

# Land Use Application

Applicant(s):	Property Owner(s):
Brian & Nissa Huber	Brian & Nissa Huber
Mailing Address:	Mailing Address:
19 Sorensen Rd, Lyle, WA 98635	Same
Phone: 509-365-6865 or 253-722-4038	Phone: Same
Email: brianwhuber@yahoo.com	Email: Same

## Location of property:

Township: 03N	Range: 12E	Parcel address: 168 Lyle-Snowden Rd, Lyle, WA 98635
Section & Qtr. Section: 21		County: Klickitat
Tax Lot No(s): 03-12-2100-0011/00		Parcel Size (acres): 19
Existing use of parcel: Agriculture (cattle)		

## Use of adjacent parcels:

Residential to the west and south. Agriculture to the east (family's cattle ranch). Winery & residence to north.

**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.

Proposed construction of a single family residence. This includes a ranch-style house, with attached garage, utilities (septic, well, Klickitat PUD electric service), The proposed single-story home is 2,416 square feet and the garage is 720 square feet, with a gable roof, 20 feet, 2 inches at the highest peak, maintaining consistency with other homes built in the area. The footprint of the house would be 68 feet by 52 feet, with a covered patio with concrete facing southwest which will be 20 feet wide by 12 feet deep (extending 8 feet beyond house since house cuts in 4 feet). The proposed driveway be concrete and will measure approximately 32 feet wide by 24 feet deep, with 3 foot wide sidewalk connecting to the driveway to the front covered porch of the house, which is 20 feet wide by 9 feet deep (Please see layout for further details) .

Building Exterior: Exterior materials will include composite shingle roofing. The siding is planned to be cement fiber board siding (dark earth tone brown that is acceptable). The windows from rear of house, facing southwest, most will be under covered patio to cut down out reflectivity. The windows facing southeast (towards Rowena Plateau), are very minimal. Please see attached exterior blueprints for further details.

Landscaping is covered below in detail.

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

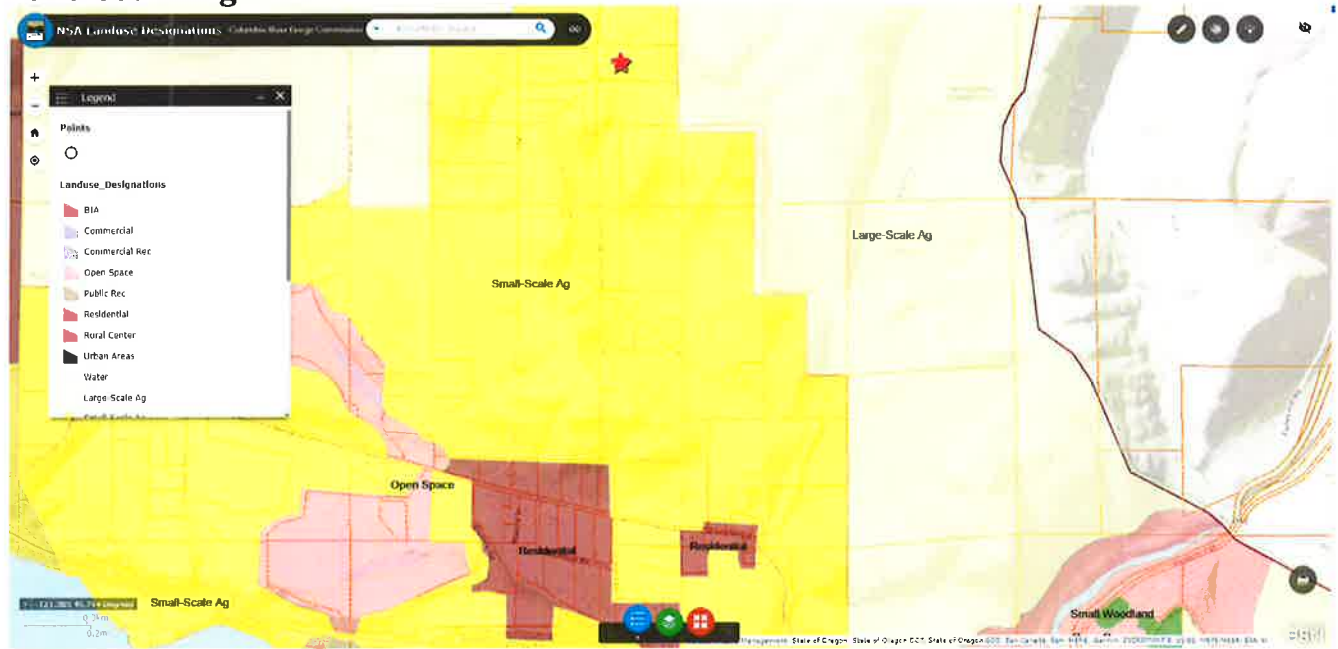
- Application form completed and signed
- Site plan
- Key viewing areas checklist, elevation drawings, and landscape details, if required
- Names and addresses of adjacent property owners, if required
- Any additional information as required

