# Director's Decision

## Summary of Application

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|---|---|
| **FILE NUMBER:** | C26-0012 |
| **PROPOSAL:** | The Columbia River Gorge Commission has received an application for a lot line adjustment. |
| **APPLICANT:** | PacifiCorp |
| **LANDOWNERS:** | Pacific Power & Light Co. and Ronald Riggleman |
| **SIZE and LOCATION:** | The applicant describes the subject parcels as Tax Lot Numbers 03101100001400 (8.62 acres) and 03101100001600 (19.92 acres) in the northwest quarter of Section 11, Township 3 North, Range 10 East, Willamette Meridian, Klickitat County, Washington. |
| **LAND USE DESIGNATION:** | General Management Area (GMA) – Large-Scale Agriculture (80) |

## Decision

Based upon the findings of fact and conclusions of law in the staff report accompanying this decision and the conditions of approval in this decision document, the land use application by PacifiCorp, for a lot line adjustment, is consistent with Commission Rules chapter 350, division 082, and thus consistent with the *Management Plan for the Columbia River Gorge National Scenic Area* and the standards of Section 6 and the purposes of the Columbia River Gorge National Scenic Area Act, Pub. L. 99-663, 100 Stat. 4274 (1986), and is hereby **APPROVED**.

## Conditions of Approval

The following conditions of approval are given to ensure that the subject request is consistent with Commission Rules chapter 350, division 082. Compliance with these conditions of approval is required. The Gorge Commission may take one or more enforcement actions at any time to ensure compliance with these conditions of approval.

1. In accordance with Commission Rule 350-082-0150(3), the applicant shall record the Executive Director's decision and conditions of approval and approved site plan and elevation drawings in county deeds and records (at the Klickitat County Auditor's Office) to ensure notice of the conditions to successors in interest. The record shall be associated with all tax lots and parcels that constitute the subject property. The applicant need not record the separate staff report document containing the relevant findings and conclusions. Once recorded, the applicants shall submit a copy of the recorded documents to the Executive Director.
2. This decision does not exempt the proposal from other non-National Scenic Area rules and regulations. It is the applicant's responsibility to ensure the use complies with all other applicable federal, state, and county laws and to obtain necessary approvals, including utility easement approvals.
3. Any new land uses or structural development, alterations, or grading not included in the approved application or site plan will require a new application and review.
4. The lot line adjustment shall be conducted as shown on the approved surveyor's map. Any changes shall be reviewed and approved by the Executive Director before the changes are implemented.
5. If cultural resources are discovered, all activities within 100 feet of the cultural resources shall immediately cease and the applicants shall notify the Gorge Commission within 24 hours of discovery and the State Physical Anthropologist, Dr. Guy Tasa at (360) 586-3534 or guy.tasa@dahp.wa.gov. The cultural resources shall remain as found and further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.
6. If human remains are discovered, all activities shall cease immediately upon their discovery. Local law enforcement, the Executive Director and Indian Tribal governments shall be contacted immediately. Further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.

DATED THIS 27 day of October 2026 at White Salmon, Washington.

Krystyna U. Wolniakowski

Krystyna U. Wolniakowski
Executive Director

## Expiration of Approval

Commission Rule 350-082-0160 governs the expiration of this Director's Decision.

Expiration of this Director's Decision is automatic. The Executive Director does not notify applicants or landowners of decisions that are expired or may be close to expiring.

**This decision of the Executive Director becomes void on the 27 day of October 2028 unless construction has commenced in accordance with Commission Rule 350-082-0160(4).**

Commission Rule 350-082-0160(4) specifies that commencement of construction means actual construction of the foundation or frame of the approved structure.

Construction must be completed within two years of the date the applicant commenced construction. Commission Rule 350-082-0160(5) specifies that completion of the structure means completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the National Scenic Area approval.

Once the applicant has commenced construction of one element in this decision, the applicant must complete all elements in this decision in accordance with Commission Rule 350-082-0160. The Gorge Commission does not use different commencement of construction dates for different elements in this decision.

