

Columbia River Gorge Commission

57 NE Wauna Avenue • PO Box 730 • White Salmon WA 98672 • 509-493-3323

Land Use Application Small Scale Agriculture

| | |
|---|---|
| Applicant(s) | Property Owner(s) |
| <u>MICHAEL CANGIAMILLA</u> | <u>MICHAEL CANGIAMILLA</u> |
| Mailing Address | Mailing Address |
| <u>19 SAUTER RD, LYLE, WA.</u> | <u>19 SAUTER RD, LYLE, WA.</u> |
| Phone H <u>408 - 455 - 0468</u> | Phone H <u>408 - 455 - 0468</u> |
| Work/cell <u>408 - 968 - 2579</u> | Work/cell <u>408 - 968 - 2579</u> |
| Email <u>MCANGIAMILLA11@HOTMAIL.COM</u> | Email <u>MCANGIAMILLA11@HOTMAIL.COM</u> |

Location of property:

Township 3 NORTH Range 12 EAST Street Address 19 SAUTER RD.
 Section & Qtr Section SP 82-10 IN SE SW Sec. 29 County Klickitat
 Tax Lot No(s). 03-12-2951-0003/00 Parcel Size (acres) 5.05

Existing development and use of parcel: Residential home, w/ garage (formerly the barn)
Barn with attached stable
Gravel driveway
Fencing (formerly stable)

Proposed use or development: Res. home (less stable & barn) + winery AND 4 TASTING ROOM (stable)
Grapes will come from local vineyards + 3 to 4 acres of onsite cultivation + part of barn)
Fermentation, aging, blending will be here onsite.

Use of Adjacent Parcels:
 N - Horses + pasture
 S - Residential home
 E - Horses + pasture + further E - Turtle refuge
 W - Vineyard

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 Michael Cangiamilla date January 6, 2015
Michael Cangiamilla date December 27, 2014

Property owner(s) signature Michael Cangiamilla date January 6, 2015
Michael Cangiamilla date December 27, 2014

VIA CANGIAMILLA VINEYARDS

REVISION NARRATIVE September 7, 2016

From the time of the original submission of the Via Cangiamilla project there have been several changes to the original project, although the original intent has not changed.

First we have some changes to the building. The overall size of the building has increased to allow for the desired space requirements within the internal part of the building taking consideration of wall thicknesses. There are windows added to the east side of the winemaking building to allow for natural light. There are two large windows added on the south west corner of the tasting room to allow for a beautiful view of Mt Hood. The door that was on the south side tasting room area was eliminated, so that the internal door leading into the wine making area will also serve as an egress door. The bathroom window was moved to the right to reflect the new bathroom location.

The second area of change would be the new location of the parking area, moved closer to the tasting room. There is also an increase in the size of the concrete pad in front of the winery that will serve as the crush pad. There are also some walkways around the building that were not shown on the original plan.

It also must be noted that the existing pole barn building will be taken down or demolished to make room for the new winery building taking up just a little more room than what is now present, building wise.

Application checklist: The following is required to complete your application.

- Application form completed and signed
- Project description
- Site plan
- Elevation drawings
- Key viewing areas checklist
- Names and addresses of adjacent property owners
- Any additional information as required

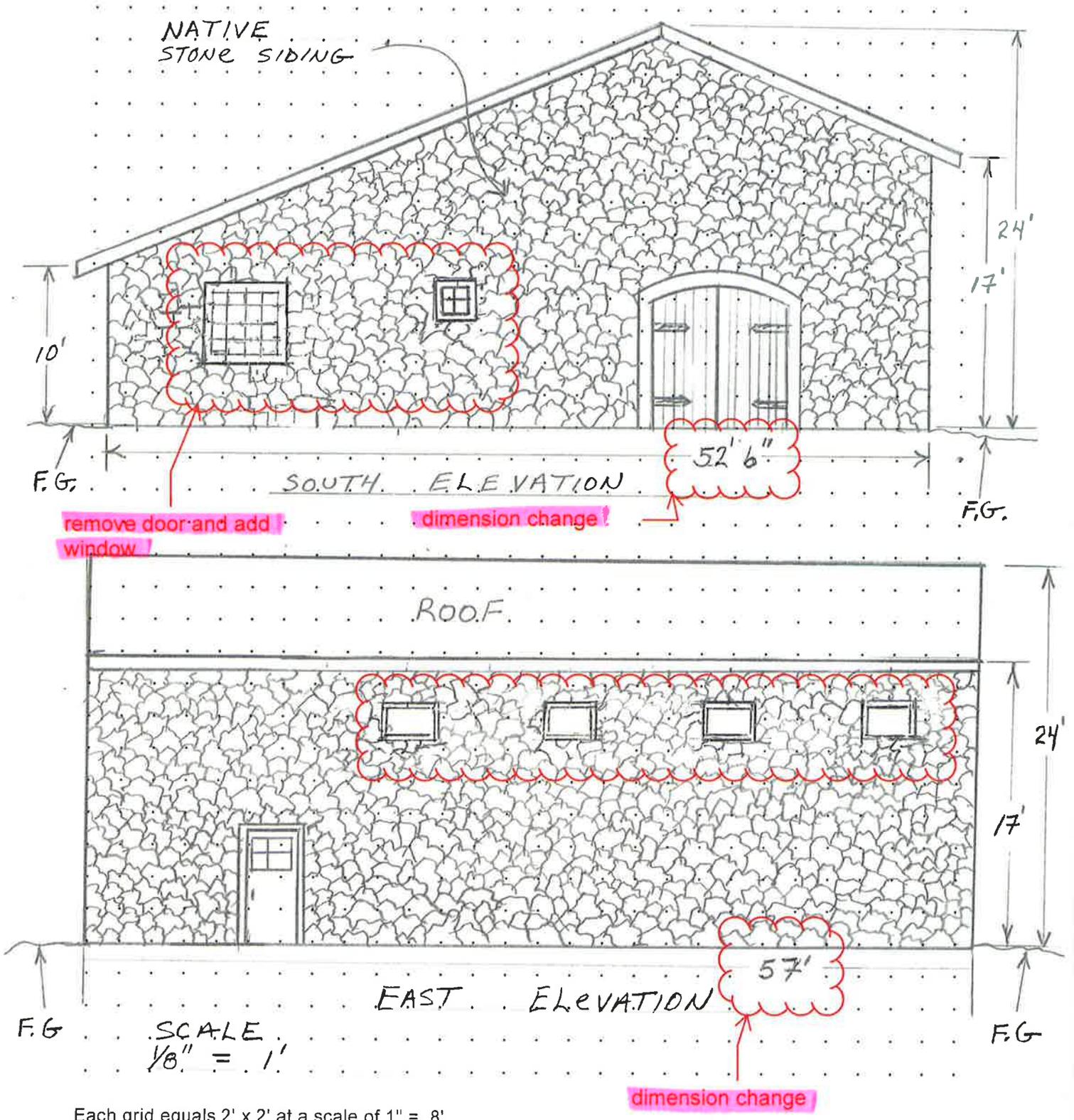
* Original narrative - please see previous page for updated narrative