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.**

<b>Applicant(s) signature:</b>	<u>Brian Huber</u>	date	<u>1-3-2020</u>
	<u>Nissa Huber</u>	date	<u>1/3/2020</u>
<b>Property owner(s) signature:</b>	<u>Brian Huber</u>	date	<u>1-3-2020</u>
	<u>Nissa Huber</u>	date	<u>1/3/2020</u>

# Site Plan & Grading Plan

## Land Use Designation:



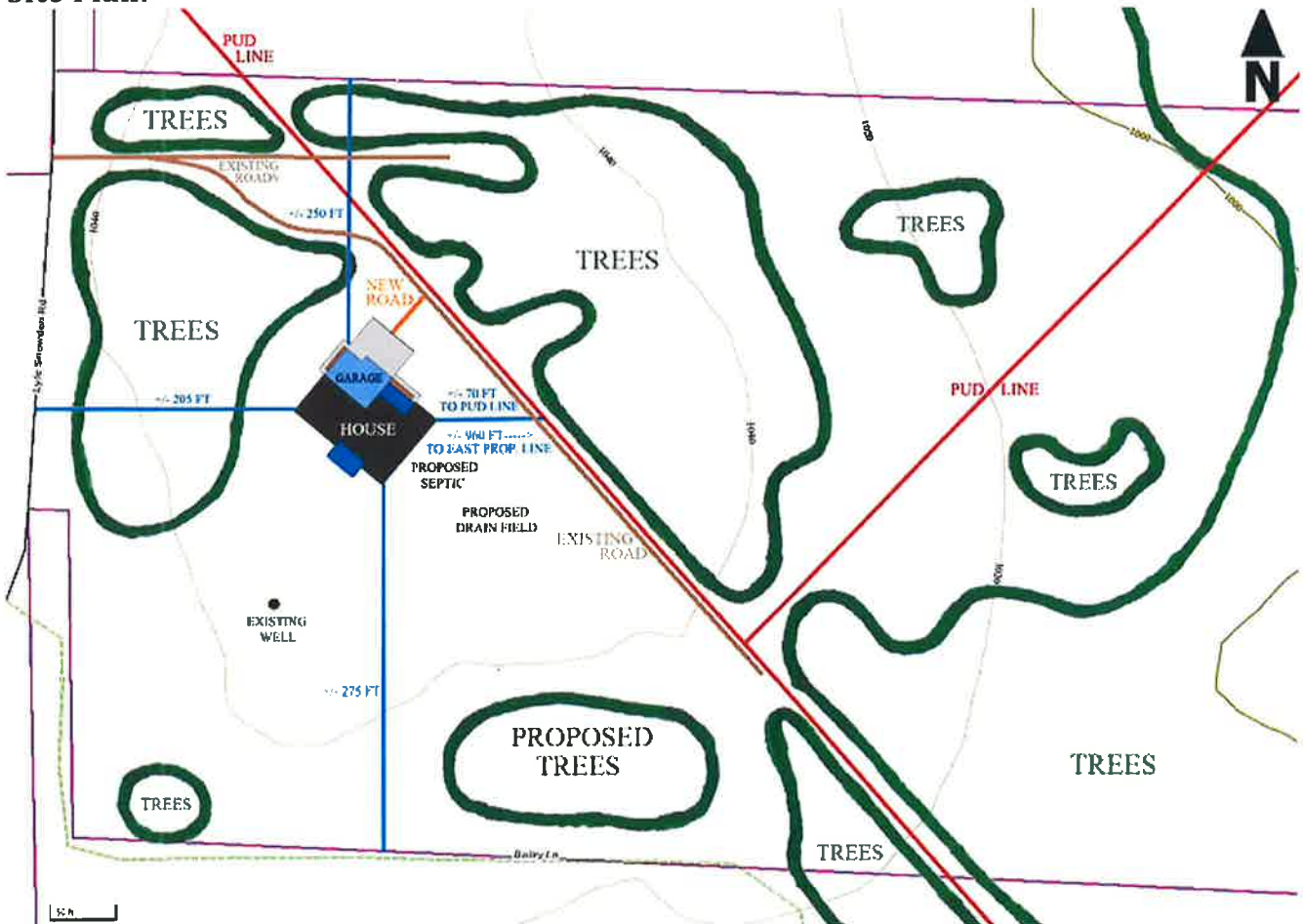
## Parcel Location:



**Location on Parcel:**



**Site Plan:**



## Grading Plan:

### Grading:

The proposed home site is relatively flat, so very little grading, if any will be necessary outside the footprint of the home, minimizing the need for cut and increasing the need for fill. This is another reason why we chose this proposed building site. All land east of the PUD lines is fairly steep and would require more disturbance. A crawl foundation is planned, and the excavated dirt will remain on the property to fill in low spots and re-seeded with native grasses. We also plan to use the existing agriculture road as a driveway to the home, eliminating further disturbance. There is a detailed map in the Elevations and Landscape Details section.

### Utilities:

For the septic system we plan on perc test in the field to the South of the proposed house location. The terrain to the south naturally slopes downhill from the proposed house location. We will cover all disturbances and re-seed with natural grasses after the septic is installed. The well is existing, and it is located to the West of the house location to meet required separation from the septic system. The well location on the parcel is shown on the attached layout picture.

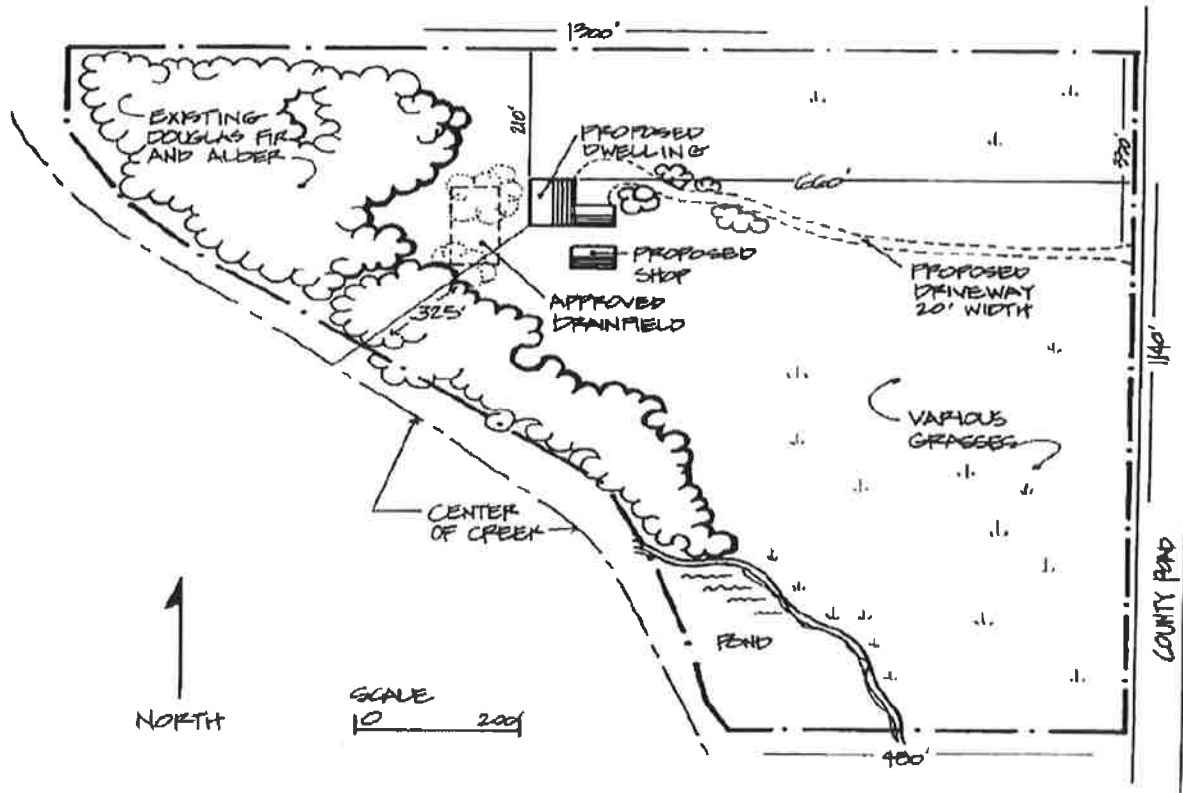
A plan drawn in black ink at a scale of 1 inch equals 200 feet (1:2400) or at a scale providing greater detail must be included with the application.

If the parcel is very large, you may show on the portion of the parcel affected by the proposed use. Be sure, however, to show enough of the parcel or some adjacent features, such as roads, so that the planners can orient themselves on your map. A small vicinity map showing the subject parcel and surrounding parcels may help.

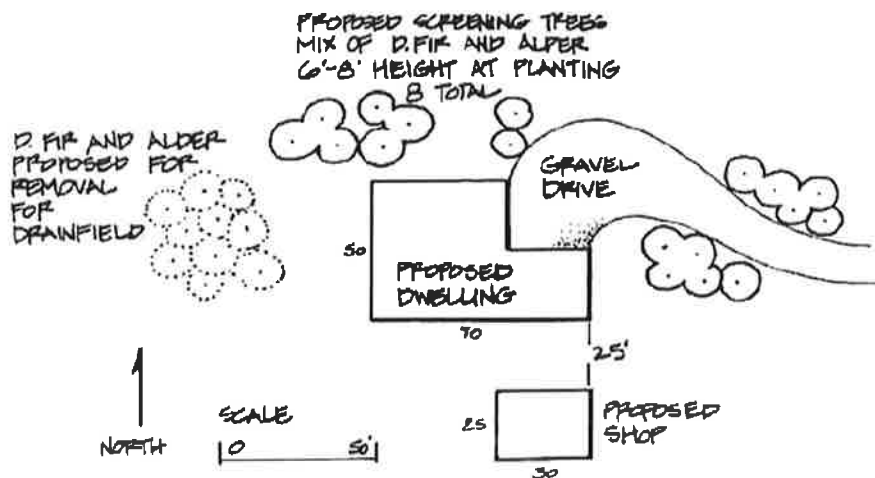
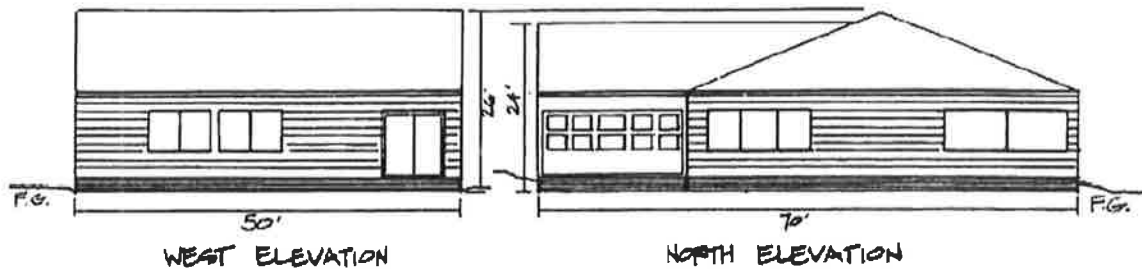
At a minimum, you must show the following features; other site plan information may be required depending on the type or location of development being proposed.

