

Columbia River Gorge National Scenic Area – Development Review Application

What is the land use plan designation for the subject property? (eg GMA Large Scale Agriculture)

Small GMA A-2 (40)

Is there a minimum parcel size for this land use plan designation, and if so, what is it?

YES 40 ACRES

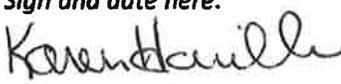
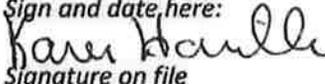
Is the proposed use one that may be permitted in this land use plan designation?

YES

Information Requirement	
Chapter 350-81-032(5)(a) Applicant's name, address, telephone number and email address.	<i>Please provide this information here and on the site plan too.</i> Karen Lee Harville 1918 Woodland RD Thomaston, GA 30286
Chapter 350-81-032(5)(b) The land owner's name, address and telephone number (if different from applicant).	<i>Please provide this information here and on the site plan too.</i> Karen Lee Harville 1918 Woodland Rd. Thomaston, GA 30286
Chapter 350-81-032(5)(c) The county in which the proposed use or development would be located.	<i>Please provide this information here and on the site plan too.</i> Klickitat County, WA
Chapter 350-81-032(5)(d) The section, quarter section, township and range in which the proposed development would be located.	<i>Please provide this information here and on the site plan too.</i> 03-12-3300-0001/00 03-12-2800-0022/00
Chapter 350-81-032(5)(e) The street address of the proposed use or development.	<i>Please provide this information here and on the site plan too.</i> 12 Crosby Lane Lyle, WA 98635
Chapter 350-81-032(5)(f) The tax lot number(s) and size in acres of	<i>Please provide this information here and on the site plan too.</i> TL 3 E2NE;33-3-12 8.01 MOL TL 8 SESE;TL 6B S2;28-3-12 7.67 MOL

<p>Chapter 350-81-032(5)(f)</p> <p>The tax lot number(s) and size in acres of the parcels of the involved.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>TL 3 E2NE;33-3-12 8.01 MOL</i></p> <p><i>TL 8 SESE;TL 6B S2;28-3-12 7.67 MOL</i></p> <p><i>Small Scale Agricultural</i></p>
<p>Chapter 350-81-032(5)(g)</p> <p>A description of the current land use for the parcel(s) involved and adjoining lands.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>Residential/Agricultural</i></p>
<p>Chapter 350-81-032(5)(h)</p> <p>A written description of the proposed use or development, including details on the height, exterior color(s) and construction materials of the proposed structures.</p>	<p><i>Please provide this information here and on the site plan too</i></p> <p><i>Removal of existing garage followed by construction that will be used as garage and storage. The building will be constructed on existing garage footprint and will have the following dimensions: 25 feet high, 30 feet wide and 30 feet deep.</i></p> <p><i>Construction materials will consist of steel, concrete, wood, and glass. The exterior color will be tan with a green roof to match the existing home.</i></p>
<p>Chapter 350-81-032(5)(i)</p> <p>A list of Key Viewing Areas from which the proposed use would be visible.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>Rowena Middle Ground – Building is below the horizon and concealed from view from the Oregon side of the Columbia Gorge</i></p>
<p>Chapter 350-81-032(5)(j)</p> <p>A map of the project area. The map shall be drawn to scale. The scale of the map shall be large enough to allow the Executive Director to determine the location and extent of the proposed use or development and evaluate its effects on scenic, cultural, natural, and recreation resources. The maps shall be prepared at a scale of 1 inch equals 200 feet (1:2,400), or a scale providing greater detail. If a parcel is very large, the map does not need to show the entire parcel. Rather, it can show only those portions of the parcel affected by the proposed use. The map shall include the following elements: (Listed below A through K.)</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>See attachment</i></p>
<p>Chapter 350-81-032(5)(j)(A).</p> <p>North arrow.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>See attachment</i></p>
<p>Chapter 350-81-032(5)(j)(B).</p> <p>Scale: 1" = 200' (unless natural resources</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>1 Grid = 5 feet</i></p>