Project description: Describe your proposed project including details on all uses proposed; the size, height, color, and construction materials of all structures; and any other details which explain how your proposal meets the requirements of the Scenic Area Land Use Ordinance.

THE PROPOSED PROJECT CONSIST OF CONVERSION AND EXPANSION OF THE EXISTING BARN INTO A SMALL BOUTIQUE WINERY AND TASTING ROOM. ALSO THE PLANTING OF 3 1/2 TO 4 ACRES OF THE PROPERTY INTO GRAPE VINES WITH DEER FENCING AND WIND BREAK AT THE WEST PROPERTY LINE TO SUPPORT THE VINEYARD. THE PROPOSED PROJECT WOULD TAKE PLACE OVER SEVERAL YEARS IN MANY PHASES AND THE FIRST PHASE WOULD MAKE NO PHYSICAL CHANGE TO THE OUTSIDE OF THE EXISTING STRUCTURES, EXCEPT FOR SOME ADDED WINDOWS AND A DOOR ALL ON THE WEST SIDE OF THE BARN. THE VINEYARD WOULD BE PLANTED ONE ACRE A YEAR AFTER APPROVAL. THE FINAL RESULT WOULD BE AN INCREASE IN SIZE OF THE EXISTING BARN FROM 36'X42' TO 50'X55' WITH A HEIGHT LESS THAN 24'. THE EXISTING METAL SIDING WOULD BE REMOVED AND CMU WALL WOULD BE INSTALLED AND COVERED WITH NATURAL STONE FROM THE GORGE AREA. THIS WOULD SERVE TO BLEND THE STRUCTURE INTO THE NATURAL LANDSCAPE. THE TRIM AND ROOF WOULD BE THE LIGHT GREEN OR TAN COLOR AS APPROVED IN THE IMPLEMENTATION HANDBOOK. THE WIND BREAK WOULD BE NATIVE PINE SPACED 10' APART AND SERVE TO SCREEN THE VINEYARD FROM KEY VIEWING AREAS. EVENT AREA AND PARKING WOULD BE NORTH OF WINERY BUILDING, NOT SEEN FROM KEY VIEWING AREAS, AND THERE WILL BE NO GRADE CHANGES. GREAT PAINS WILL BE TAKEN TO COMPLY WITH C.R.G.C. REQUIREMENTS.

Elevation Drawings

Elevation drawings showing the appearance of all proposed structures are required for all applications. Elevation drawings depict the entire length and width of each structure as seen from a horizontal view. The drawings must also include the natural and finished grade and be drawn to scale.