- applicant(s) name
- location and width of existing and proposed roads, driveways, and trails
- scale and north arrow
- location and size of all existing and proposed structures
- boundaries of parcel with dimensions and size
- location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and telephone poles and lines and outdoor lighting
- significant terrain features or landforms
- location and depth of all proposed grading and ditching
- groupings and species of trees or other vegetation on the parcel
- location and species of vegetation that would be removed or planted
- bodies of water and water courses

# Sample Site Plan



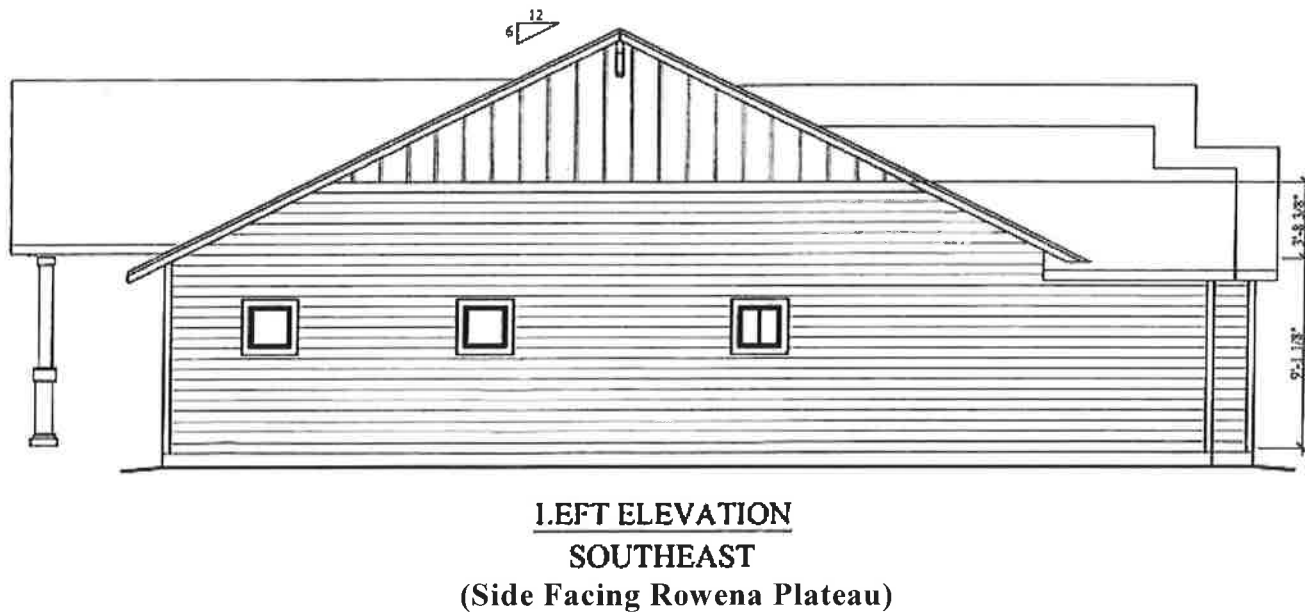
# Sample Elevation Drawing and Landscape Plan