The applicant may request one 12-month extension of the time period to commence construction and one 12-month extension to complete construction in accordance with Commission Rule 350-082-0160(6). The applicant must submit the request in writing prior to the expiration of the approval. If the applicant requests an extension of time to complete construction after commencing construction, the applicant shall specify the date construction commenced. The Executive Director may grant an extension upon determining that conditions, for which the applicant is not responsible, would prevent the applicant from commencing or completing the proposed development within the applicable time limitation. The Executive Director shall not grant an extension if the site characteristics or new information indicate that the proposed use may adversely affect the scenic, cultural, natural or recreation resources in the National Scenic Area.

## Appeal Process

**The appeal period ends on the 26 day of November 2026.**

The decision of the Executive Director is final unless the applicant or any other person who submitted comment files a Notice of Appeal with the Commission within thirty (30) days of the date of this decision. Commission Rule chapter 350, division 70 governs appeal of this decision. This rule is available on the Gorge Commission's website and at the Gorge Commission office. You may contact the Gorge Commission office if you have questions about appealing this decision.

## Notes

1. Any new land uses or structural development such as driveways, parking areas, garages, workshops, fences or other accessory structures; or additions or alterations not included in the approved application or site plan will require a new application and review. New cultivation also requires a new application and review.
2. This decision does not address local, state, or federal requirements that may be applicable to the proposed development. The landowner is responsible for obtaining all applicable county, state, or federal permits required for the development.

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In accordance with Commission Rule 350-082-0150(6), the Gorge Commission staff mailed notice of this decision to the following governments, agencies, and organizations and persons who provided comment on the application:

Confederated Tribes and Bands of the Yakama Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of Warm Springs Reservation of Oregon
Nez Perce Tribe
U.S. Forest Service National Scenic Area Office
Washington Department of Archaeology and Historic Preservation
Klickitat County Planning Department
Klickitat County Building Department
Klickitat County Public Works Department
Klickitat County Health Department
Klickitat County Assessor
Washington Natural Heritage Program
Washington Department of Fish and Wildlife
Steve McCoy, Friends of the Columbia Gorge

Attachments:
Staff Report for C26-0012
Approved site plan

# Development Review Staff Report

## Summary of Application

| | |
|---|---|
| **FILE NUMBER:** | C26-0012 |
| **PROPOSAL:** | The Columbia River Gorge Commission has received an application for a lot line adjustment. |
| **APPLICANT:** | PacifiCorp |
| **LANDOWNERS:** | Pacific Power & Light Co. and Ronald Riggleman |
| **SIZE and LOCATION:** | The applicant describes the subject parcels as Tax Lot Numbers 03101100001400 (8.62 acres) and 03101100001600 (19.92 acres) in the northwest quarter of Section 11, Township 3 North, Range 10 East, Willamette Meridian, Klickitat County, Washington. |
| **LAND USE DESIGNATION:** | General Management Area (GMA) – Large-Scale Agriculture (80) |

## Notice of Application Mailed to:

In accordance with Commission Rule 350-082-0110, the Gorge Commission staff mailed notice of this application to property owners within 200 feet of the subject parcel and sent email notice of this application to the following governments, agencies, and organizations:

Confederated Tribes and Bands of the Yakama Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs Reservation Oregon (CTWSRO)
Nez Perce Tribe
U.S. Forest Service National Scenic Area Office (USFS CRGNSA)
Washington Department of Archaeology and Historic Preservation (DAHP)
Klickitat County Planning Department
Klickitat County Building Department
Klickitat County Public Works Department
Klickitat County Health Department

Klickitat County Assessor
Skamania County
Washington Natural Heritage Program
Washington Department of Fish and Wildlife (WDFW)
Friends of the Columbia Gorge

## Written Comments Received From:

USFS CRGNSA (Luciano Legnini, Archaeologist)

## Findings of Fact

### A. Land Use

1. The application reviews the lot line adjustment for consistency with Commission Rule 350-82-0570(1). PacifiCorp has applied for a lot line adjustment to two tax lots, located on SW Arnett Rd., west of White Salmon. Both properties are designated GMA Large-Scale Agriculture with an 80-acre minimum parcel size.

   The first tax lot, 'Lot 1' (03101100001400), is 8.62 acres and currently owned by Pacific Power and Light Co. Existing development includes part of a garage, a concrete RV pad, and septic field.