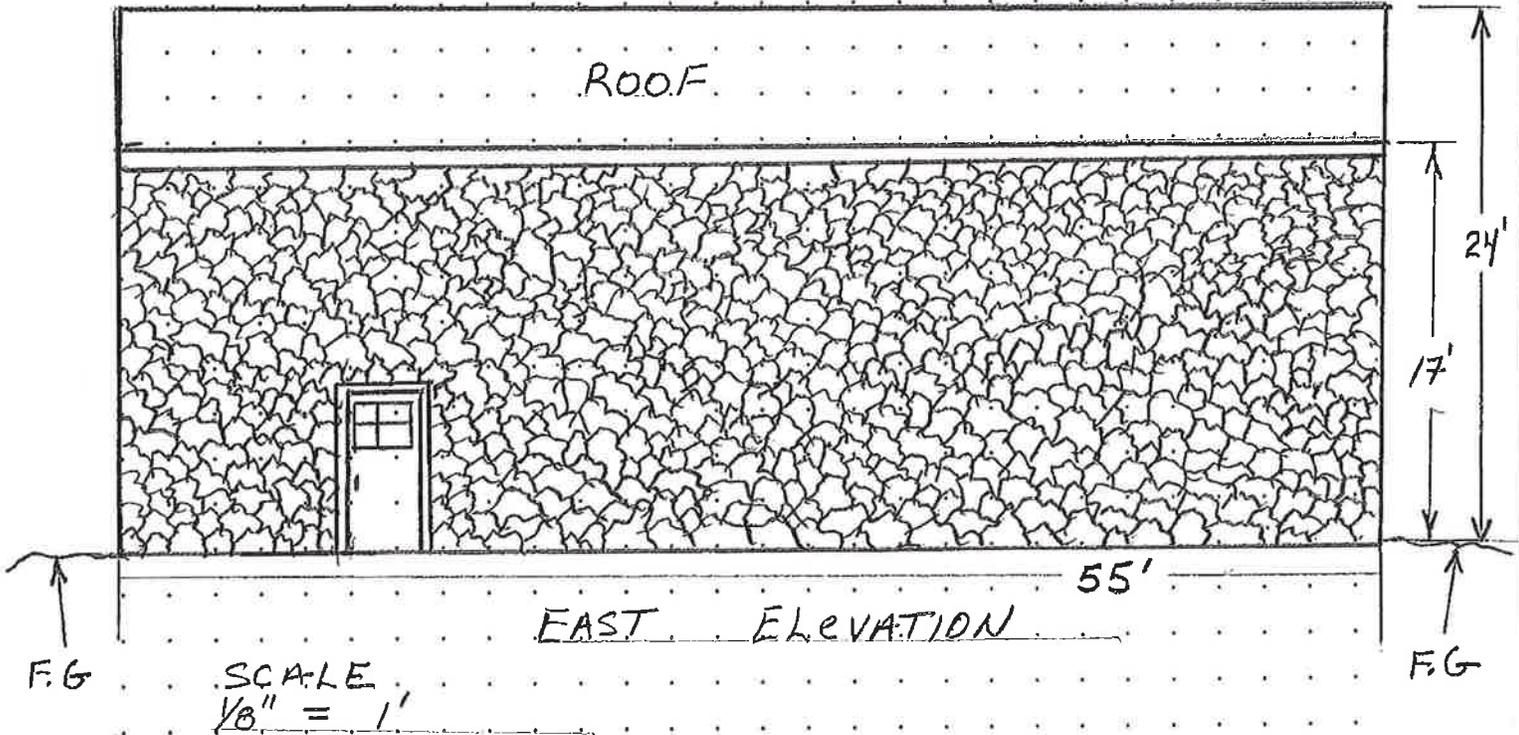
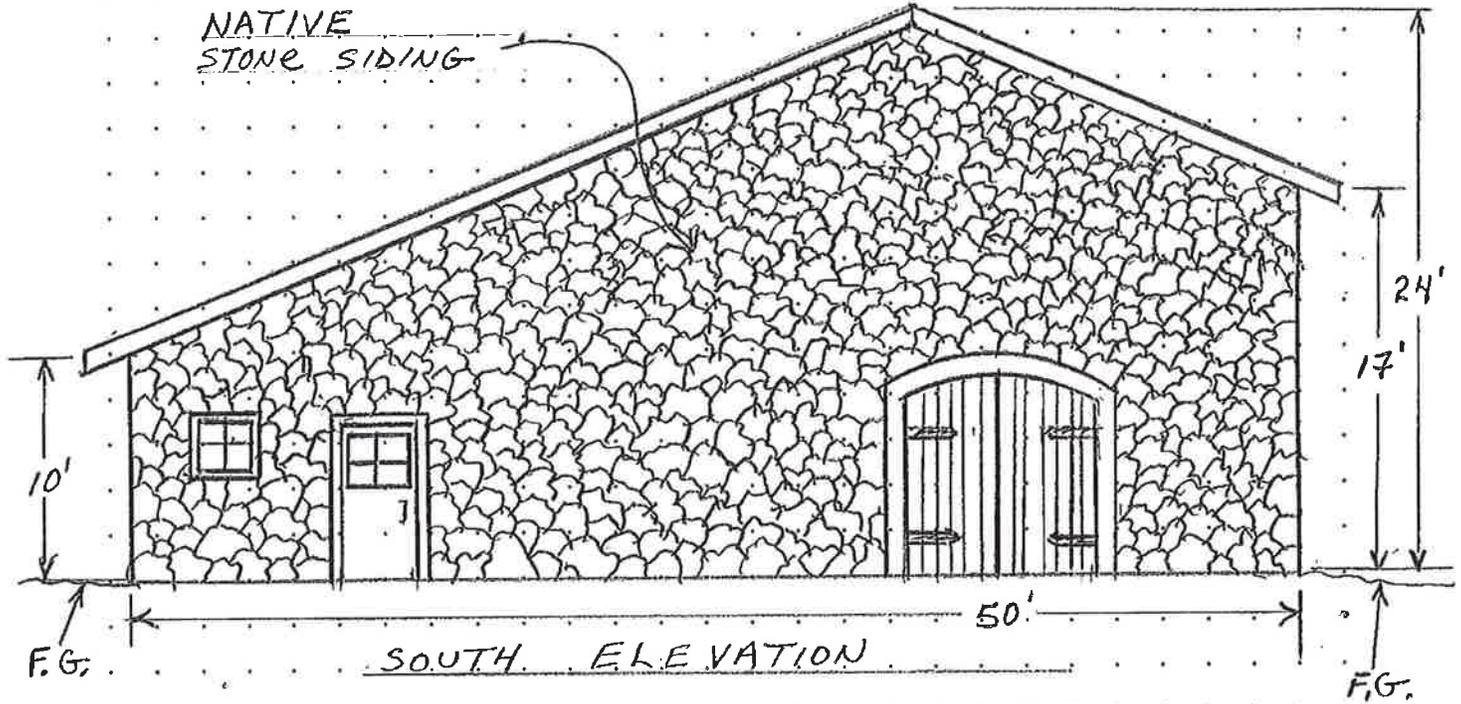


Each grid equals 2' x 2' at a scale of 1" = 8'