<p>Chapter 350-81-032(5)(j)(C).</p> <p>Boundaries, dimensions, and size of subject parcel(s).</p>	<p><i>Please provide this information here and on the site plan too. Property lies adjacent and on the South side of Highway 8 extending 1079 feet. Property turns South along Sunset Dr. approxiametly 650 feet before turning East for approximately 1120 feet, having a slight reflex along the path approximately 500 feet from the south and West corner. At the intersection of the South Corner and the East side the property turns North for approximately 688 feet.</i></p> <p><i>The total acreage for the two parcels is 16.68 MOL</i></p>
<p>Chapter 350-81-032(5)(j)(D).</p> <p>Significant terrain features & landforms.</p>	<p><i>Please provide this information here and on the site plan too</i></p> <p><i>None.</i></p>
<p>Chapter 350-81-032(5)(j)(E).</p> <p>Groupings & species of trees & other vegetation.</p>	<p><i>Please provide this information here and on the site plan too</i></p> <p><i>Tree coverage (Oregon White Oak) along the Southern one-third of the property.</i></p>
<p>Chapter 350-81-032(5)(j)(F).</p> <p>Location & species of vegetation to be removed.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>NONE</i></p>
<p>Chapter 350-81-032(5)(j)(F).</p> <p>Location & species of vegetation to be planted.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>NONE</i></p>
<p>Chapter 350-81-032(5)(j)(G).</p> <p>Bodies of water and watercourses.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>NONE</i></p>
<p>Chapter 350-81-032(5)(j)(H).</p> <p>Location & width of existing & proposed roads, driveways, trails.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>The existing driveway will not be changed. It enters the property on the Northeast corner and travels at an arc approximately 500 feet to the existing garage. The drive is gravel and is approximately 10 feet wide</i></p>
<p>Chapter 350-81-032(5)(j)(I).</p> <p>Location & size of existing & proposed structures.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>The existing garage lies at the base of the tree line approximately 500 feet from the entrance to Highway 8. The garage footprint is approximately 30' x 30' and lies between the existing residence and the stables.</i></p>
<p>Chapter 350-81-032(5)(j)(J).</p> <p>Location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>Two wells exist just Northwest of the existing garage, the septic system is located NNE approximately 200 feet from the NE corner of the garage, several telephone poles are located north</i></p>

telephone poles and lines, and outdoor lighting.	<i>of the garage and along the driveway. Existing lighting is managed manually from the residence.</i>
Chapter 350-81-032(5)(K). Location & depth of grading & ditching.	<i>Please provide this information here and on the site plan too. The existing garage site will be graded level prior to pouring the concrete flooring</i>
Chapter 350-81-032(5)(k). Elevation drawings – including natural & finished grade; drawn to scale.	<i>Please provide this information here and on the site plan too. See attachment</i>
Chapter 350-81-032(5)(l) List of adjacent & nearby property owners and addresses as determined in 350-81-630.	<i>Please provide this information here and on the site plan too. See attachment</i>
Chapter 350-81-032(5)(m) Any additional information that the applicant feels will assist in the evaluation of the proposal, including but not limited to, maps, drawings, and development plans.	<i>Please provide this information here and on the site plan too. See attached contour map The new construction will take place on the existing garage footprint, which will not require any significant grading, or removal of existing vegetation. The site is below the horizon and out of site from the Oregon side of the Columbia River.</i>
Chapter 350-81-032(5)(n) Signature of the applicant and property owner or a statement from the property owner indicating that he is aware of the application being made on his property.	<i>Sign and date here:</i>  3/14/2017 <i>Signature on File</i>
Chapter 350-81-032(5)(o) The signature of the property owner on a statement that authorizes the Executive Director or the Executive Director's designee reasonable access to the site in order to evaluate the application.	<i>Sign and date here:</i>  3/14/17 <i>Signature on file</i>
Chapter 350-81-032(6) Applications for the following uses or developments shall include additional information as required by the appropriate guidelines in Commission Rule	