   The second tax lot, 'Lot 2' (03101100001600), is approximately 19.92 acres and currently owned by Ronald Riggleman. Development includes an orchard, a pole building, a mobile home, detached garage, shed, agricultural building, and concrete pad. The mobile home was approved as agricultural labor housing by Director's Decision C13-0012 and the Klickitat County Planning Department (MHP15-0020).

   The lot line adjustment transfers approximately 0.28 acres of land owned by Pacific Power and Light Co. to Ronald Riggleman. The proposed adjustment would reduce the tax lot owned by Pacific Power and Light Co. from 8.62 acres to 8.34 acres and would increase the tax lot owned by Mr. Riggleman from 19.92 to 20.2 acres.

2. Commission Rule 350-082-0070(133)(b) defines "parcel" to include:

   > *Any unit of land legally created and separately described by deed, sales contract, or record of survey prior to November 17, 1986, if the unit of land complied with all planning, zoning, and land division ordinances or regulations applicable at the time of creation and up through November 16, 1986.*

From January 1, 1983, through May 10, 1995, land divisions in Klickitat County were subject to the "Klickitat County Subdivision and Short Platting Ordinance, As Amended." Section 4.21of this ordinance included the following definition:

> *"Lot" is a fractional part of divided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts, parcels, building sites, or divisions. A lot shall be considered as all contiguous land under single ownership unless legally plated or short platted. Property bisected by a public road or river shall not be deemed contiguous.*

For the Pacific Power and Light Co. parcel, Lot 1, a 1930 Warranty Deed shows Pacific Power and Light Co. as the owner and describes the property in the same configuration as it exists today (Recorded November 22, 1930, Book 68 Deed Records of Klickitat County, Wash., page 355).

For Mr. Riggleman's lot, Lot 2, a 1999 Statutory Warranty Deed conveys Lot 2 (tax lot 03101100001600) from Shirley Meadows to Riggleman Orchards, Inc. (Recorded August 5, 1999, Klickitat County Auditor's No. 1013132). A Quit Claim Deed from 2002 shows that Riggleman Orchards, Inc. conveyed Lot 2 as it exists today to Ronald Riggleman and Sharol Riggleman (Recorded May 15, 2002, Klickitat County Auditor's No. 1030056).

The two subject tax lots are part of separate parcels that are likely consolidated under the 1983 definition of "Lot." The Gorge Commission is aware of lots adjacent to Lot 1 currently owned by Pacific Power and Light Co. It is likely that these parcels were all under Pacific Power and Light Co. ownership in 1983 and therefore would be consolidated under the Klickitat County Subdivision Ordinance. Similarly, Lot 2 has adjacent lots that are owned by Ronald Riggleman and perhaps others. It is also likely that these parcels were all under the same ownership in 1983 and therefore are consolidated lots. For the purposes of this review, the consolidation of these lots will not be considered because it does not have any bearing on the validity of the lot line adjustment between the two lots.

3. Commission Rule 350-082-0220(1) contains a list of developments that may be reviewed using the expedited review process, as long as they comply with the resource protection guidelines contained in 350-082-0220(2). Commission Rule 350-082-0220(1)(k) includes the following use as eligible for expedited review:

*Lot line adjustments in the GMA that would not result in the potential to create additional parcels through subsequent land divisions, as determined by 350-082-0570(1), except all lot line adjustments for parcels designated Open Space, Agriculture-Special, Public Recreation, or Commercial Recreation shall be reviewed through the full development review process.*

The subject parcels are designated GMA Large-Scale Agriculture with an 80-acre minimum parcel size; therefore, a minimum of 160 acres would be needed for either parcel to qualify for a land division. Each lot is currently less than the minimum parcel size before the lot line adjustment, and each lot will be less than the minimum parcel size after the lot line adjustment. The proposed adjustment would reduce Lot 1 from 8.62 acres to 8.34 acres and increase Lot 2 from 19.92 to 20.2 acres.