Elevation Drawings

**original drawings - please see previous page for updated drawings*

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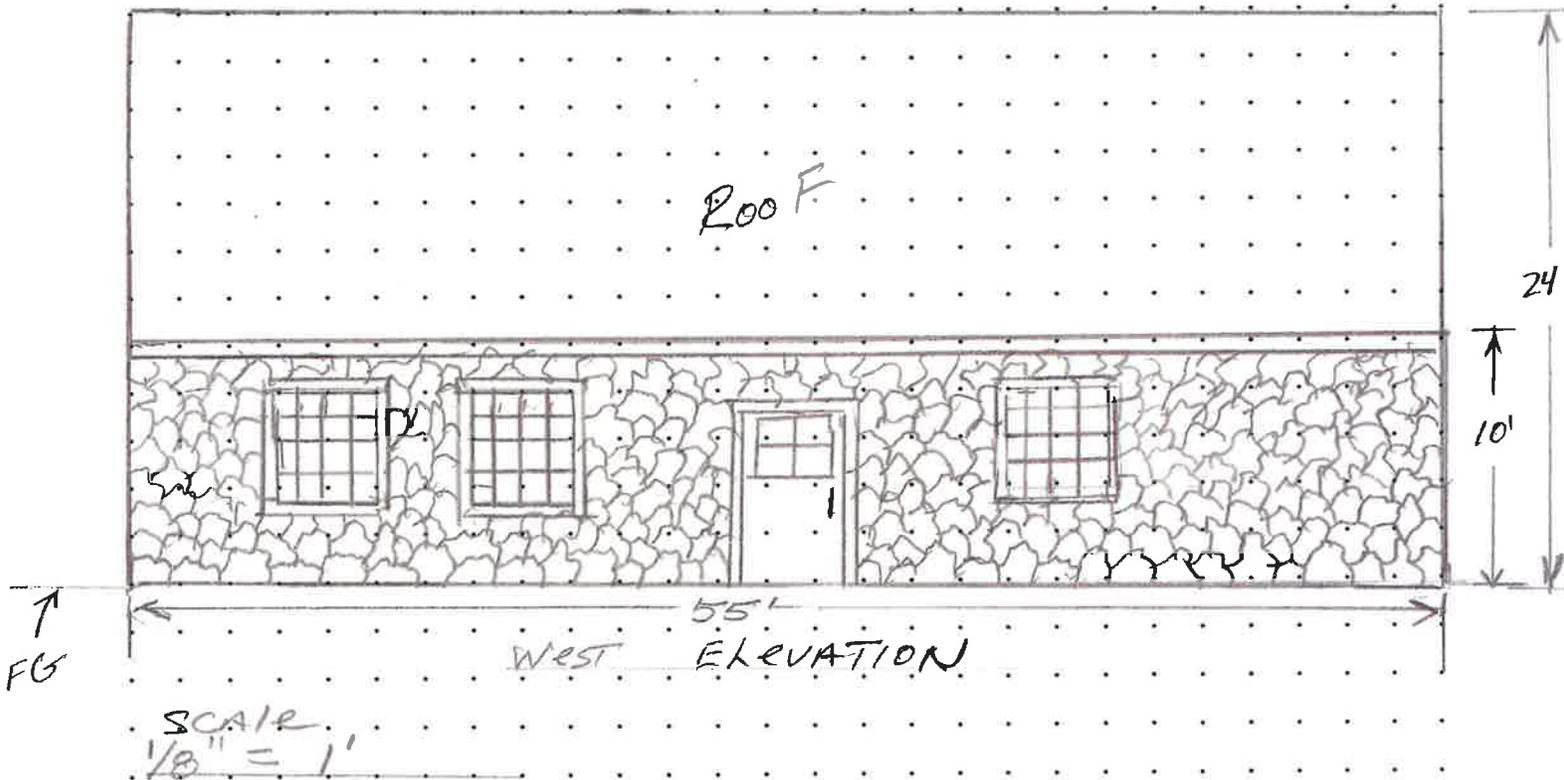
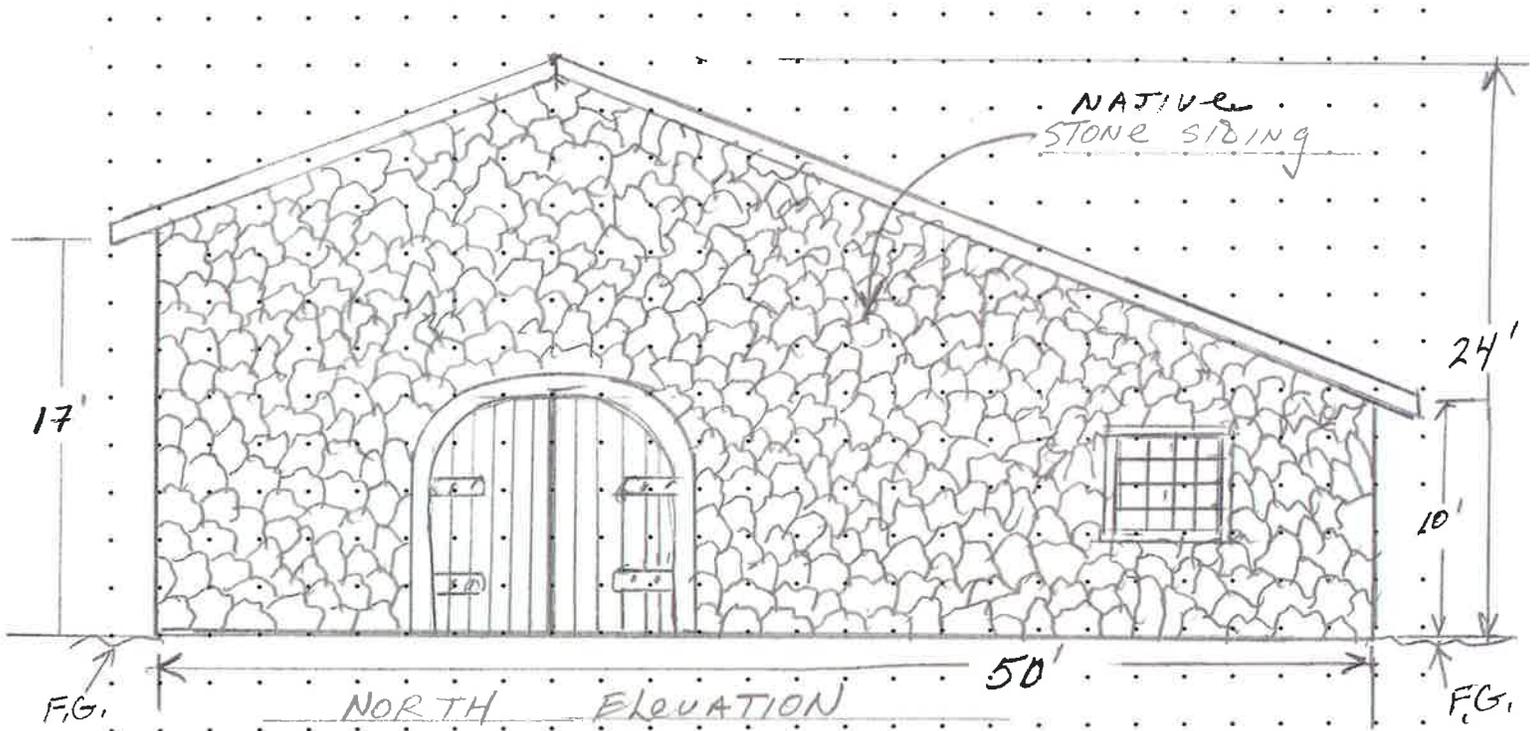
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Elevation Drawings

