

For office use:
Application No. _____

Land Use Application Package

Application Checklist

The Gorge Commission requires the following information before it can start to review your proposal:

- 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

How the Gorge Commission Reviews Development Proposals

The Gorge Commission reviews land use application using the requirements in the land use ordinance. There are two processes: Expedited Review and Review Use. The type of process depends on your proposal. Both processes involve the following steps:

- Completeness review
- Notice and comment period
- Gather and analyze information
- Prepare and issue decision

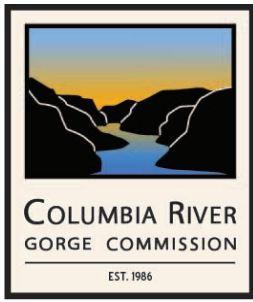
The Gorge Commission recommends scheduling a pre-application meeting to discuss your project with a planner before submitting your application for review. A pre-application meeting with a Gorge Commission planner can help you determine how your proposal will be reviewed and answer questions about what materials may be necessary for a complete application. You may submit your application by email, mail or in person.

Completing the Land Use Application

Some projects may require additional information about the project and the surrounding area. A planner can help clarify whether your project will require additional information. Incomplete applications cannot be accepted for review. A planner will contact you if your application is not complete and inform you what additional information must be submitted to complete the application.

The property owner (if different from the applicant) and persons or entities that hold an easement or other partial interest that might be affected by the proposal must sign the application to acknowledge they are aware of and consent to the application. You may get signatures on copies of the application forms, but the forms must all be the same.

Please contact the Columbia River Gorge Commission's office if you need assistance or have any questions. Please call 509-493-3323 or contact us via our website at www.gorgecommission.org.



For office use:
Application No. _____

Land Use Application

Applicant(s) Washington State Department of Transportation

Mailing Address: PO Box 125 Goldendale, WA 98620

Phone: 1-509-773-4533

Email VANANTB@WSDOT.WA.GOV

Property Owner(s) WSDOT

Mailing Address: PO Box 125 Goldendale, WA 98620

Phone: 1-509-773-4533

Email VANANTB@WSDOT.WA.GOV

Street Address
of Parcel - Milepost 74, State Route 14

Township, Range, - T3, R12, 33
Section, Qtr. Section

Tax Lot Number(s) 312320000600

Parcel Size - 34.29

Summary of
Proposal - We wish to place a 20'x8'x8' storage container at the Chamberlain
Lake Safety Rest Area.

Existing Use
of Parcel - Highway Safety Rest Stop

Existing Buildings and Structures: Please provide the following information for each building and structure on the parcel.

Building or Structure (do not include fences or roads)	Size (square feet)	Height (measure from lowest point)	Length and Width	Year Built (if known)
Men's/Women's restroom	620	15	31'L, 20'W	1969

Detailed 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, landscaping details, and structures that you propose to remove. 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 Washington State Department of Transportation is seeking CRGC input regarding placement of a painted, brown, metal storage container (Con-Ex Box) measuring 20' x 8' x 8' at the Chamberlain Lake Safety Rest Area to store landscaping equipment and janitorial supplies.

There are two proposed Con-Ex Box placement locations identified on the attached overhead map.

The **#1** preferred location is behind the guardrail, adjacent to eastbound highway 14 and the off-ramp to the Rest Area. There is already an area leveled out that will work. The storage container will benefit from existing overhead lighting adding an element of security and ease of access.

#1 preferred location removed during application review. Only #2 preferred location is being considered at this time.

The **#2** preferred location is adjacent to the walking path at the west end of the Rest Area (down the hill and to the south 60 yards of location #1). This will be somewhat difficult for placement, but the box will be a lot less visible from any direction. Some minor tree and brush removal will be necessary to utilize this location. Some minor ground disturbance will take place as an 8' x 75' access road will need to be constructed as well as a site pad to set the container on. The access road construction will result in the removal of 4 Oak trees currently in poor health. No new screening vegetation is proposed.

Adjacent Uses: Please briefly describe the use of parcels that adjoin your parcel, including use, number and types of buildings, approximately distance from the property lines, and access roads.

There is the BNSF Railroad 1000' to the south. SR14 and the Clark residence 2000' to the North. It's all highway right of way to the east and west.

Signatures and Authorization to Access the Property: The property owner and holders of easements and partial interests indicate that they are aware that this 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. Property owners and easement or partial interest holders may sign copies of this signature page.