If this staff report were to resolve the consolidation of lots in the 1983 definition of "Lot," the approximate size of the parcel that includes Lot 1 is 94.79 acres and the approximate size of the parcel that includes Lot 2 is 65.37. The shift of 0.28 acres from Lot 1 to Lot 2 would not cause Lot 2 to become greater than 160 acres in size, thus, the proposal will not result in the potential to create additional parcels through any future land division. Therefore, the proposal is eligible for expedited review, and this staff report reviews the proposal pursuant to Commission Rule 350-082-0220(2) which describes the resource protection guidelines for the expedited review process.

4. Commission Rule 350-082-0570(1) states the review standards for lot line adjustments in the General Management Area, outside of Agriculture Special, Open Space, Commercial, Public Recreation, or Commercial Recreation land use designations. The proposed lot line adjustment takes place within the GMA outside of the listed land use designations and is therefore subject to this rule. Commission Rule 350-082-0570(1)(a)(A) states:

   *The lot line adjustment shall not result in the creation of any new parcel(s).*

   As explained in Finding A.3, the proposed lot line adjustment will not result in the creation of any new parcels.

5. Commission Rule 350-082-0570(1)(a)(B) states:

   *The lot line adjustment shall not result in the potential to create a new parcel(s) or residential development in excess of the maximum*

*density allowed by the land use designation(s) for the affected parcels.*

As explained in Finding A.3, the proposed lot line adjustment will not result in the creation of any new parcels. The two subject tax lots are designated GMA Large-Scale Agriculture with an 80-acre minimum parcel size. Lot 1 does not have any existing residential development. Reducing the size of the parcel by 0.28 acres does not increase the potential for the parcel to have one single family dwelling in the future and thus would not exceed the maximum density allowed by the land use designation. Lot 2 has an existing dwelling on it that it is not included in, nor eligible for inclusion in the National Register of Historic Places. The Large-Scale Agriculture land use designation allows for a second single-family dwelling in conjunction with agricultural use when the dwelling would replace an existing dwelling that is included in, or eligible for inclusion in, the National Register of Historic Places, in accordance with the criteria listed in 350-0820620(3)(a)(A). The current residential development on Lot 2 already meets the maximum density allowed by the land use designation. The proposed lot line adjustment is consistent with this rule.

6. Commission Rule 350-082-0570(1)(a)(C) states:

   *The lot line adjustment shall not allow a parcel that is equal to or larger than the minimum parcel size before the lot line adjustment to become less than the minimum parcel size after the lot line adjustment, except to allow a public or non-profit entity to acquire land for the purpose of protecting and enhancing scenic, cultural, recreation or natural resources, provided the land to be acquired would be protected by a conservation easement or other similar property restriction that precludes future land divisions and development.*

   The two subject tax lots are designated GMA Large-Scale Agriculture with an 80-acre minimum parcel size. As explained in Finding A.3, Lot 1 is likely part of larger parcel that is larger than the minimum parcel size. The shift of 0.28 acres from Lot 1 to Lot 2 would not cause the likely size of the parcel that includes Lot 1 to become smaller than the minimum parcel size. The likely size of the parcel that includes Lot 2 is already smaller than the minimum parcel size. Therefore, the proposed lot line adjustment is consistent with this rule.

7. Commission Rule 350-82-0570(1)(a)(D) states:

*The lot line adjustment shall not allow a parcel that is smaller than the minimum parcel size to be reduced in size, except to accomplish one of the following purposes:*
*(i) Resolve boundary disputes, correct physical encroachments, provide reasonable access, or meet buffer or set back requirements, provided (1) the parcel to be enlarged would not become eligible for a subsequent land division and (2) the amount of land transferred would be the minimum necessary to resolve the issue.*
*(ii) Allow a public or non-profit entity to acquire land for the purpose of protecting and enhancing scenic, cultural, recreation or natural resources, provided the land to be acquired would be protected by a conservation easement or other similar property restriction that precludes future land divisions and development.*

Finding A.6 is incorporated here. The proposed lot line adjustment is consistent with this rule.

8. Commission Rule 350-82-0570(1)(a)(E) states:

   *The lot line adjustment shall not allow the boundary of a parcel designated Large-Scale Agriculture, Agriculture-Special, Commercial Forest Land, Large Woodland or Open Space to be extended into another land use designation for the purpose of establishing a dwelling under less stringent guidelines (e.g., extending a parcel designated GMA Large-Scale Agriculture into a parcel designated Rural Center or Residential).*

   Both subject parcels are designated GMA Large-Scale Agriculture. This rule does not apply.

