

RECEIVED

FEB 19 2019

Land Use Application

Applicant(s): Dennis & Lynn Christensen & John Reeder - (Hardship Case) Property Owner(s): Dennis & Lynn Christensen & John Reeder - Brother - Hardship Case

Mailing Address: P.O. Box 143 - Lyle, WA. 98635 Mailing Address: 440 Lyle-Snowden Rd Lyle, WA. 98635

Phone: 509-281-1739 Phone: 509-281-1738

Email: LynnChristensen2@gmail.com Email: Dennis0117@gmail.com

Location of property:

Township: 3 Range: 12 Parcel address: 03120951000300

Section & Qtr. Section: Sec 9 County: Klickitat

Tax Lot No(s): Lot 3 of SP 80-20 in E2 Parcel Size (acres): 7.25 Acres

Existing use of parcel: Single family Dwelling

Use of adjacent parcels: Single family Dwelling & raw land

Project description: This should include all proposed activities and details on size, height, exterior colors, and construction materials of proposed structures. Any areas of ground disturbance and landscaping details should also be described. It is important to describe all aspects of your project so that you may gain approval for all of the development activities you plan to do.

Existing single family dwelling plus additional manufactured home under hardship petition. Existing home is 30' x 70' manufactured single story with brown siding. A two tier deck is on the south side. one 18' x 12' the other 12' x 12' back porch is 4' x 12'. 10' x 10' well house & 8' x 16' wood shed also are existing. On original application there was a two car garage/shop on the east side but was not built.

The additional home is about 30' x 60'.  
Our septic system will not be capable of serving  
both homes so we will need to build another  
one. Power will be provided from X-former  
on site to disconnect underground with water  
supply from nearby well house. Land scaping will  
be limited to natural forest plants and small  
flower or vegetable gardens.

---

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

- Application form completed and signed
- Site plan
- Key viewing areas checklist, elevation drawings, and landscape details, if required
- Names and addresses of adjacent property owners, if required
- Any additional information as required

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

*John E. Reeder*

date *2-8-19*

**Property owner(s) signature:**

*John A. Christensen*

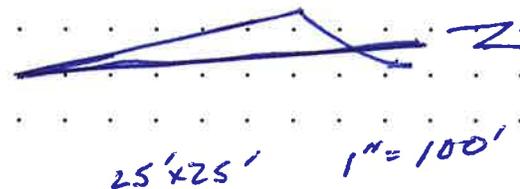
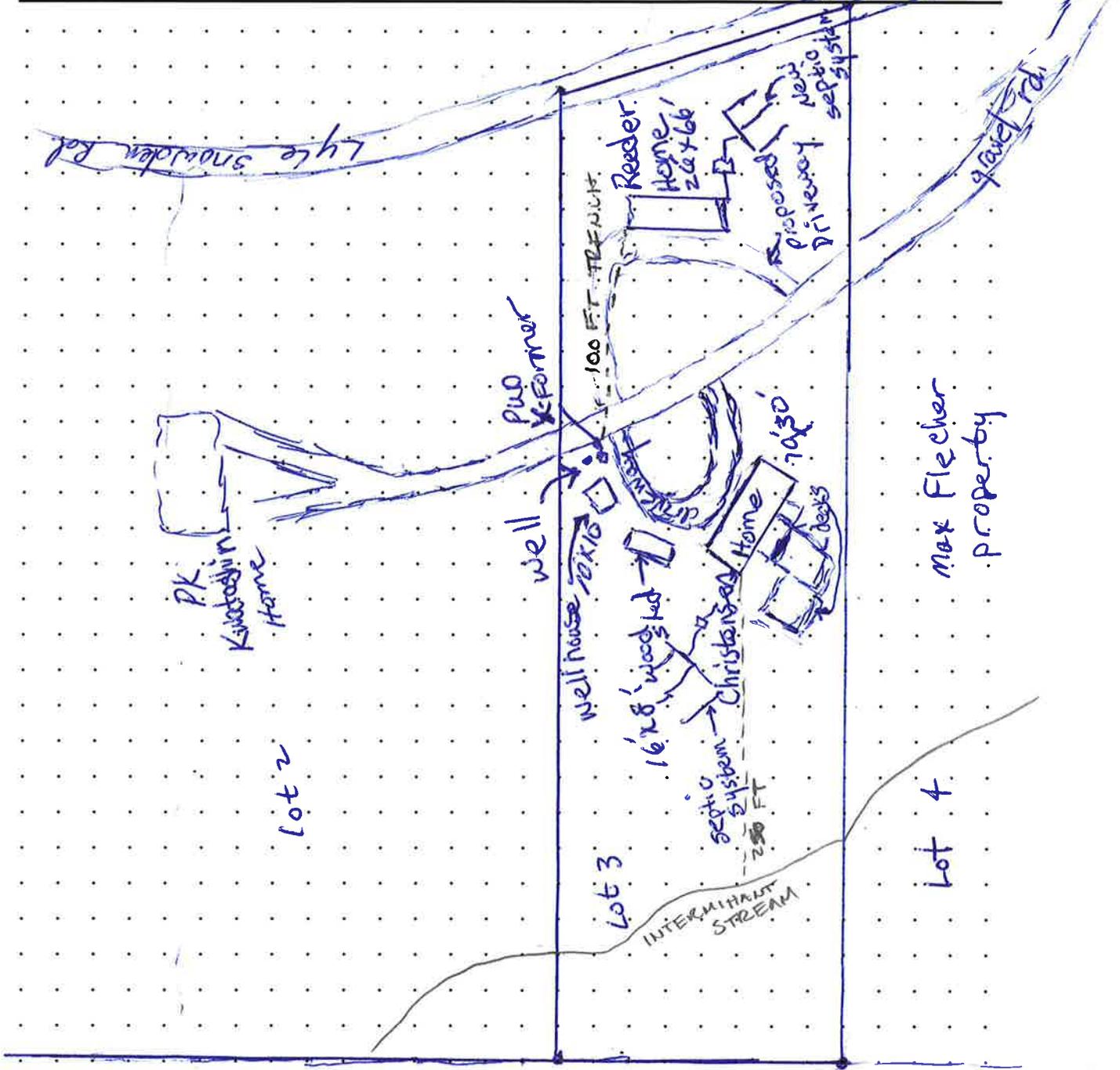
date *2-8-19*