350-81 or by the Executive Director.	
<p>Chapter 350-81-032(6)(a)</p> <p>In the General Management Area, for all buildings visible from key viewing areas, pursuant to 350-81-520(2)(n)</p> <p>In addition to the site plan requirements in 350-81-032(5), applications for all buildings visible from key viewing areas shall include a description of the proposed building(s)' height, shape, color, exterior building materials, exterior lighting, and landscaping details (type of plants used; number, size, locations of plantings; and any irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes).</p> <p>Chapter 350-81-520(2)(n)</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>Building will be 30'w x30d 'x25'h, the color will be tan to match the existing residence, exterior building material will be composite concrete siding, exterior lighting will be lights attached to the exterior eaves of the building.</i></p> <p><i>No landscaping is required</i></p> <p><i>No irrigation is required</i></p> <p><i>Building is below the horizon and cannot be seen from the Oregon side of the Columbia River</i></p>
<p>Chapter 350-81-032(6)(b)</p> <p>In the General Management Area, production and/or development of mineral resources and expansion of existing quarries pursuant to 350-81-520(1)(f), (2)(o), and (2)(bb).</p> <p>The above references are voluminous and not expanded here. The reader is directed to these references for further detail, as needed.</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p>N/A</p>
<p>Chapter 350-81-032(6)(c)</p> <p>A grading plan that complies with the requirements of 350-81-520(2)(aa)(A) and (B) is required for the following:</p> <ul style="list-style-type: none"> -In the GMA, all applications for structural development involving more than 100 cubic yards of grading with slopes over 10% shall include a grading plan; -In the GMA, all proposed structural development on sites visible from KVAs and involving more than 200 cubic yards of grading, regardless of slope; and -In the SMA, all applications for structural development involving more than 100 cubic yards of grading with slopes greater 	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>Only a limited amount of leveling is required and no significant amount of earth will be disturbed</i></p>

<p>important in defining the historic or architectural character of buildings that are 50 years or older, pursuant to 350-81-540(1)(c)(H)(iii).</p> <p>The project applicant shall provide detailed architectural drawings and building plans that clearly illustrate all proposed alterations. Chapter 350-81-540(1)(c)(H)(iii)</p>		
<p>Chapter 350-81-032(6)(g)</p> <p>In the GMA, new uses located in, or providing recreational access to the Columbia River or its fish bearing tributaries, pursuant to 350-81-084(1)(a)(A).</p> <p>The citation 350-81-084(1)(a)(A) (Tribal Government Notice) is not expanded here. It is too voluminous. The reader is directed this section of the code, as needed, for more detail.</p>	<p><i>Please provide this information here and on the site plan too.</i> N/A</p>	
<p>Site Plan & Misc. Checklist for Completeness Review (First and second level citations provided.)</p>		
<p>Level 1 Citation</p>	<p>Level 2 Citation (a citation inside the Level 1)</p>	<p>Comments</p>
<p>Chapter 350-81-032(6)(h)</p> <p>In the General Management Area, any review use in a wetland or within a wetland buffer zone, pursuant to 350-81-560(1)(b).</p>	<p>In addition to the information required in all site plans, site plans for proposed uses in streams, ponds, lakes, and their buffer zones shall include:</p> <p>(A) A site plan map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.</p> <p>(B) The exact boundary of the ordinary high watermark or normal pool elevation and prescribed buffer zone; and</p> <p>(C) A description of actions that would alter or destroy the stream, pond, lake or riparian area.</p> <p>Chapter 350-81-570(1)(b)</p>	<p><i>Please provide this information here and on the site plan too.</i> N/A</p>
<p>Chapter 350-81-032(6)(i)</p> <p>In the General Management Area, any review use in a stream, pond, lake, or within their buffer zones</p>	<p>In addition to the information required in all site plans, site plans for proposed uses in streams, ponds, lakes, and their buffer zones shall include:</p> <p>(A) A site plan map prepared at a scale</p>	<p><i>Please provide this information here and on the site plan too.</i> <i>Unknown stream on neighbors</i></p>