9. Commission Rule 350-82-0570(1)(a)(F) states:

   *The lot line adjustment shall not allow previously approved parcels or developments to violate conditions of approval or become out of compliance or further out of compliance with existing land use and resource protection guidelines, including, but not limited to, requirements for buffer zones and landscaping.*

   There are no previous Director's Decisions for the Pacific Power & Light Co. parcel, Lot 1 (03101100001400). The parcel will not become out of compliance or further out of compliance with existing land use and resource protection guidelines as a result of the proposed lot line adjustment. The mobile home on Mr. Riggleman's parcel, Lot 2 (03101100001600) The mobile

home was approved as agricultural labor housing by Director's Decision C13-0012 and the Klickitat County Planning Department (MHP15-0020). There are no conditions of approval included in the decision affected by the proposed lot line adjustment. The lot line adjustment will not allow the parcels to violate applicable conditions of approval or become out of compliance with existing land use and resource protection guidelines.

10. Commission Rule 350-82-0570(1)(a)(G) states:

> *The lot line adjustment shall not result in a parcel that cannot comply with existing land use and resource protection guidelines, including, but not limited to requirements for buffer zones and landscaping.*

This provision ensures that the resulting parcels from the proposed lot line adjustment could be buildable in compliance with land use and resource protection standards. The new configuration of Lot 1 will not change the type or intensity of development allowed on the parcel. New development could be permitted that fully complies with existing land use and resource protection guidelines. Lot 2 is already developed with a single-family dwelling and other associated improvements. The new configuration of Lot 2 incorporates an area that already has a concrete RV pad on it and provides adequate space for new or replacement development to comply with existing land use and resource protection guidelines. The lot line adjustment would not affect the ability of the subject parcels to comply with existing land use or resource protection guidelines and is consistent with Commission Rule 350-82-0570(1)(a)(G).

**Land Use Conclusion:**

The proposed lot line adjustment is an allowed expedited review use, subject to Commission Rule 350-82-0220(2) which protects scenic, cultural, natural, and recreation resources and treaty rights for uses reviewed through the expedited review process. The consolidation of these lots will not be considered because it does not have any bearing on the validity of the lot line adjustment between the two lots.

## B. SCENIC RESOURCES

1. Commission Rule 350-82-0220(2)(a)(B) states:

> *Except signs, the colors of structures topographically visible from key viewing areas shall be dark earth-tones found at the specific site or the surrounding landscape. The specific colors or list of*

*acceptable colors shall be included as a condition of approval. This guideline shall not apply to additions to existing buildings smaller in total area in square feet than the existing building, which may be the same color as the existing building.*

No new structures or physical development are included in the applicant's proposal.

2. Commission Rule 350-082-0220(2)(a)(C) states:

   *Except signs, structures topographically visible from key viewing areas shall use low or non-reflective building materials, including roofing, gutters, vents and chimneys.*

   No new structures are included in the applicant's proposal.

3. Commission Rule 350-082-0220(2)(a)(D) states:

   *Outdoor lights shall be directed downward and sited, hooded, and shielded such that they are not highly visible from key viewing areas. Shielding and hooding materials shall be composed of non-reflective, opaque materials.*

   No outdoor lights are proposed as part of the application.

4. Commission Rule 350-082-0220(2)(a)(E) states:

   *Signs shall comply with 350-082-0520.*

   No signs are included in the applicant's proposal.

5. Commission Rule 350-082-0220(2)(a)(F) states:

   *Structures within one-half mile of a key viewing area and topographically visible from the key viewing area shall be sited, screened and/or designed to achieve the applicable scenic standard (e.g., visual subordinance, not visually evident).*

   No new structures are included in the applicant's proposal.

**Scenic Resources Conclusion:**

The proposed development is consistent with the expedited review guidelines for scenic resources in Commission Rule 350-082-0220(2)(a).