Applicant(s) signature: _____ Date _____

Property owner(s) signature: _____ Date _____

Easement and Partial Interest(s) signature: _____ Date _____

Site Plan

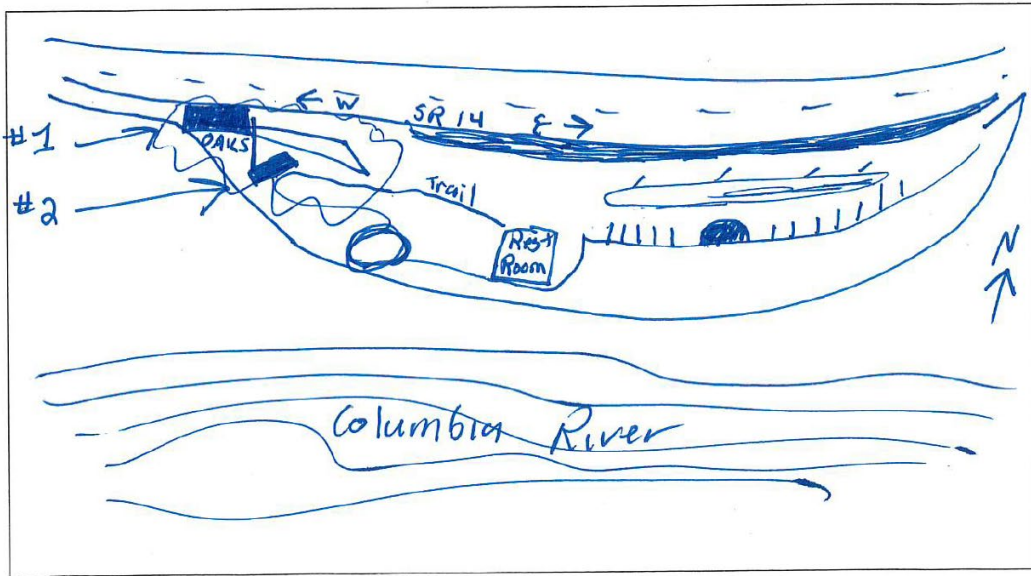
You must provide a site plan drawn in black ink at a scale of 1 inch equals 200 feet (1:2400) or at a scale providing greater detail. You may use the attached grid or provide a separate site plan.

If the parcel is very large, you may show only the portion of the parcel affected by the proposed use. Be sure, however, to show enough of the parcel or some adjacent features, such as roads, so the planners can orient themselves on your map, and clearly identify the location of your proposal. A small vicinity map showing the subject parcel and surrounding parcels may help.

At a minimum, you must show the following features on your site plan. Other site plan information may be required depending on the type or location of development that you are proposing.

- North arrow
- Map scale
- Boundaries, dimensions, and size of the subject parcel
- Significant terrain features or landforms (*e.g.*, cliffs, rock faces, slopes, stands of trees)
- Groupings and species of trees or other vegetation on the parcel
- Location and species of vegetation that would be removed or planted
- Bodies of water and watercourses, including intermittent and ephemeral streams
- Location and width of existing and proposed roads, driveways, and trails
- Location, dimensions, height, and size (in square feet) of existing and proposed structures
- Location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting
- Location and depth of all proposed grading and ditching

Proposal #1
Proposal #2



overhead view





Grade / Fill

Access Road

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
- x Highway I-84
- x Washington State Route 14
- Washington State Route 141
- Washington State Route 142
- Panorama Point Park
- x 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.

Elevation drawings must show the sides of proposed buildings that could be visible from key viewing areas, must be drawn to scale, and must include the following:

- Geometrical exterior of the length and width of structures as seen from a horizontal view.
- Sizes and dimensions of windows, doors, and covered openings;
- Natural grade
- Finished grade

Landscape details must show how you propose to screen your project from key viewing areas and must include the following:

- 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, such as berms, that would screen your project.

Adjacent Property Owners

You must submit names and address of adjacent property owners within a specified distance (200 feet or 500 feet (350-082-0110)) of the perimeter of your parcel. The following list specifies the distance within which property owners must be notified of your proposal. You only need to provide the names and address (along with the parcel number); the Commission will send the notice.

Klickitat County's Interactive Mapping program can assist in obtaining this property owner information. The mapping program is found on Klickitat County's website at <http://www.klickitatcounty.org/524/Interactive-Mapping-Program>. Use the search function of the mapping tool to find your parcel and the adjacent property owners. Clicking on the parcel will display the owner's name, mailing address, and tax lot number. You may use the form on the next page to record the names and addresses or you may submit forms which the county may provide you.