*Original drawings - please see previous page for updated drawings

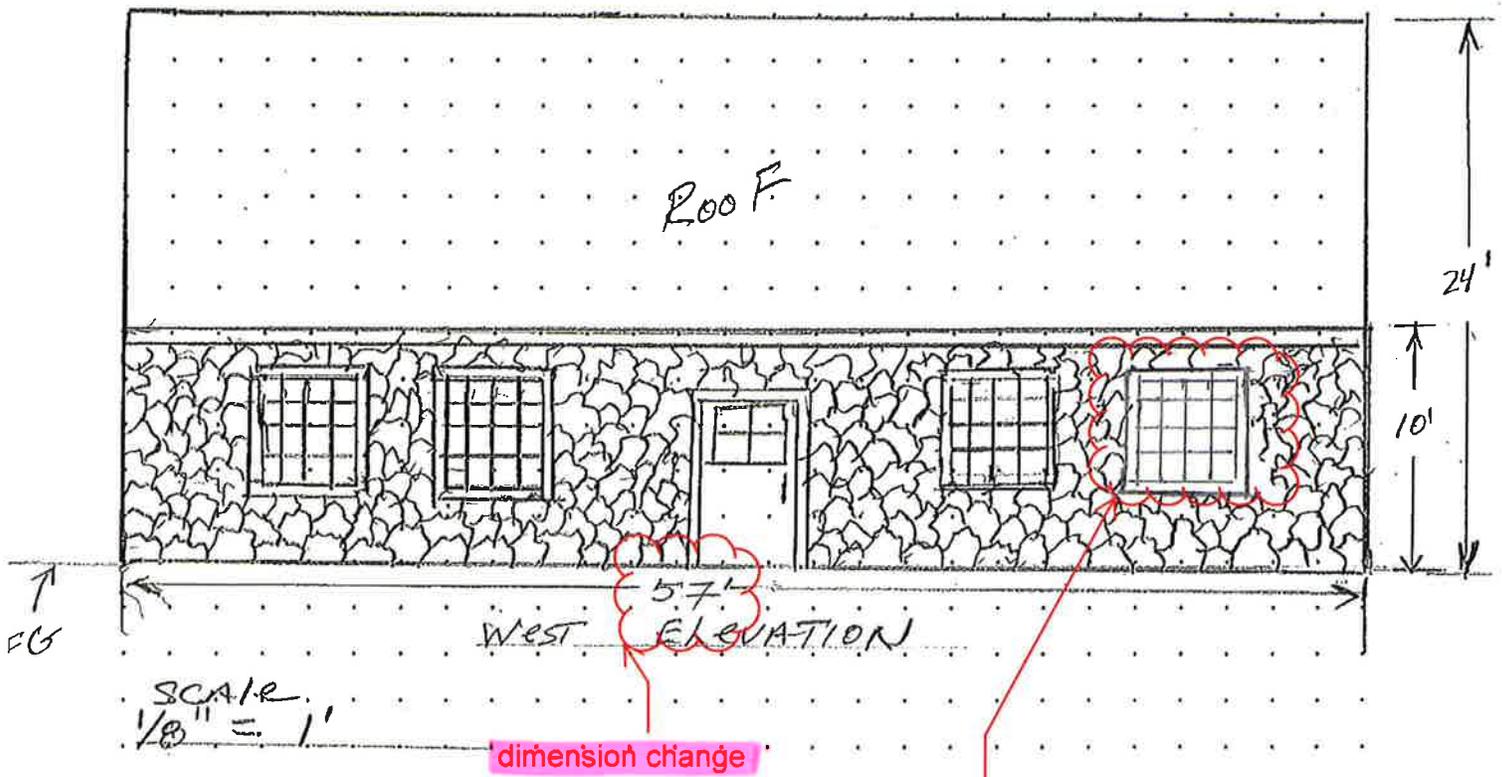
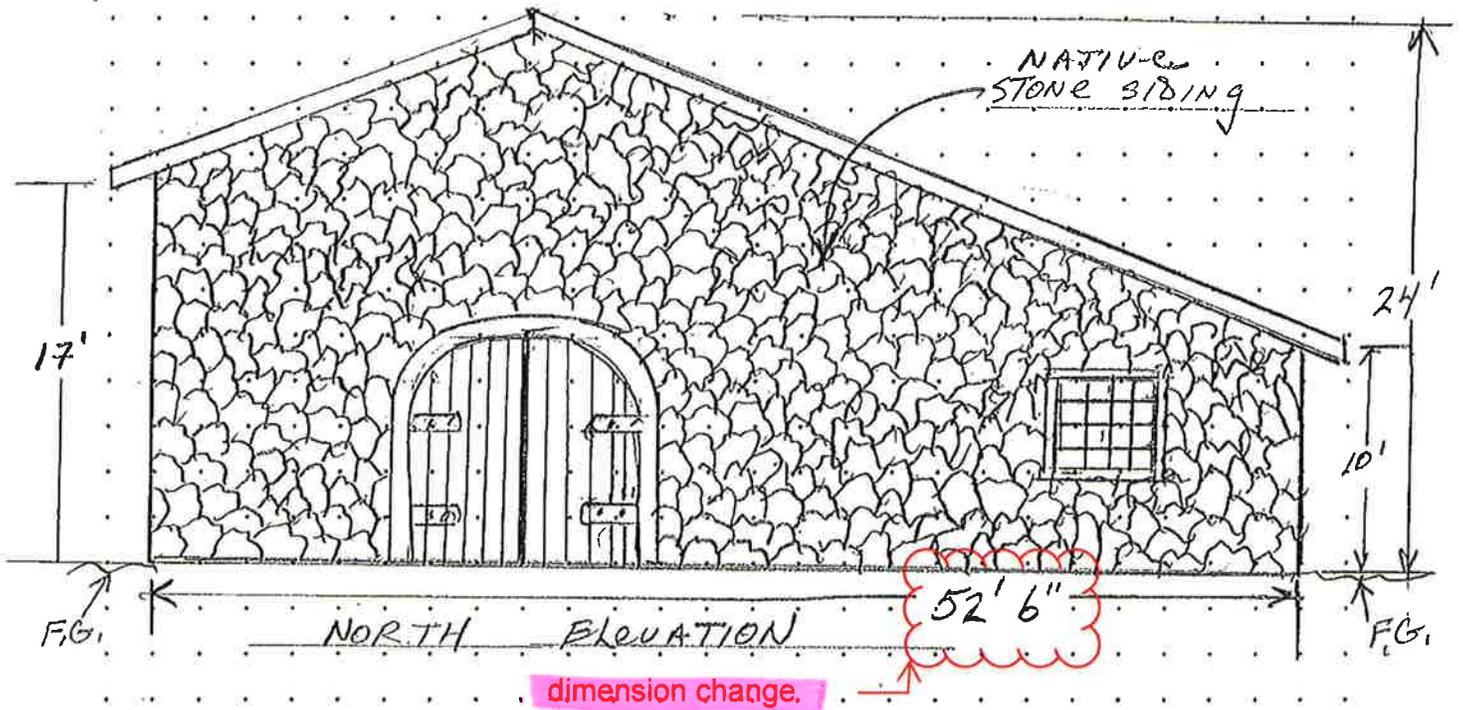
C16-0000

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SCALE
1/8" = 1'

Each grid equals 2' x 2' at a scale of 1" = 8'.