<p>pursuant to 350-81-570(1)(b).</p>	<p>of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail. (B) The exact boundary of the ordinary high watermark or normal pool elevation and prescribed buffer zone; and (C) A description of actions that would alter or destroy the stream, pond, lake or riparian area.</p> <p>Chapter 350-81-570(1)(b)</p>	<p><i>property to the East. Likely intermittent in nature. New construction is well outside the required buffer of 50 feet.</i></p>
<p>Chapter 350-81-032(6)(j)</p> <p>In the General Management Area, any review use within 1000 feet of a sensitive wildlife area or site, pursuant to 350-81-580(1)(b). Large-scale uses as defined by 350-81-580(2) shall also include field survey information pursuant to 350-81-580(2)(e).</p>	<p>In addition to the information required in all site plans, site plans for uses within 1,000 feet of a sensitive wildlife area or site shall include a map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.</p> <p>Chapter 350-81-580(1)(b) A field survey to identify sensitive wildlife areas or sites shall be required for:</p> <p>(a) Land divisions that create four or more parcels. (b) Recreation facilities that contain parking areas for more than 10 cars, overnight camping facilities, boat ramps, and visitor information and environmental education facilities. (c) Public transportation facilities that are outside improved rights-of-way. (d) Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater and (e) Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually.</p> <p>Field surveys shall cover all areas affected by the proposed use or recreation facility. They shall be conducted by a professional wildlife biologist hired by the project applicant. All sensitive wildlife areas and sites discovered in a project area shall be described and shown on the site plan map.</p> <p>Chapter 350-81-580(2)</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>Oregon White Oak Habitat.</i></p> <p><i>Habitat will not be effected</i></p>

	<p>(f) Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually.</p> <p>Chapter 350-81-580(2)(e)</p>	
<p>Chapter 350-81-032(6)(k)</p> <p>In the General Management Area, any review use within 1000 feet of a sensitive plant, pursuant to 350-81-590(1)(b). Large-scale uses as defined by 350-81-590(2) shall also include field survey information pursuant to 350-81-590(2)(e).</p>	<p>In addition to the information required in all site plans, site plans for uses within 1,000 feet of a sensitive wildlife area or site shall include a map prepared at a scale of 1 inch equals 100 feet (1:1,200), or a scale providing greater detail.</p> <p>Chapter 350-81-580(1)(b)</p> <p>A field survey to identify sensitive plants shall be required for:</p> <p>(a) Land divisions that create four or more parcels.</p> <p>(b) Recreation facilities that contain parking areas for more than 10 cars, overnight camping facilities, boat ramps, and visitor information and environmental education facilities.</p> <p>(c) Public transportation facilities that are outside improved rights-of-way.</p> <p>(d) Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater and</p> <p>(e) Communications, water and sewer, and natural gas transmission (as opposed to distribution) lines, pipes, equipment, and appurtenances and other project related activities, except when all of their impacts will occur inside previously disturbed road, railroad or utility corridors, or existing developed utility sites, that are maintained annually.</p> <p>Field surveys shall cover all areas affected by the proposed use or recreation facility. They shall be conducted by a person with recognized expertise in botany or plant ecology hired by the project applicant. Field surveys shall identify the precise location of the sensitive plants and delineate a 200-foot buffer zone. The results of a field survey</p>	<p><i>Please provide this information here and on the site plan too.</i></p> <p><i>None on site</i></p>

of the subject parcel(s) as determined by 350-81-630.

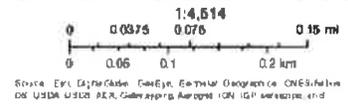
Please note that additional information may be required as the application is researched and analyzed for consistency with other applicable sections of the Columbia River Gorge Commission Administrative Rules.

Klickitat Maps



October 10, 2015

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|---------------------|------------|----------------|-----------|--------------------|
| --- County Boundary | □ Parcels | --- Other Govt | --- Creek | --- Township Range |
| • Towns | --- City | --- Private | --- River | |
| □ City Limits | --- County | --- State | Sections | |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, et al.