## C. CULTURAL RESOURCES

1. Rule 350-82-0220(2)(b) includes cultural resource protection provisions for uses eligible for the expedited review process. Commission Rule 350-82-0220(2)(b)(A) states:

   > *The expedited development review process shall only be used to review proposed development that does not require a reconnaissance survey or historic survey as determined by 350-082-0620(2)(a)(A).*

   Luciano Legnini, Archeologist for the Columbia River Gorge National Scenic Area, provided a cultural resources survey determination for the proposed development on August 21, 2026. Mr. Legnini determined that the proposed development does not require a reconnaissance survey or historic survey pursuant to Commission Rule 350-82-0620(2)(a)(A) because it: would not disturb the ground and would involve a lot line adjustment or partition; would occur on a site that has been adequately surveyed in the past; would occur on a site that has been determined to be located within a low probability zone; does not occur within 500 feet of a known archaeological site; would not alter the exterior architectural appearance of significant buildings and structures that are 50 years old or older, and; would not compromise features of the surrounding area that are important in defining the historic or architectural character of significant buildings or structures that are 50 years old or older.

2. Commission Rule 350-082-0620(6) protects cultural resources discovered during construction. It requires that if cultural resources are discovered after construction begins, all construction activities within 100 feet of the discovered cultural resource cease; further disturbance is prohibited, and the Gorge Commission shall be notified within 24 hours of the discovery. A condition of approval is included in the director's decision consistent with this rule.

3. Commission Rule 350-82-0620(7) contains provisions addressing discovery of human remains during construction. A condition of approval is included in the director's decision consistent with this rule.

**Cultural Resources Conclusion:**

With conditions to protect unknown cultural resources or human remains discovered during construction, the proposed development is consistent with the cultural resource guidelines for expedited review in Commission Rule 350-82-0220(2)(b).

## D. NATURAL RESOURCES

1. Commission Rule 350-082-0220(2)(d) contains the natural resource protection guidelines for expedited review uses. Proposed developments reviewed using the expedited review process must comply with the resource protection guidelines to be eligible for expedited review.

2. Commission Rule 350-082-0220(2)(d)(A) contains guidelines for the protection of water resources. It states:

   *The development is outside buffer zones for wetlands, streams, rivers, ponds, and lakes. This guideline shall not apply to lot line adjustments or development located inside road, utility or railroad rights-of-way or easements that have been previously disturbed and regularly maintained.*

   This application is for a lot line adjustment. This guideline does not apply.

3. Commission Rule 350-082-0220(2)(d)(B) contains guideline for the protection of sensitive wildlife and rare plants. Commission Rule 350-082-0220(2)(d)(B)(i) states:

   *The development meets one of the following:*
   *(I) The development is at least 1,000 feet from known Priority Habitats or sensitive wildlife sites (excluding sensitive aquatic species and deer and elk winter range) and known rare plants.*
   *(II) The development does not disturb the ground or is inside road, utility or railroad rights-of-way or easements or other areas that have been previously disturbed and regularly maintained.*
   *(III) For sensitive wildlife, the development is within 1,000 feet of known Priority Habitats or sensitive wildlife sites (excluding sensitive aquatic species and deer and elk winter range), but an appropriate federal or state wildlife agency determines the Priority Habitat or sensitive wildlife site is not active, the proposed development would not compromise the integrity of the Priority Habitat or wildlife area, or the proposed development would not occur during the time of the year when wildlife species are sensitive to disturbance.*
   *(IV) For rare plants, the development is within 1,000 feet of known rare plants, but the Oregon Biodiversity Information Center or Washington Natural Heritage Program or a person with recognized expertise in botany or plant ecology hired by the applicant has determined that the development would be at least 200 feet from the rare plants.*

This application is for a lot line adjustment and will not disturb the ground. The proposal will have no effect on natural resources and is eligible for expedited review, consistent with Commission Rule 350-82-0220(2)(d)(B)(i)(II).

4. Commission Rule 350-082-0220(2)(d)(B)(ii) states:

   *Development eligible for expedited review shall be exempt from the field survey requirements for sensitive wildlife or rare plants in 350-082-0650(1)(d) and (2) and 350-082-0660(1)(d) and (2).*

   Because the development is eligible for expedited review, a field survey is not required.

