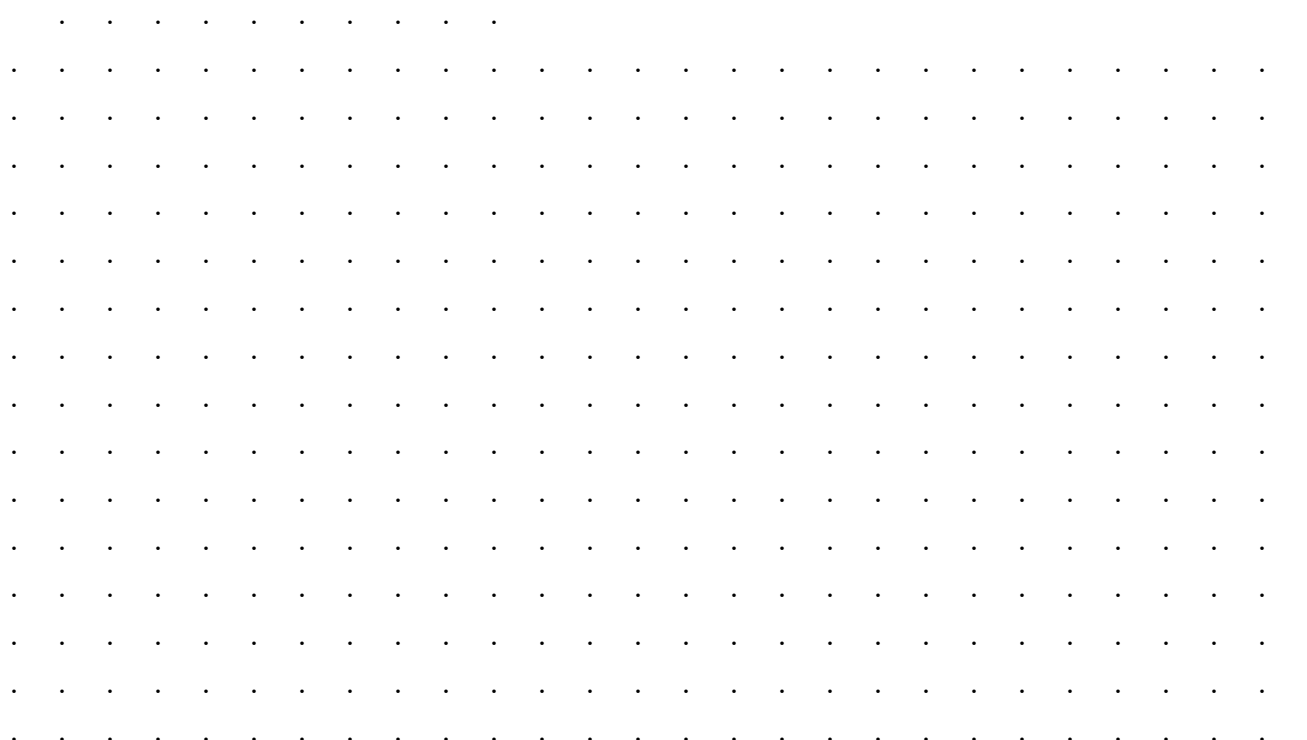
Property owner(s) signature:

Date

11/16/2022



See attached file: [site plan.png](#)



Key Viewing Areas

Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery (350-082-0070(108)).

Please check which of the following key viewing areas that can be seen from your proposed development site, even if the building site is blocked by trees. You do not need to check key viewing areas that are blocked by topography.

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

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

The location of the proposed structure on the property sits in a gully cut by Five Mile Creek. Intervening terrain blocks the site from view of the river.

Please see the attached file [terrain.png](#)

Adjacent Property Owners

North

PARCEL_NUM: 02131300000100
LEGAL: LOT G & H IN TL 3 NWNE & NENW 13-2-13 :MH:
NAME: JOHNSON, RONALD
ADDRESS: PO BOX 306 DALLESPORT WA 98617
ACRES: 8.26

East

PARCEL_NUM: 02131300000300
LEGAL: LOT F IN TAX LOT 3 NWNE & NENW LESS LOTS E, G & H; 13-2-13
NAME: RAHMLow, DAVID
ADDRESS: 904 E 8TH ST THE DALLES OR 97058
ACRES: 5.37

South

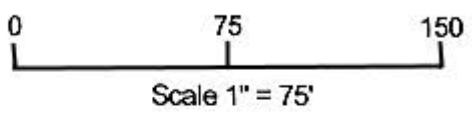
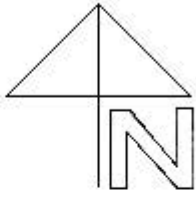
PARCEL_NUM: 02131300000400
LEGAL: LOT C IN TL 1 NWNE & NENW 13-2-13 :MHTE: AF#1043623
NAME: MORTENSEN, ALEX
ADDRESS: PO BOX 291 DALLESPORT WA 98617
ACRES: 4.88

South East

PARCEL_NUM: 02131300000500
LEGAL: LOTS A, B, & D IN TL 1 IN NWNE & NENW 13-2-13 :MH:
NAME: HOEYE, DENNIS
ADDRESS: PO BOX 125 DALLESPORT WA 98617
ACRES: 15.12