*Lynn M. Christensen*

date *2-8-19*

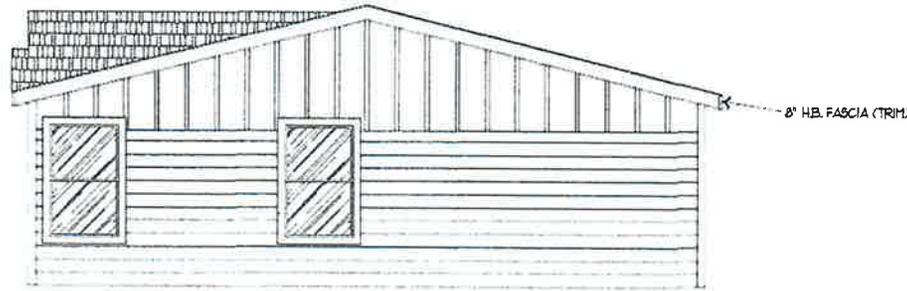
\*Please use this template or attach a separate site plan

Site plan (continued):



Each grid equals 50'x 50' at scale of 1" = 200'.

EXISTING DWELLING

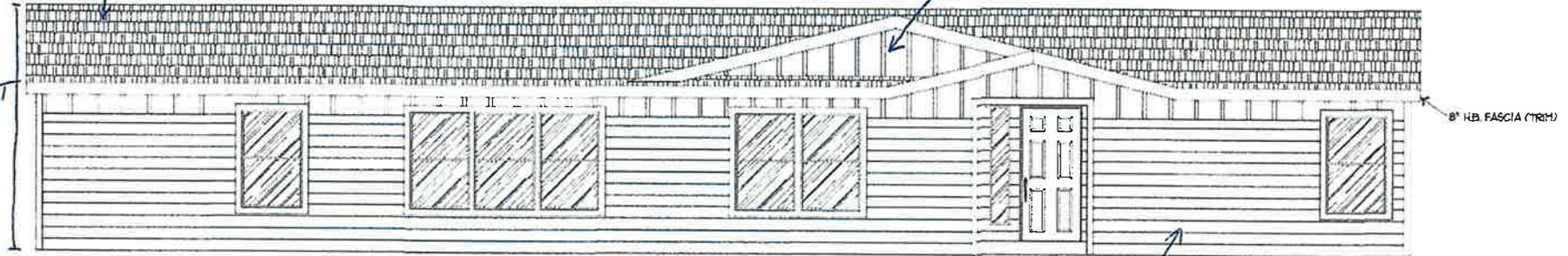


Shingle color  
BLACK

ENDWALL ELEVATION

Accent B+B color  
Desert Castle

AK HEIGHT  
13"