Created by: Clickat Group
on 10/10/2015



Paint sample
on file
Sparkling Emerald

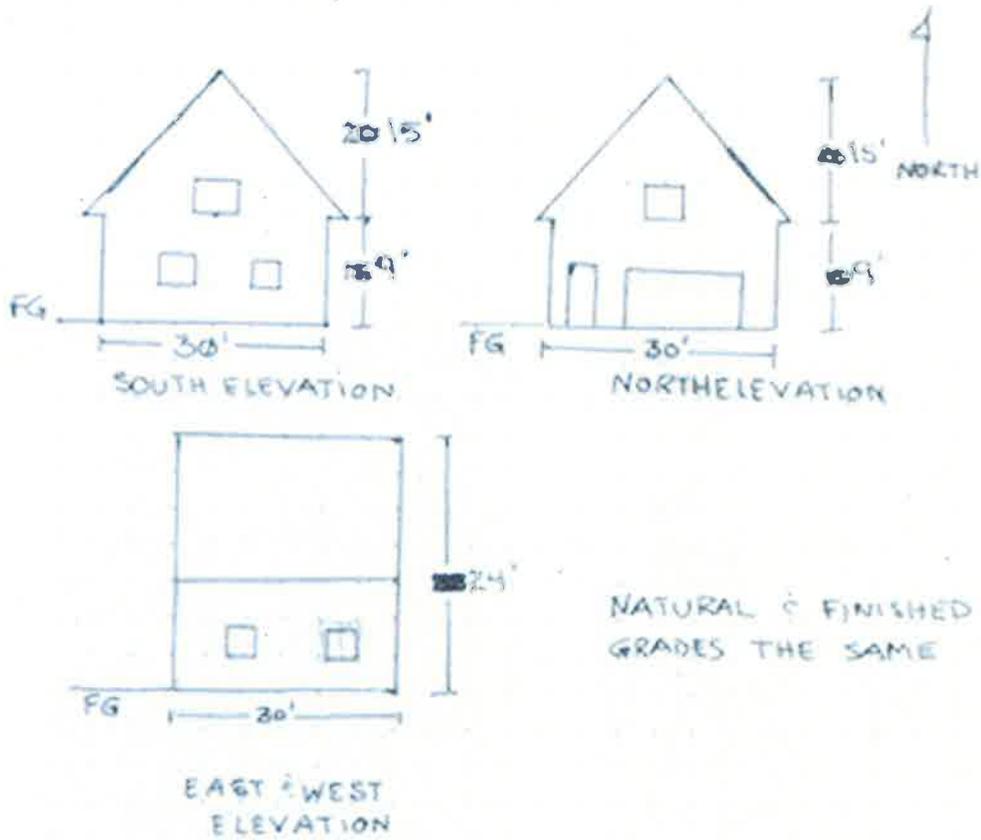
Proposed New Construction



The property is located at the intersection of Sections 27/28/33/34. Note three dots that appear to represent the existing home and two barns. The drive into the property is Crosby Lane.

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.