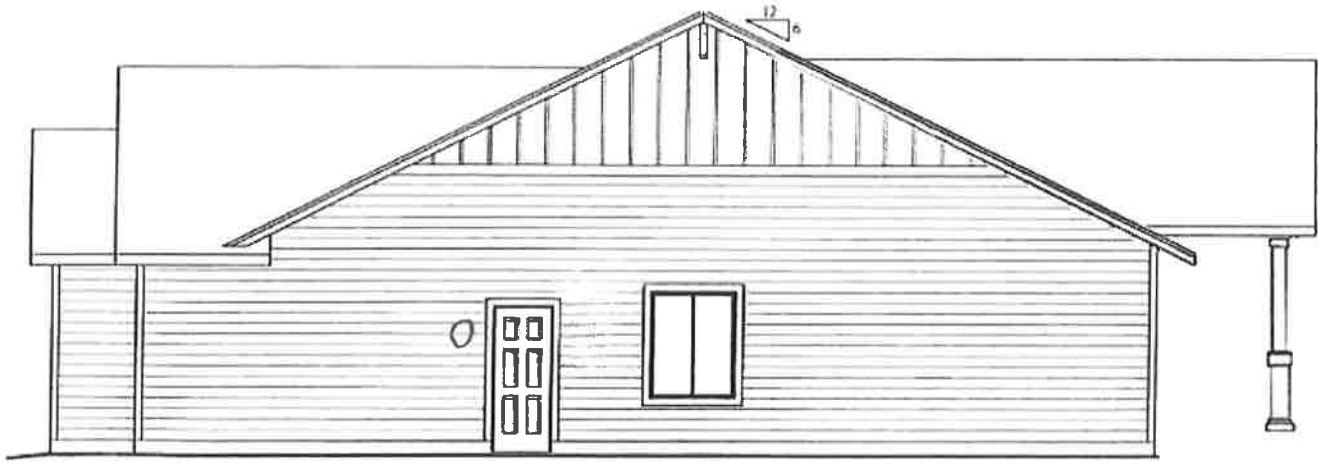


\*Please use this template or attach a separate site plan

EXTERIOR  
○ = LIGHTS

Site plan (continued): See Attached





RIGHT ELEVATION  
NORTHWEST

### ***Key Viewing Areas:***

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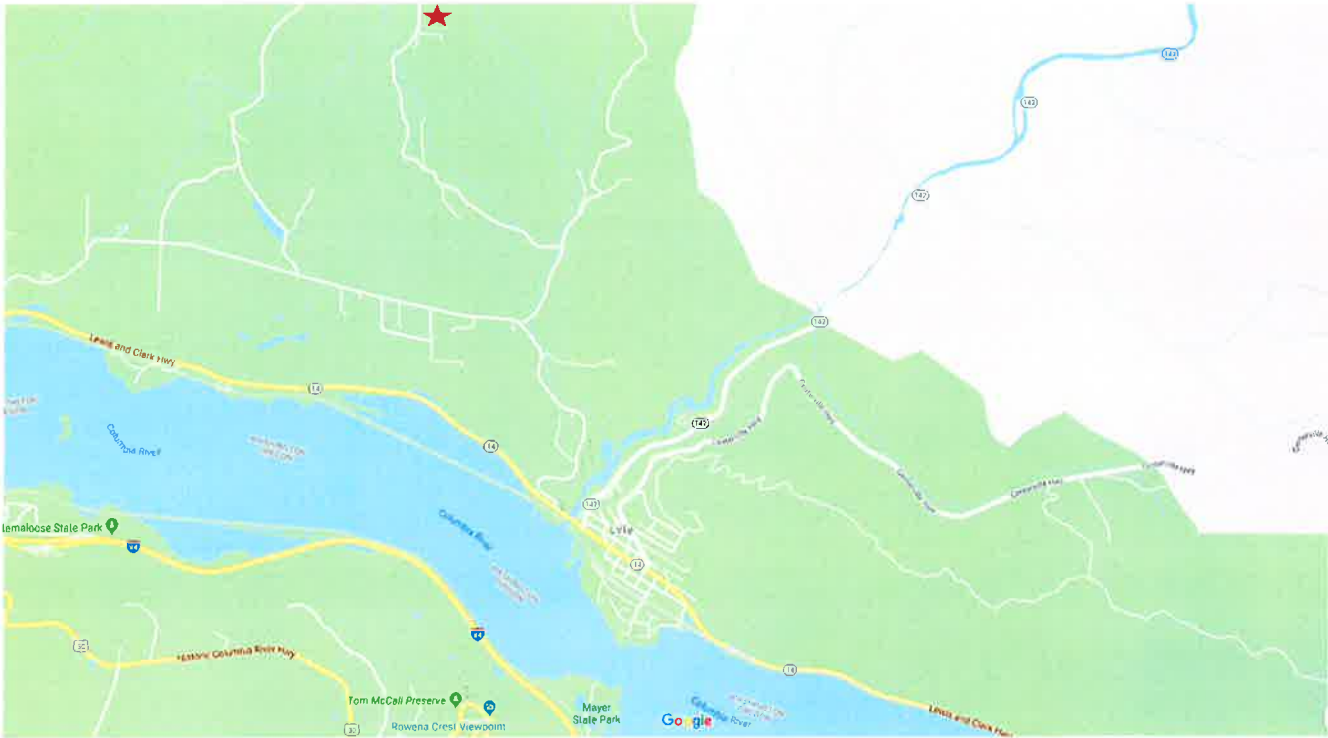
Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery. Key viewing areas are listed below.

