

Columbia River Gorge Commission

#1 Town & Country Square • PO Box 730 • White Salmon WA 98672 • 509-493-3323

Land Use Application

APR -7 2014

Applicant(s)	Property Owner(s)
Keith and Christina Bowen	same COLUMBIA RIVER GORGE COMM. <i>cbowen@gorge.net</i>
Mailing Address	Mailing Address
PO Box 604 Lyle, WA 98635	same
Phone H 509-365-2080	Phone H
W/cell 509-637-3199	W/cell

Location of property:

Township 3N	Range 12E	Street Address 12 Bailey Lane
Section & Qtr Section	21	County Klickitat
Tax Lot No(s).	TL5 IN NESE 21-3-12	Parcel Size (acres) 21.0
Existing development and use of parcel	Single family home with garage/ carport and well pump house	Parcel#: 03-12-2100-0014/00
Proposed use and/or development:	2 Phase Deck addition to existing residential home	
Use of Adjacent Parcels	Rural grazing/ Winery/ rural residential	

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	date
<i>Christina Bowen</i>	4/7/14
Property owner(s) signature	date
	date

BOWEN PROJECT DESCRIPTION

Owners

Keith and Christina Bowen

Location Information

Address: 12 Bailey Lane (mail to: PO Box 604) Lyle, WA 98635

TL5 IN NESE; 21-3-12

Parcel # 03-12-2100-0014/00 in Klickitat County, WA

Current Site Use

The project site currently has a single family residential home with an attached garage, a carport and a well pump house. The home was built in 1980. It is a 1760 sq ft, two-story house with a split-level entry; the lower floor is a daylight basement. The owners bought the parcel in 2010.

Adjacent Land Use

Cattle are grazed on the parcels directly to the north, east and south of the subject parcel. To the west and in most of the general area, land use is residential, with one small winery and tasting room two parcels to the north.

Proposed Development

The proposed development consists of:

- **Deck:** addition to existing single-family home
- **Well-house:** demolition of existing and construction of new one
- **Greenhouse:** construction of kit-built greenhouse by garden
- **Trenching:** removal of one power pole and water lines to garden and house
- **Fill removal:** two small areas of existing fill removed, one for

DECK:

Proposed is an uncovered, exterior deck off the top floor of the house (see attached site plan and elevation drawings). Plans for the decks include building in two phases, with the 12' x 12' square sections off the E and W sides of the house build in Phase I and the curve connecting the two side decks across the SE and SW sides of the house built later, in Phase II. Materials and plans include the following:

- Constructed of hardwood (Ipe) decking with pressure treated support structure and cable railings with Ipe posts.
- Access to west deck includes one set of steps from driveway to deck and entry to home through existing sliding glass door.
- Access to east deck includes one set of steps from east side pine grove to deck and entry to home through existing double doors.
- Construction of the west deck will include a small amount of excavation (<100 cu. yds.) to create a properly draining slope away from the side of the house below the deck and a small retaining wall. Material to be removed is in an existing fill area.

WELL-HOUSE:

Removal of existing well-house and construction of new 12' x 14' well-house with utility room. All siding and roofing to follow Scenic Area Handbook guidelines. Proposed siding is dark green and roofing is dark asphalt shingle.

GREENHOUSE:

Construction of a 9' x 12' greenhouse kit from: www.climapodgreenhouse.blogspot.com . See site plan. Although greenhouse is of clear polycarbonate plastic, it is UV coated and corrugated, which reduces glare. Siting and screening will also ensure that the structure is not visible from the key viewing area.

TRENCHING and FILL REMOVAL:

All trenches are marked on site plan and will be 2ft x 2ft.

Existing fill to be removed is well below 100 cu yd and locations are shown on site plan. The deck construction will require a small amount of fill removal, and the other area shown is existing rubble to be replaced with good dirt to support a few fruit trees (around 8 trees).

Access

Access will continue to be from Bailey Lane, a private gravel drive on the property, which is located off of Lyle-Snowden Rd, between #152 and #167 Lyle-Snowden Rd.

NSA Key Viewing Areas

As per email from Terry Cullen on December 19th, 2014, the site is potentially topographically visible from the Rowena, Background key viewing area.

Land Use Designations

The parcel is located in the General Management Area (GMA) of the National Scenic Area.

Land Use Plan Category = Agriculture-Small Scale

Landscape Setting = Oak Woodlands

Overlay maps indicate an ephemeral stream on the property, which is shown on site plan.

List of Property Owners within 200 ft of Bowen property

Gail Castle: 80387 FRIEND RD FRIEND OR 97021

Luanne Stevens: 167 LYLE SNOWDEN RD LYLE WA 98635

Brian Aaron: 165 LYLE-SNOWDEN RD LYLE WA 98635

Melanie Kerckmar: 152 LYLE-SNOWDEN RD LYLE WA 98635

Alexis Poullion: PO BOX 881 LYLE WA 98635

Diane and David Howard: PO BOX 696 LYLE WA 98635

Arthur Pimley: 29 MONAGON HOWARD RD LYLE WA 98635-9549

Anne McGuire: 148 LYLE SNOWDEN RD LYLE WA 98635

Lee Cannon: 7930 SW CRESTLINE DR PORTLAND OR 97219

Gary Mills: 38 LYLE SNOWDEN RD LYLE WA 98635