**Natural Resources Conclusion:**

The proposed development is consistent with Commission Rule 350-082-200(4) that allows the replacement of existing structures destroyed by disaster. Therefore, the proposed development is consistent with the rules in Commission Rule 350-082, Sections 0640 through 0690, that protect natural resources in the National Scenic Area.

## E. RECREATION RESOURCES

1. The Commission Rule 350-82-0220(2)(c) contains the guidelines for the protection of recreation resources. It states:

   *The development shall not detract from the use and enjoyment of established recreation sites on adjacent parcels.*

   The parcels are designated Recreation Class 1 according to the Gorge Commission's Recreation Intensity Class Map. There are no established recreation sites on adjacent parcels. The proposal is consistent with this rule.

**Recreation Resources Conclusion:**

The proposed development is consistent with the recreation resource guidelines for expedited review in Commission Rule 350-082-0220(2)(c).

## F. TREATY RIGHTS PROTECTION

1. Commission Rule 350-82-0220(2)(e) describes the treaty rights protection guidelines for expedited review uses.

   Commission Rule 350-82-0220(2)(e)(A) states:

   *Proposed developments shall not affect or modify any treaty or other rights of any Indian tribe.*

The proposed lot line adjustment will not affect or modify treaty or other rights of any Indian tribe, consistent with this rule.

2. Commission Rule 350-82-0220(2)(e)(B) states:

   *The expedited development review process shall cease and the proposed development shall be reviewed using the full development review process if any tribal government submits substantive written comments during the comment period that identify the treaty rights that exist in the project vicinity and explain how they would be affected or modified by the proposed development.*

   No comments were received from any Indian tribe during the comment period.

3. Commission Rule 350-82-0220(2)(e)(C) states:

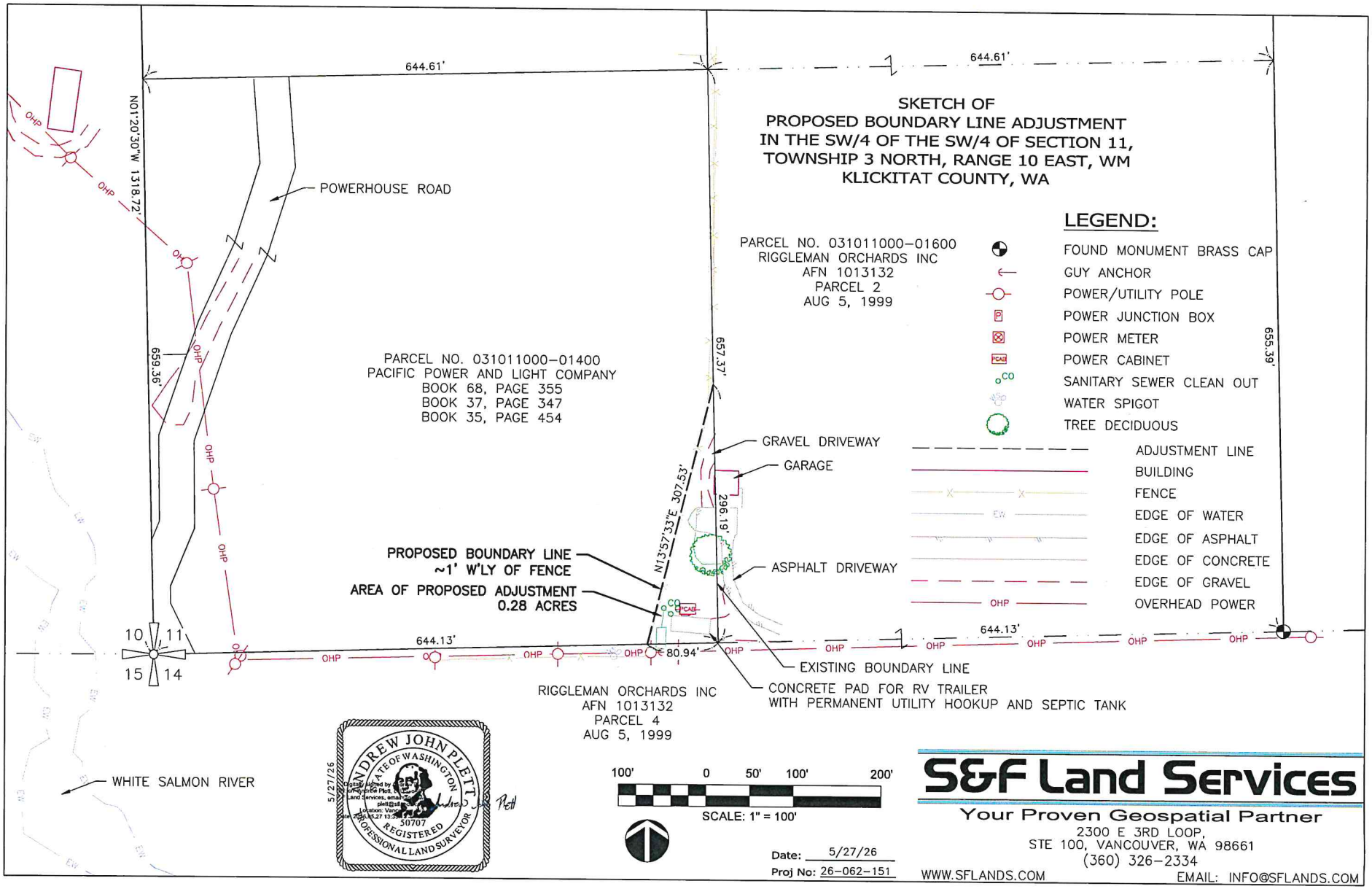
   *Except as provided in subsection (B) above, 350-082-0130 shall not apply to proposed developments reviewed under the expedited review process.*