SIDEWALL ELEVATION

Trim color  
BASIC BEIGE

BODY COLOR  
Light Chocolate

Customer: Christensen

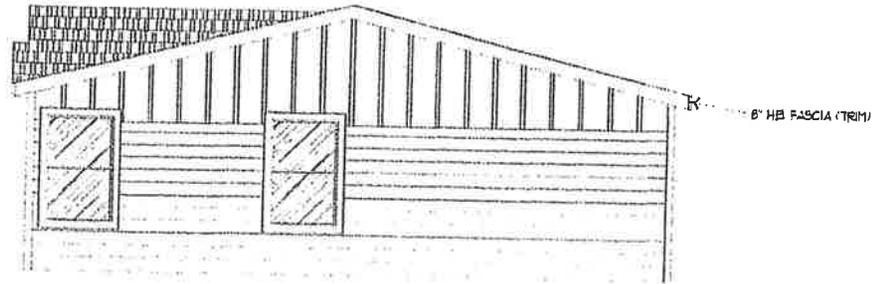
70ft x 30ft  
Model # GSP 702G  
Serial # ALP030210ORAB

Light Chocolate Specify #90YR 16/12	Desert Castle Specify #20YY 53/124	Basic Beige Specify #45YY 65/084	Order #A1866
--	---------------------------------------	-------------------------------------	--------------

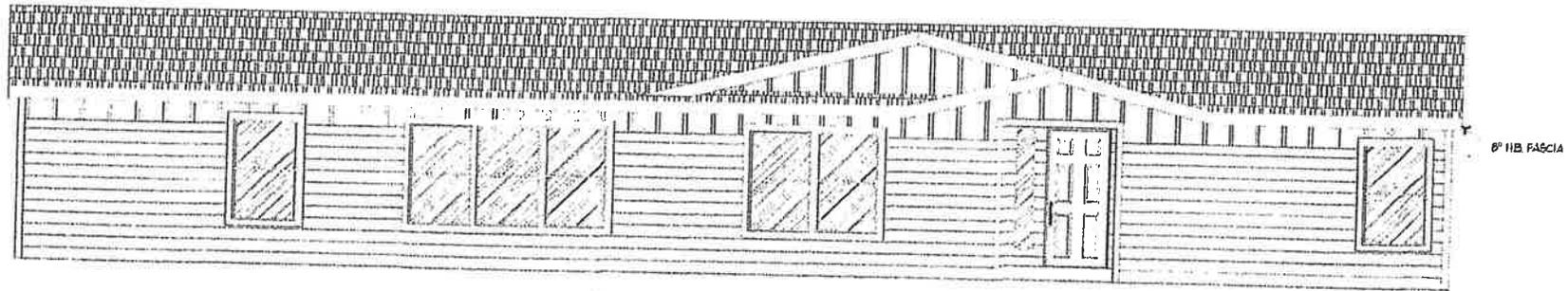


PROPOSED HABSHIP DWELLING

C19-0005



ENDWALL ELEVATION



SIDEWALL ELEVATION

Christensen / 440 Lyte-Snowden Rd.  
Rever /

Length - 66'  
of Home

width of Home 26'

Height of Home 15'

~~66'~~  
Windows - 2' to 8'  
0' 0'

## Key Viewing Areas:

---

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

Please check those sites which can be seen from your property:

- Historic Columbia River Highway
- Old Highway 8 (County Road 1230)
- Highway I-84
- Washington State Route 142
- Washington State Route 14
- Washington State Route 141
- Panorama Point Park
- Columbia River
- Rowena Plateau and Nature Conservancy Viewpoint
- Cook-Underwood Road

If your project would be visible from one or more key viewing areas, then you must submit elevation drawings and landscaping details.