Elevation Drawings Color: "Sandstone" Andersen A-Series and 100 Series Exterior Color

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PUMP HOUSE OVER WELL HEAD

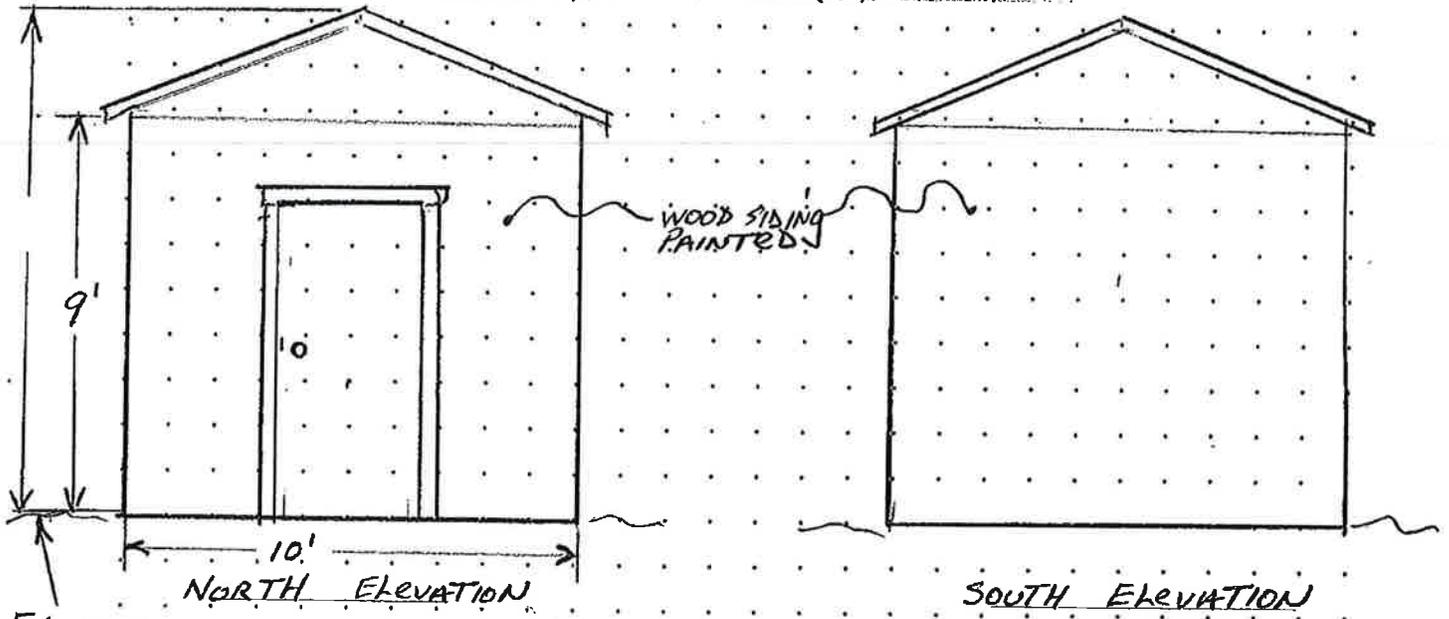
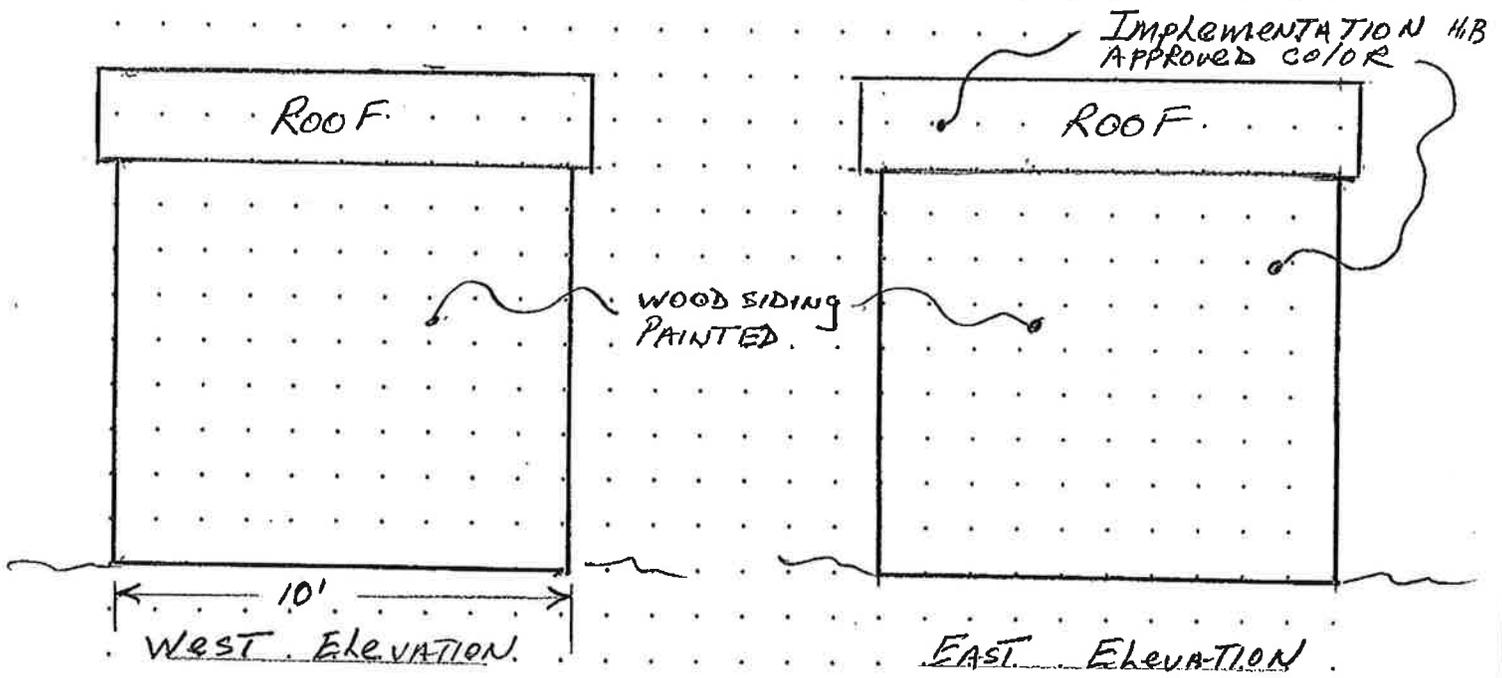


