

Notice of Development Review

The Columbia River Gorge Commission is seeking comment on the following development review 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 subject parcels are described 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 DATE:	August 13, 2026
COMMENT DEADLINE:	August 27, 2026

The application and supporting documents are available for review Monday through Thursday from 8:00 a.m. to 5:00 p.m. at the Gorge Commission office at 57 NE Wauna Avenue, White Salmon, Washington. The application and supporting documents are also available on the Gorge Commission's website at <http://www.gorgecommission.org/land-use/pending-applications/>.

This application will be reviewed for consistency with the Columbia River Gorge Commission's Land Use Ordinance (Commission Rule 350-082). The Gorge Commission may consider comments about consistency with *Management Plan for the Columbia River Gorge National Scenic Area* and the Columbia River Gorge National Scenic Area Act, 16 U.S.C. §§ 544 - 544p. Copies of these authorities are

available on the Gorge Commission's website at <http://www.gorgecommission.org/about-crgc/legal-authorities/>.

Comments may be mailed to the Gorge Commission office at P.O. Box 730, White Salmon, WA 98672 or emailed to info@gorgecommission.org. All comments received are public records and will be provided to persons who request a copy in accordance with the Gorge Commission's rule governing public records (Commission Rule 350-12).

Consistency with the National Scenic Area Act does not imply or ensure compliance with any other applicable local, state, or federal law.

If you have any questions, please contact Joanna Kaiserman at (509) 713-0154 or by email at joanna.kaiserman@gorgecommission.org.

C26-0012 PacifiCorp



7/30/2026, 2:30:03 PM

 Taxlots

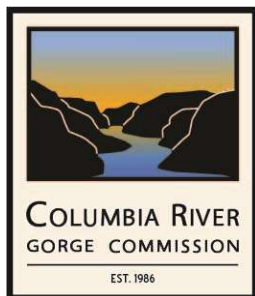
PACIFIC POWER & LIGHT CO
Taxlot ID: 03101100001400
Acres: 8.70



1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Columbia River Gorge Commission
Source: USDA NRCS, Esri | Columbia River Gorge Commission | Columbia River Gorge Commission



For office use:
Application No. _____

Land Use Application

Applicant(s): PacifiCorp (dba Pacific Power) (03101100001400)

Mailing Address:

Phone:

Email:

Property Owner(s): Riggleman (03101100001600)

Mailing Address:

Phone:

Email:

Street Address
of Parcel:

Township, Range,
Section, Qtr. Section: T3N R10E Section 11

Tax Lot Number(s): 03101100001400 and 03101100001600

Parcel Size: 03101100001400: 8.62 acres; 03101100001600: 19.92 acres

Summary of
Proposal: Boundary line adjustment to cure encroachments on parcel
03101100001400

Existing Use
of Parcel: 03101100001400: excess land; 03101100001600: farming and
residence

Existing Buildings and Structures: Please provide the following information for each building and structure on the parcel (03101100001600).

Building or Structure (do not include fences or roads)	Size (square feet)	Height (measure from lowest point)	Length and Width	Year Built (if known)
2-car Garage	784 sq ft	Single story	28' x 28'	2018
RV Trailer on concrete pad with utilities	Pad 792 sq ft	Single story	Pad is 44' x 18'	After 2011, before 2016

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.

No new buildings or structures are being proposed. The project is a requested boundary line adjustment of approximately one-quarter of an acre from PacifiCorp to the Rigglemans to cure an encroachment issue. The existing encroachments consist of a small portion of a garage, some paving, an RV, and septic field, mistakenly placed on the PacifiCorp property.

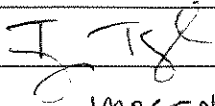
Adjacent Uses: Please briefly describe the use of parcels that adjoin your parcel, including use, number and types of buildings, approximately distance from the property lines, and access roads.

The PacifiCorp parcel is used for utility purposes. PacifiCorp owns and operates a transmission line on the property. The Rigglesman parcel contains orchards and a residence and RV. The adjoining parcel to the south (also owned by the Rigglemans) also contains orchards.

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



7/21/26

IMOGEN TAYLOR FOR PACIFICORP

Property owner(s) signature:

Date

Easement and Partial Interest(s) signature:

Date

Applicant(s) signature:

Date

RE Lyle

7-16-2026

Shaw (Siddema)

7-16-2026

Property owner(s) signature:

Date

RE Lyle

7-16-2026

Shaw (Siddema)

7-16-2026

Easement and Partial Interest(s) signature:

Date

M