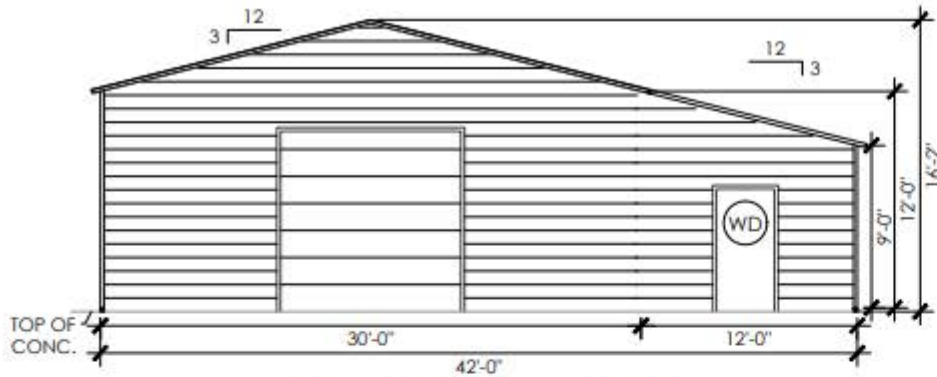
West

PARCEL_NUM: 02131300001100
LEGAL: NWNE LESS PTNS; N2SW LESS PTNS; SE LESS PTNS; 13-2-13
NAME: SCHREINER FARMS
ADDRESS: 105 8TH AVE SE OLYMPIA WA 98501
ACRES: 312.50



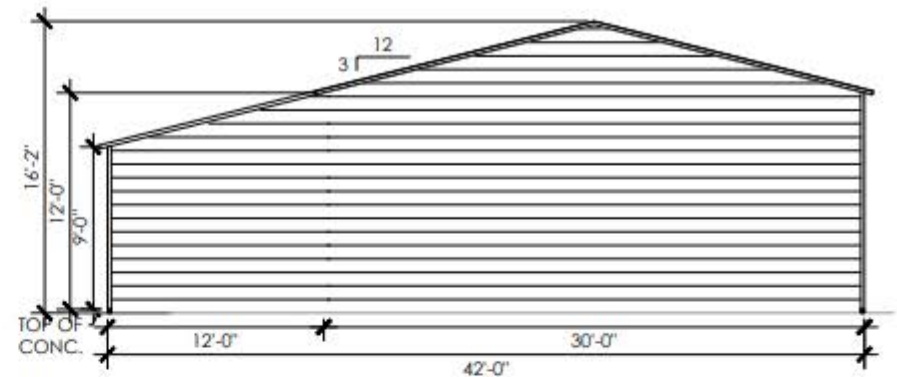
Proposed Structure

146 Oak Creek Rd. Site Plan



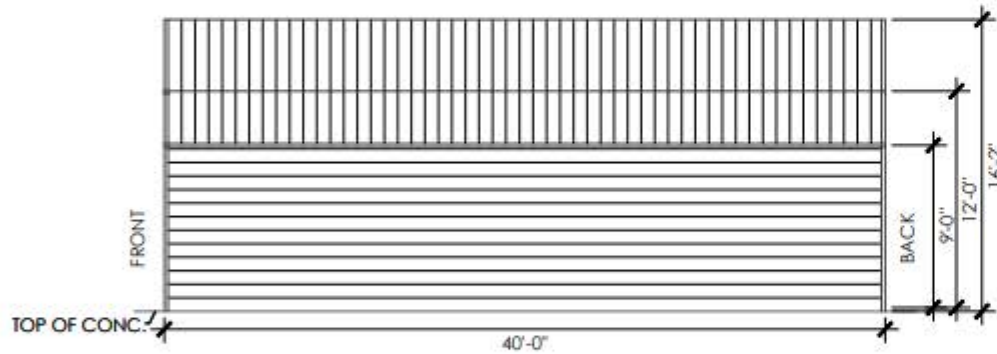
FRONT END WALL ELEVATION

SCALE: 1/8" = 1'



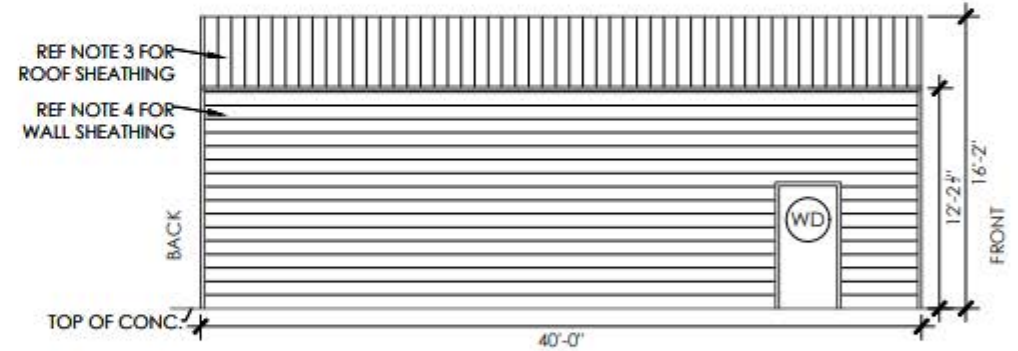
BACK END WALL ELEVATION

SCALE: 1/8" = 1'




RIGHT SIDE WALL ELEVATION

SCALE: 1/8" = 1'



LEFT SIDE WALL ELEVATION

SCALE: 1/8" = 1'

	SHEET TITLE:	
	ELEVATIONS	
	PROJECT TITLE:	LOCATION:
	LAND OF WOLVES LLC (ADOLFO MOLLINEDO)	146 OAK CREEK RD DALLESPORT, WA 98617



Google Earth

2 mi