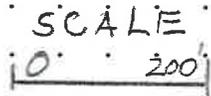
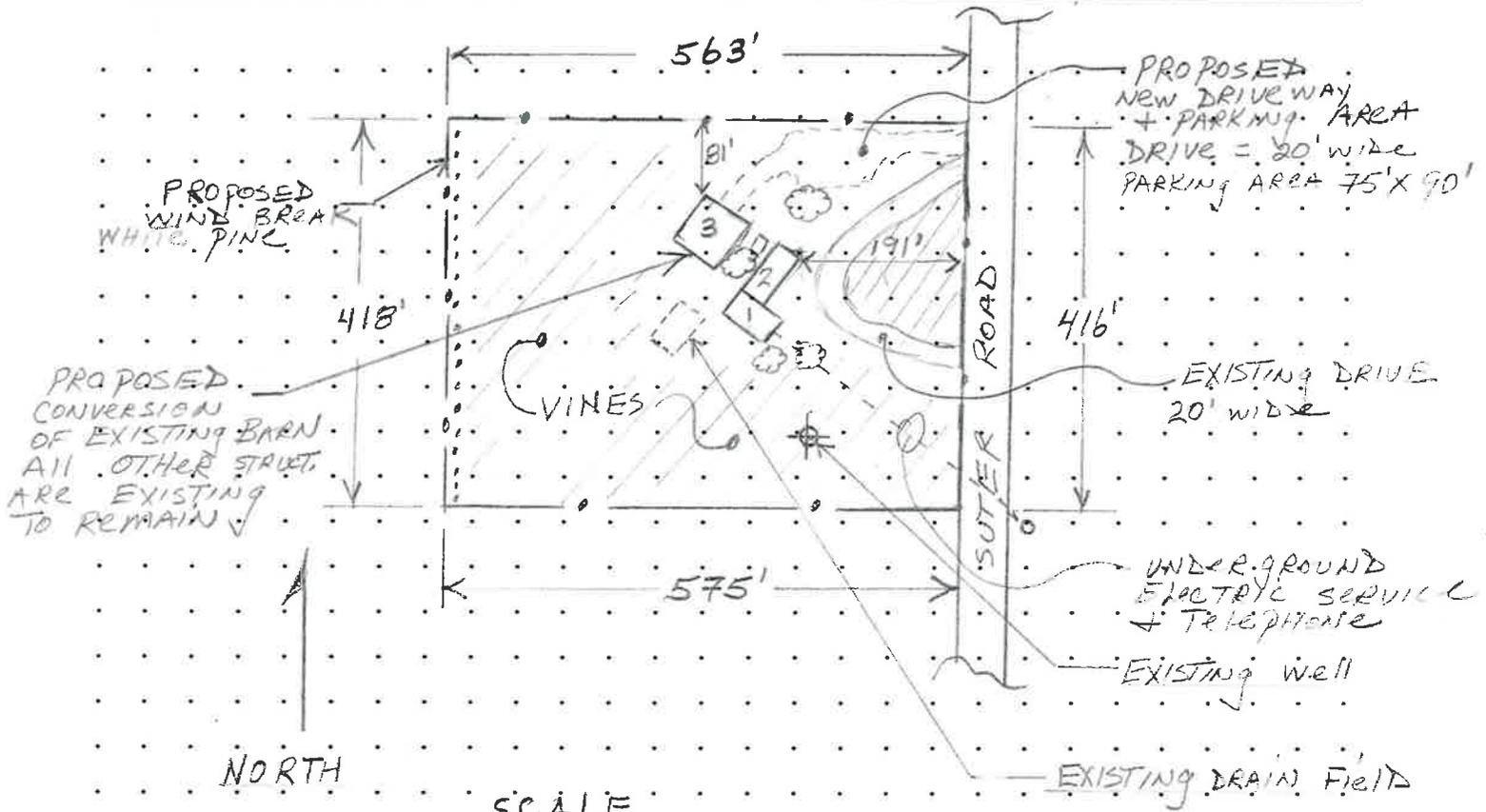
FIG. TYP.



SCALE
1/4" = 1'

Each grid equals 2' x 2' at a scale of 1/4" = 1'

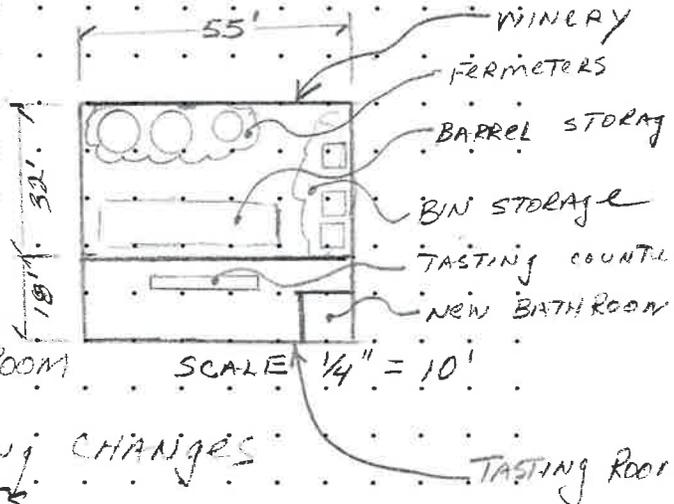
Site Plan *Original site plan - see previous page for updated site plan