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 (3.30 miles as the crow flies)
- 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.





**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.*

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

Landscape: The property is currently used for grazing cattle. We intend to continue to graze cattle and leave approximately 18 of the 19 acres as uninterrupted cattle grazing ground. We will work to retain the characteristics of open grassland, pine and oak trees, while selecting native plants and trees for screening. The topography change in elevation in combination with the bends in the road, provide natural screening from I-84 & WA-14. Disturbed areas outside the yard will be re-established with natural grasses emulating/preserving the open grassland native to the site. Rock from the well drilling site has already been redistributed for use on existing roadway on property.

Around the perimeter of the house, a lawn for firebreak will be maintained and an irrigation system will be installed to keep it green for fire prevention. New trees will be planted as shown

below (for fire safety, we are limiting the brush & trees right near the house) and native bushes will be planted around the property to provide a friendly habitat.

**\*Please use this template or attach a separate Elevation and Landscape plan**

**Elevations and Landscape Details: Please see attached picture.**

**Green= Grass**

**Brown=Plant Beds**

**Gray= Driveway & Sidewalks**

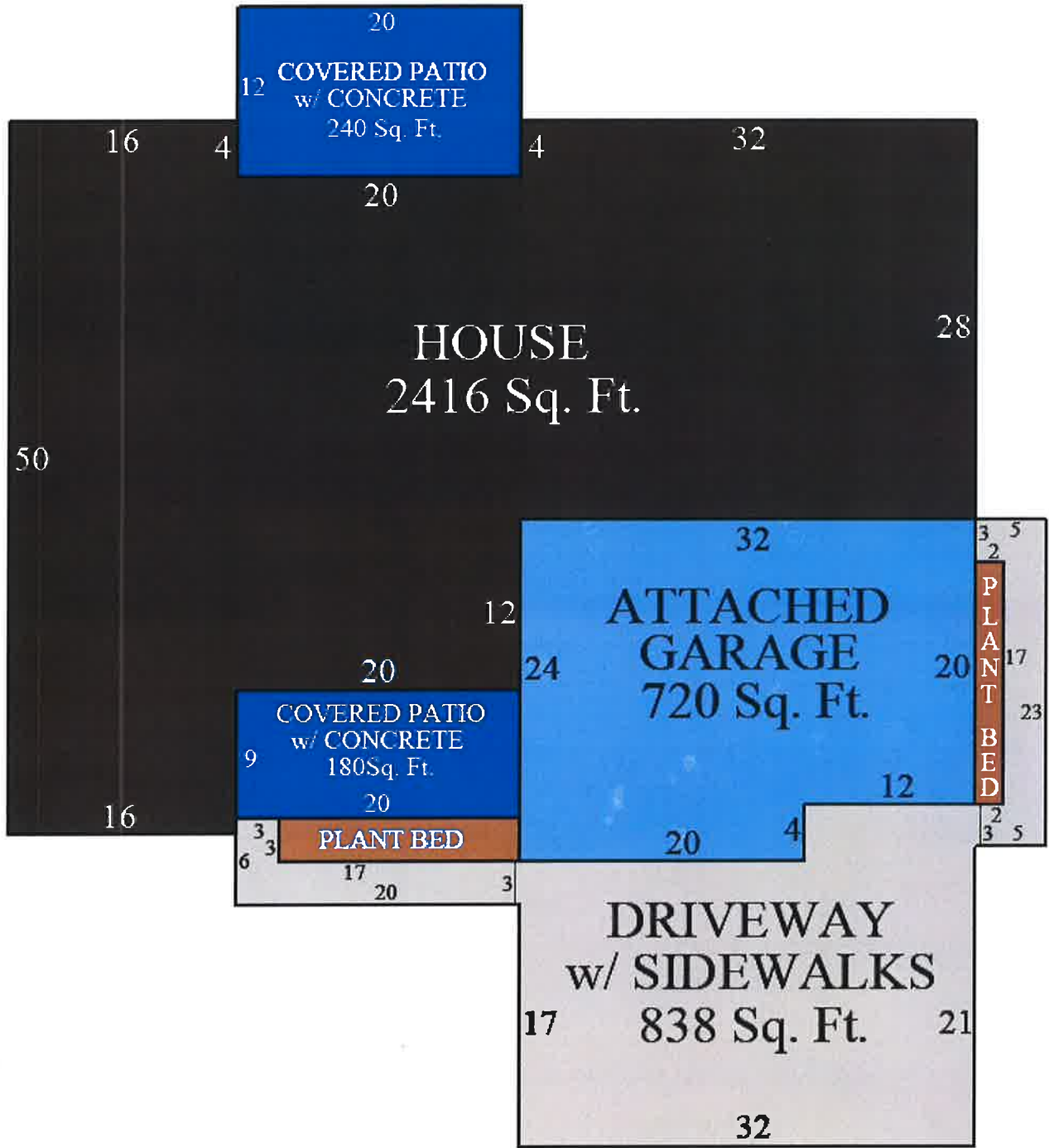
**Blue= Covered Patios**

**Black= House**

**Light Blue= Attached Garage**



**Detailed House View & Surrounding Features:**



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