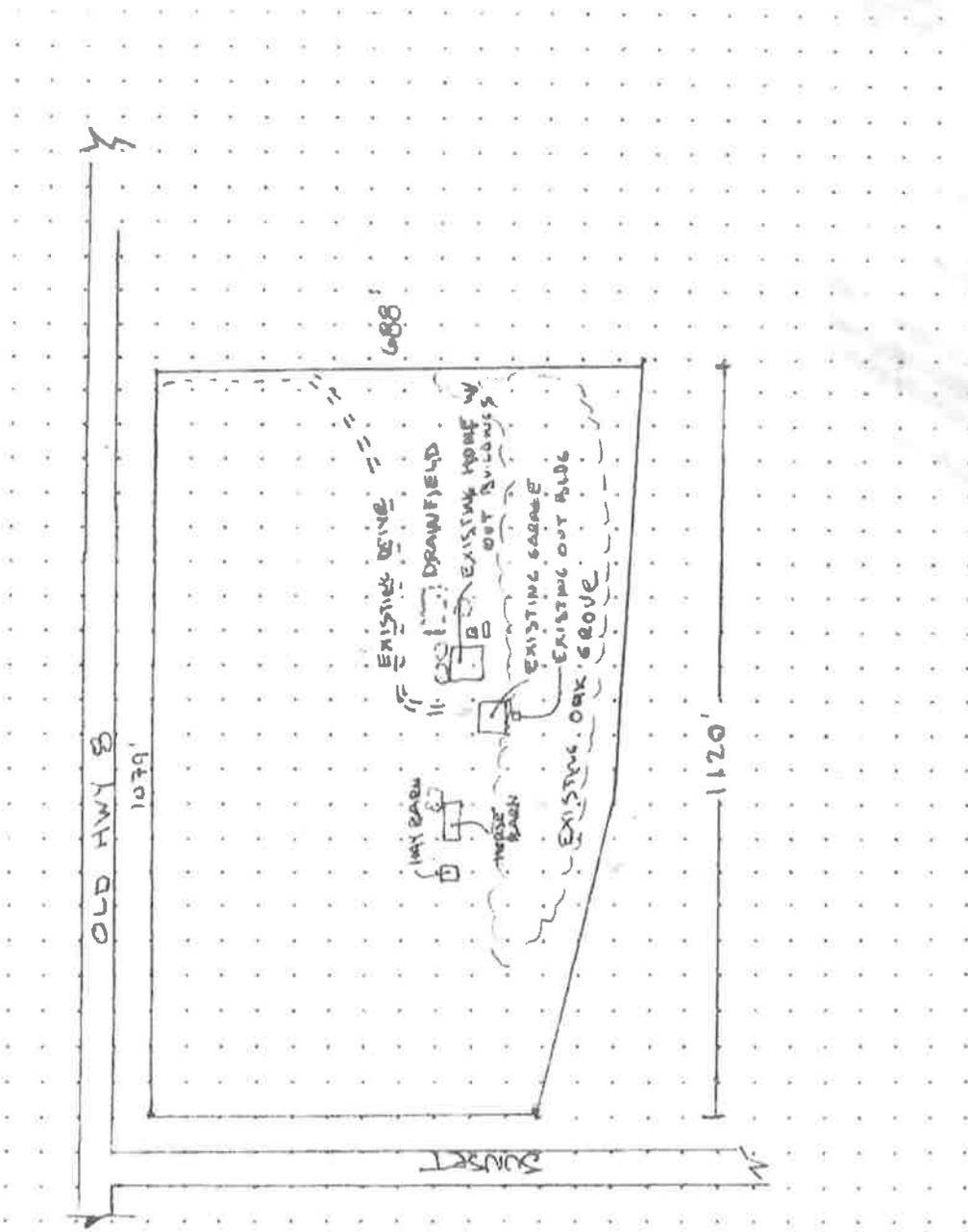
SCALE 1 GRID = 5'

Karen Lee Harville
1918 Woodland Rd
Thomaston, GA 30286

12 Crosby Lane, Lyle, WA 98621
Allegheny County, PA
PS 12 3300-0001/00
PS 12 2800-0022/00
TL 3 4298.53 3 12
TL 8 3858.TL 68 52,00 3 12
General Rural

Karen Lee Harville
1918 Woodland Rd
Thomaston, GA 30286

12 Crosby Lane; Lyle WA 98635
Klickitat County, WA
03-12-3300-0001/00
03-12-2800-0022/00
TL 3 E2NB;33-3-12
TL 8 SESE;TL 6B 52;2B-3-12
General Rural



Each grid equals 60' x 60' at a scale of 1" = 200'.

Karen Lee Harville
1918 Woodland Rd
Thomaston, GA 30286

12 Crosby Lane, Lyle WA 98625
Klickitat County, WA
03-12-3500-0001/00
05-12-2800-0022/00
TL 3 E2N8, 33-3-12
TL 8 S5E6, TL 6N S2, 28-3-12
General Rural