NOTES

-  = PROPOSED VINES.
-  = EXISTING 24' x 48' HOME
-  = EXISTING 24' x 64' GARAGES
-  = PROPOSED WINERY + TASTING ROOM 50' x 55'

There will be no GRADING CHANGES
NO COMMERCIAL EVENTS



APPLICANT

MICHAEL CANGIAMILLA - PROPOSED WINERY

Key Viewing Areas

Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery. Key viewing areas are:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Historic Columbia River Highway <i>MS</i> | <input type="checkbox"/> Bonneville Dam Visitor Centers |
| <input type="checkbox"/> Crown Point | <input type="checkbox"/> Columbia River |
| <input checked="" type="checkbox"/> Highway I-84, including rest stops <i>MS</i> | <input type="checkbox"/> Washington State Route 141 |
| <input type="checkbox"/> Multnomah Falls | <input type="checkbox"/> Washington State Route 142 |
| <input type="checkbox"/> Washington State Route 14 | <input type="checkbox"/> Oregon Highway 35 |
| <input type="checkbox"/> Beacon Rock | <input type="checkbox"/> Sandy River |
| <input type="checkbox"/> Panorama Point Park | <input type="checkbox"/> Pacific Crest Trail |
| <input type="checkbox"/> Cape Horn | |
| <input type="checkbox"/> Dog Mountain Trail | Special Management Area only: |
| <input type="checkbox"/> Cook-Underwood Road | <input checked="" type="checkbox"/> Old Washington State Route 14 <i>MS</i> |
| <input checked="" type="checkbox"/> Rowena Plateau and Nature Conservancy Viewpoint <i>MS</i> | <input type="checkbox"/> Wyeth Bench Road |
| <input type="checkbox"/> Portland Women's Forum State Park | <input type="checkbox"/> Larch Mountain Road |
| <input type="checkbox"/> Larch Mountain | <input type="checkbox"/> Sherrard Point on Larch Mountain |
| <input type="checkbox"/> Rooster Rock State Park | |

If your project would be visible from one or more key viewing areas, then you must submit landscaping details of how your proposal would be screened from view. Important landscape details include:

- 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 which would screen your project

List of Adjacent Property Owners

Most proposals require that property owners within a specified distance of the subject parcel be notified of your proposal. This distance is generally 200 feet or 500 feet depending on the proposed use, surrounding land uses, and any resources that exist in close proximity to the subject parcel. The land use application contains a list of the various notice requirements. If your project is listed, then you must submit a list of adjacent property owners and their addresses.

Projects Requiring Grading Plans

If your project meets one of the following, then you must submit a grading plan:

In the General Management Area:

- NO** applications for structural development involving more than 100 total cubic yards of grading (material excavated and/or used as fill) with slopes of more than 10%;
- NO**
 - applications for structural development involving more than 200 total cubic yards of grading (material excavated and/or used as fill) where the building site is visible from one or more Key Viewing Areas

In the Special Management Area:

- NO**
 - applications for structural development involving more than 100 total cubic yards of grading (material excavated and/or used as fill) with slopes of more than 10% (except trails)

The grading plan must include the following:

- N/A**
 - A map of the site prepared at a scale of 1 inch equals 200, feet (1:2400) or at a scale providing greater detail, with contour intervals of at least every five feet including:
 - Existing and proposed final grades
 - Location of all areas to be graded, with cut banks and fill slopes delineated; and,
 - Estimated dimensions of graded areas.
- N/A**
 - A narrative description of the proposed grading activity, including:
 - Its purpose
 - An estimate of the total volume of material to be moved
 - The height of all cut banks and fill slopes
 - Provisions to be used for compaction, drainage, and stabilization of graded areas (preparation of this information by a licensed engineer or geologist is recommended)
 - A description of all plant materials used to revegetate exposed slopes and banks, including types of species, number of, size and location of plants, and a description of irrigation provisions or other measures necessary to ensure the survival of plantings; and
 - A description of any interim or permanent erosion control measures to be utilized.

Note: Structural development on slopes greater than 30% is prohibited.

If your project is listed below, you will need to submit additional information. Contact a Gorge Commission planner for help in identifying the information required.

Projects in the General Management Area

- Agricultural Buildings and Agricultural Labor Housing
- Projects within 1000 feet of sensitive wildlife and plant sites or water resources
- Single-family dwellings on lands designated Large or Small Woodland
- ~~□~~ Single-family dwellings in conjunction with agricultural use
- Single-family dwellings not in conjunction with agricultural use (on Large-Scale Agriculture)
- Single-family dwelling for an Agricultural Operator's Relative
- ~~□~~ Wineries or tasting rooms
- Temporary Hardship Dwelling
- Communications and Utility Facilities on lands visible from key viewing areas
- New livestock grazing; new fences, livestock watering facilities, and corrals; or soil, water, and vegetation conservation activities on lands designated Agriculture-Special
- Production and/or development of mineral resources and expansion of existing quarries
- Uses located in or providing recreational access to the Columbia River or its tributaries

Adjacent property owners (continued)

| Township, Range, Section, Tax Lot Number | Name and Address |
|--|--|
| LOT 2 SP 82-10 E2SW; 29-3-12 03122951000200 | MARK DINNERSTEIN P.O. Box 66, LYLE, WA. 98635-0066 |
| LOT 1 SP 82-10 E7SW; 29-3-12 03122951000100 | SHEILA WOODS 310 OLD HWY, LYLE, WA. 98635 |
| LOT 4 SP 82-10 IN E2SW; 29-3-12 03122951000400 | MICHAEL KRUGER P.O. Box 1692, GIG HARBOR, WA. 98335 |
| TL 2B IN S2; 29-3-12 03122900001600 | THEODORE SAUTER 33 SAUTER RD, LYLE, WA. 98635 |
| TL 6 IN, E2SWLY S OF RD LESS SP-82-10; 29-3-12 03122900001100 | STEPHANIE BOEN 31 SAUTER RD, LYLE, WA. 98635 |
| PTN LOT 1 SP 2007- 68; 29-3-12 03122907680100 | FRANK SLAVENS P.O. Box 645, LYLE, WA. 98635 |
| | Poppie Mantone 111 Balch Rd., Lyle, WA 98635 |
| | W-one place LLC 40411 N 78th St, Cave Creek, AZ 85331 |