4. Commission Rule 350-082-0130 contains the GMA and SMA Tribal Treaty Rights and Consultation requirements. Commission Rule 350-082-0130 has not been applied to this application, in compliance with this guideline.

**Treaty Rights Conclusion:**

The proposed development is consistent with the guidelines in Commission Rule 350-082-0130, which provides protection for treaty rights and any other rights of any Indian tribe.

JK
FIND0012.26


644.61'
644.61'
N01°20'30"W 1318.72'
POWERHOUSE ROAD
659.36'
PARCEL NO. 031011000-01400
PACIFIC POWER AND LIGHT COMPANY
BOOK 68, PAGE 355
BOOK 37, PAGE 347
BOOK 35, PAGE 454
657.37'
655.39'
PARCEL NO. 031011000-01600
RIGGLEMAN ORCHARDS INC
AFN 1013132
PARCEL 2
AUG 5, 1999
GRAVEL DRIVEWAY
GARAGE
N13°57'33"E 307.53'
296.19'
PROPOSED BOUNDARY LINE
~1' W'LY OF FENCE
AREA OF PROPOSED ADJUSTMENT
0.28 ACRES
ASPHALT DRIVEWAY
644.13'
644.13'
80.94'
EXISTING BOUNDARY LINE
CONCRETE PAD FOR RV TRAILER
WITH PERMANENT UTILITY HOOKUP AND SEPTIC TANK
RIGGLEMAN ORCHARDS INC
AFN 1013132
PARCEL 4
AUG 5, 1999
10
11
15
14
WHITE SALMON RIVER
ANDREW JOHN PLETT
STATE OF WASHINGTON
50707
REGISTERED
PROFESSIONAL LAND SURVEYOR
5/27/26
100' 0 50' 100' 200'
SCALE: 1" = 100'
Date: 5/27/26
Proj No: 26-062-151
SKETCH OF
PROPOSED BOUNDARY LINE ADJUSTMENT
IN THE SW/4 OF THE SW/4 OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 10 EAST, WM
KLICKITAT COUNTY, WA
LEGEND:
FOUND MONUMENT BRASS CAP
GUY ANCHOR
POWER/UTILITY POLE
POWER JUNCTION BOX
POWER METER
POWER CABINET
SANITARY SEWER CLEAN OUT
WATER SPIGOT
TREE DECIDUOUS
ADJUSTMENT LINE
BUILDING
FENCE
EDGE OF WATER
EDGE OF ASPHALT
EDGE OF CONCRETE
EDGE OF GRAVEL
OVERHEAD POWER
S&F Land Services
Your Proven Geospatial Partner
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APPROVED