*Not visible*

**Elevation drawings** must show the sides of proposed buildings which would be visible from key viewing areas, including:

- the appearance of proposed buildings over 400 square feet in size*
- surrounding final grades*

**Landscape details** must show how your project will be screened from key viewing areas, including:

- 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.*

*No visible viewpoints*

## ***Adjacent Property Owners:***

---

If your project is included in one of the categories below, then you must submit names and address of adjacent property owners within a specified distance (200 feet or 500 feet) of the perimeter of your parcel. The following list specifies the distance within which property owners must be notified of your proposal. You only need to provide the names and address (along with the parcel number); the Commission will send the notice.

Your county Assessor's Office can assist you in obtaining this property owner information. You may use the back of this form to record the names and addresses or you may submit forms which the county may provide you.

### **Notification of landowners within 200 feet:**

- Uses within Residential designation (except single-family dwellings located adjacent to Agriculture or Forest designations - see notification of landowners within 500 feet)
- Uses within Agriculture designation (except non-farm single-family dwellings in Large-Scale Agriculture designation - see notification of landowners within 500 feet)
- Uses within Forest designation (except utility facilities, railroads, home occupations, cottage industries, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of non-profit camps-retreats-conference centers, bed and breakfasts, and non-profit learning/research facilities - see notification of landowners within 500 feet)
- Uses within Commercial designations
- Uses within Recreation designations
- Uses within Open Space designations
- Uses within Agriculture-Special designations
- Uses within Special Management Areas

### **Notification of landowners within 500 feet:**

- Single-family dwellings within Residential designation located adjacent to Agriculture or Forest designations
- Non-farm single-family dwellings within Large-Scale Agriculture designation
- Utility facilities, railroad, home occupations, wineries, agriculture product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of nonprofit camps/retreats/conference centers, and bed and breakfasts, non-profit learning/research facilities within Forest designations

Adjacent property owners (continued):

Township, Range, Section,  
Tax Lot Number

Name, Address, and E-mail (if possible)

short sub No 80-20  
031209510003/00 Lot 2

PK and Hyacinth Kwatashin

Lot 4 was recently sold as investment  
property. No plans to develop.  
I don't remember owners name.

VANHOOSE, RICHARD  
PO BOX 212 LYLE WA 98635

CHRISTENSEN, DENNIS  
PO BOX 143 WISHRAM WA 98673-0143

KWATASHIN, P  
PO BOX 681 LYLE WA 98635

HULL, ROGER  
3368 THREE MILE RD THE DALLES OR 97058

FLETCHER, MAX  
PO BOX 305 LYLE WA 98635

STATE FORESTRY  
PO BOX 47014 OLYMPIA WA 98504-7014

KLEIHEGE, MARY  
584 LYLE SNOWDEN RD LYLE WA 986359540

**Projects Requiring Grading Plans:**

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

**In the General Management Area:**

- 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 No

**In the Special Management Area:**

- 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) No

**The grading plan must include the following:**

- A map of the site prepared at a scale of 1 inch equals 200, feet (1:2;400) 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.
  
- 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.

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

**If your project is listed below, you will also 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

**Projects in the Special Management Area:**

- Single-family dwellings on lands designated Forest, Agriculture or Public Recreation
- Agricultural Buildings and Agricultural Labor Housing
- Clearing trees for new agricultural use
- Any new use or development on lands designated Open Space

**Projects Requiring Cultural Resources Reconnaissance Surveys and Historic Surveys for Large-Scale Uses:**

- Residential development of two or more dwellings
- Recreation facilities
- Commercial or industrial development
- Public transportation facilities
- Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater
- Communication, water and sewer, and natural gas transmission lines, pipes, equipment, and appurtenances

**Projects Requiring Sensitive Plant and Wildlife Surveys:**

- Land divisions that create four or more parcels
- Recreation facilities that contain parking areas for 10 cars, overnight camping facilities, boat ramps, and visitor information and environmental education facilities
- Public transportation facilities that are outside improved rights-of-way
- Electric facilities, lines, equipment, and appurtenances that are 33 kilovolts or greater
- Communication, water and sewer, and natural gas transmission lines, pipes, equipment, and appurtenances (except minor projects as specified in Commission Rule 350-81)

**Please contact the Columbia River Gorge Commission's office if you need assistance or have any questions. The Commission recommends scheduling a pre-application meeting to discuss your project with a planner before submitting your application for review. Please call 509-493-3323 or contact us via our website at [www.gorgecommission.org](http://www.gorgecommission.org).**