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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)**

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Parcel #: 03122200000200      Legal: W2NE; SENE; E2W; W2NW; NWSW; SE; 22-3-12  
Name: Castle, Gail  
Address: 80387 Friend Rd, Friend, OR 97021

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Parcel #: 03122155000200      Legal: LOT 2 BL 98-04 IN SENE 21-3-12  
Name: Pouillon, Alexis  
Address: PO Box 881, Lyle, WA 98635

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Parcel #: 03122100000900      Legal: S2 TRACT E; 21-3-123  
Name: Chamness, Ronald  
Address: 171 Lyle-Snowden Rd, Lyle, WA 98635

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Parcel #: 03122151000100      Legal: LOT 1 BLA 91-03 OF SP 82-02 NWSE4; 21-3-12  
Name: Stevens, Luanne  
Address: 167 Lyle-Snowden Rd, Lyle, WA 98635

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Parcel #: 03122100001400      LEGAL: TL5 IN NESE; 21-3-12  
NAME: Bowen, Keith  
ADDRESS: PO Box 604, Lyle, WA 98635

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Parcel #: 03122152000100      LEGAL: LOT 1 SP 82-04 IN W2SE LY E OF CO RD; 21-3-12  
NAME: McClellan, David  
ADDRESS: 12109 NW 11TH Ave, Vancouver, WA 98685

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- 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.

**Grading Plan: Grading will only be necessary where the footprint of the house and covered patio area, driveway and sidewalks are located. Please see attached picture above for further details.**

**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).**