Landowners within 200 feet

- All applications, except those listed below

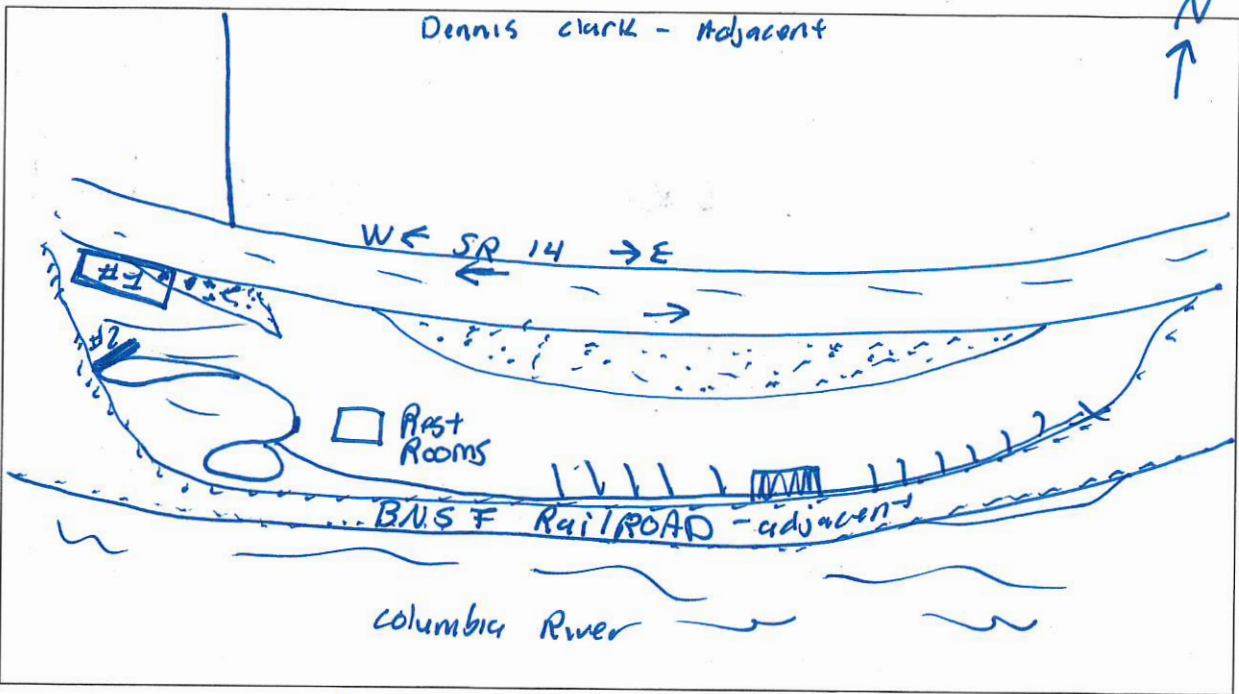
Landowners within 500 feet

- Single family dwellings in the GMA Residential Land Use Designation adjacent to GMA Agriculture or Forest Land Use Designations
- Commercial events and special uses in historic buildings adjacent to GMA Agriculture or Forest Land Use Designations
- Non-farm single family dwellings in the GMA Large-Scale Agriculture Land Use Designation
- Within GMA Forest Land Use Designations: utility facilities, railroads, home occupations, fruit & produce stands, wineries, wine sales/tasting rooms, ag. product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of non-profit camps/retreats/conference centers, bed and breakfasts, non-profit learning/research facilities, fish processing operations, road spoils disposal sites

Adjacent Property Owners

Township, Range, Section, Tax Lot Number	Name and Address (and e-mail if possible)
T3,R12,33 0312320000900	BNSF Railway 2650 Lou Menk Dr. Fort Worth, TX 76131
T3,R12,33 03123200001100	Dennis Clark PO Box 100 Lyle, WA 98635

Adjacent Uses: Please briefly describe the use of parcels that adjoin your parcel, including use, number and types of buildings, approximately distance from the property lines, and access roads.



Signatures and Authorization to Access the Property: The property owner and holders of easements and partial interests indicate that they are aware that this 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. Property owners and easement or partial interest holders may sign copies of this signature page.

Applicant(s) signature: _____ Date _____
Bill VanAnt 3/6/2023

Property owner(s) signature: _____ Date _____
Bill VanAnt 3/6/2023

Easement and Partial Interest(s) signature: _____ Date _____



Conexwest
 800 Avenue H
 San Francisco, CA 94130
 (855) 878-5233

Quote

Quote date: Dec 21, 2022 08:05 AM
 Quote number: 2397724000297765712
 Valid until: Dec 23, 2022
 Customer PO:

Thank you for choosing Conexwest. We are pleased to provide you the following quote.

CUSTOMER:


WSDOT

DELIVER TO:

Lyle WA 98635

Account name: **WSDOT**
 Contact name: **Tanner Taylor**
 Phone number: **(509) 637-6638**

Sales rep: **Matthew Oswald**
 Direct number: **(510) 984-6757**

Product details	Quantity	List price	Total	Tax
1. 20ft New Standard Open Side One-Trip ISO Container 20STOSN 20ft New Standard Open Side One-Trip ISO Container - 20ft x 8ft x 8ft 6in (H) - Forklift Pockets - Full Open Side - w/ ISO Lockbox	1	\$ 13,180.00	\$ 13,180.00	\$ 0.00
				
2. POR 20ft Tilt-Bed Ground Delivery POR20TILTBED 20ft Tilt-Bed Ground Delivery	1	\$ 594.00	\$ 594.00	\$ 0.00

Sub Total (with tax) **\$ 13,774.00**
 Adjustment \$ 0.00\$ 0.00

Grand Total \$ 13,774.00

Notes:

Lead time: stock.
 Estimated delivery date Jan 13, 2023.

To accept this proposal please reply to the original email.
 Thank you for your business, your trust and your confidence. It is our pleasure to work with you.
 CONEXWEST SHIPPING CONTAINERS
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