

Land Use Application

Applicant(s):	Property Owner(s):
John Lee Hadley	Same
Mailing Address:	Mailing Address:
218 Lyle Snowden Rd. Lyle, WA 98635	Same
Phone: 509 637 0696	Phone:
Email: ravenjlh@gmail.com	Email:

Location of property:

Township:	Range:	Parcel address: 218 Lyle Snowden Rd.
Section & Qtr. Section:	County: Klickitat	
Tax Lot No(s): 03122100000100	Parcel Size (acres): 20 Acres	
Existing use of parcel:	Residential / Ag	
Use of adjacent parcels:	Residential / Ag	

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.

This is an addition to an existing dwelling. The original structure was a Modular Home. its footprint is 1,280 feet. Basically this is a 30 foot addition to the 24' 6" trailer that exists. This will add 750 feet to the overall footprint. The idea is to make this a two story addition with slightly higher ceilings and a basement for root cellar and storage. The two stories will add 1,470 feet to the livable space with an additional 750 feet as basement space. The south roof will have a shallower pitch (2:12) to augment the view. Also seeking approval for several after the fact approval of several outbuildings and for fencing for approximately 5 acres of the parcel.

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

- Application form completed and signed
- Site plan (Map)
- Key viewing areas checklist, elevation drawings, and landscape details, if required
- Names and addresses of adjacent property owners, if required (don't do)
- 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: John Hadley date 12/10/2019

date

Property owner(s) signature: Same date

date

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:

None

- 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.

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

NA

- 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:

NA

- 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.*

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

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

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

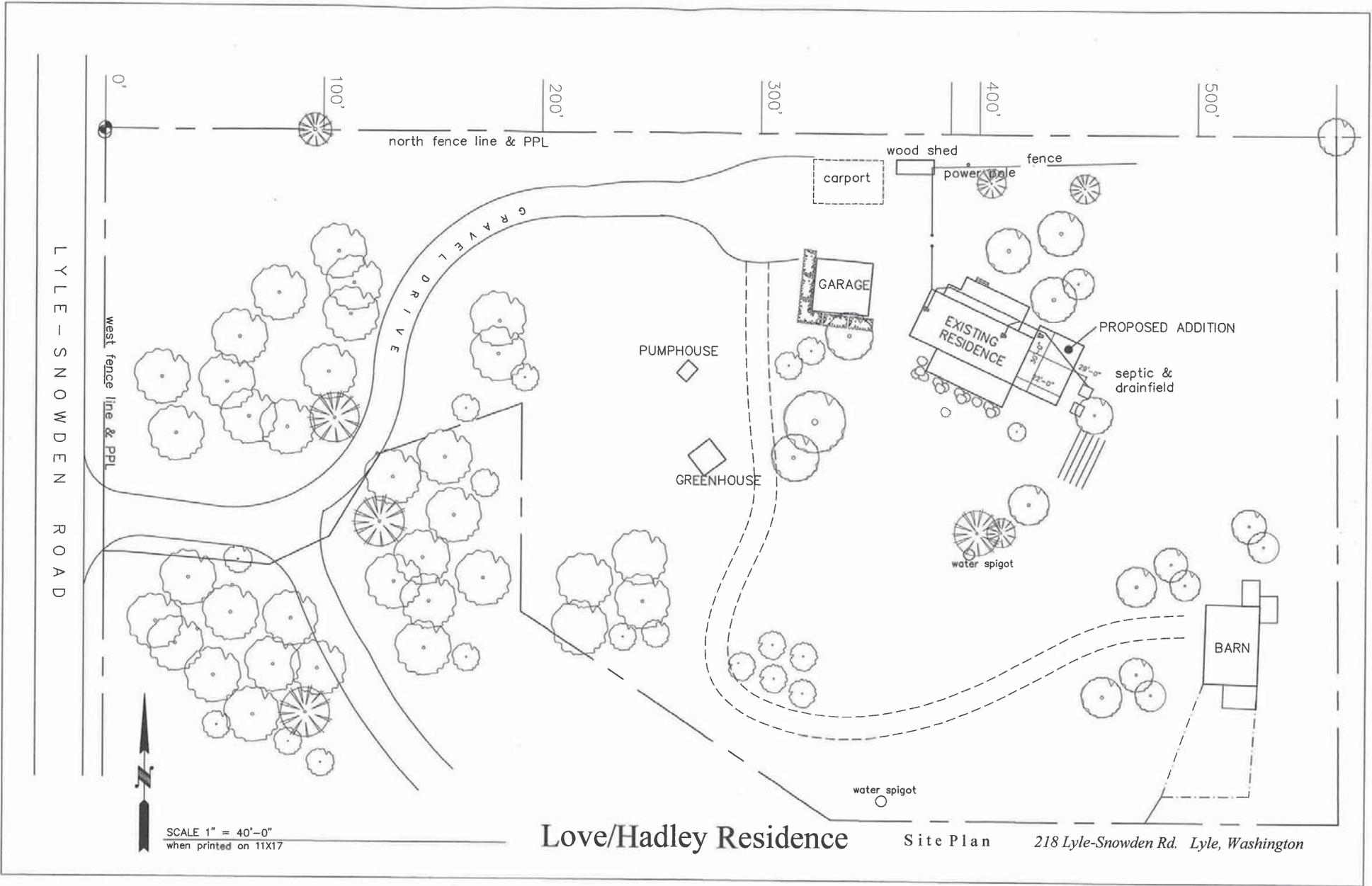
Projects Requiring Cultural Resources Reconnaissance Surveys and Historic Surveys for Large-Scale Uses:

- 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)

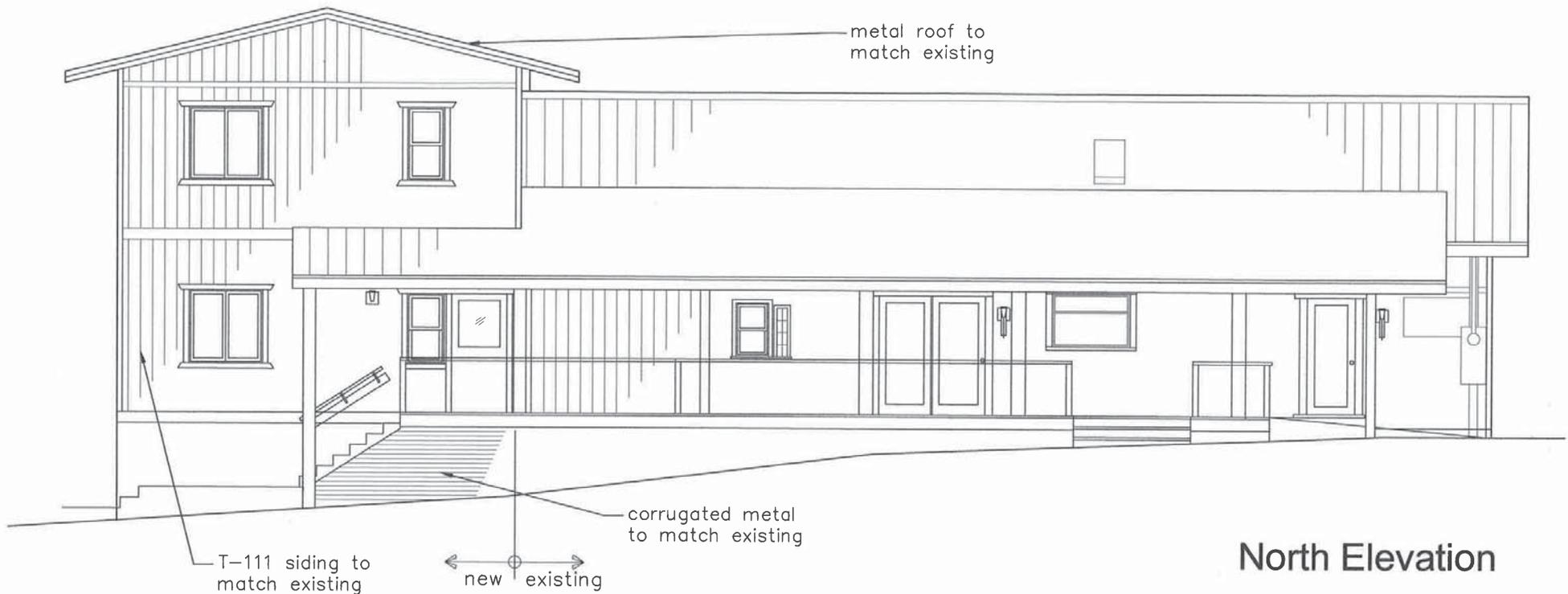
Please contact the Columbia River Gorge Commission's office if you need assistance or have any questions. The Commission recommends scheduling a pre-application meeting to discuss your project with a planner before submitting your application for review. Please call 509-493-3323 or contact us via our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



Love/Hadley Residence

Site Plan

218 Lyle-Snowden Rd. Lyle, Washington



North Elevation

Love/Hadley Residence Addition

218 Lyle-Snowden Rd. Lyle, Washington

March 2, 2020
1 of 4 sheets

Design Dwg
NOT FOR CONSTRUCTION



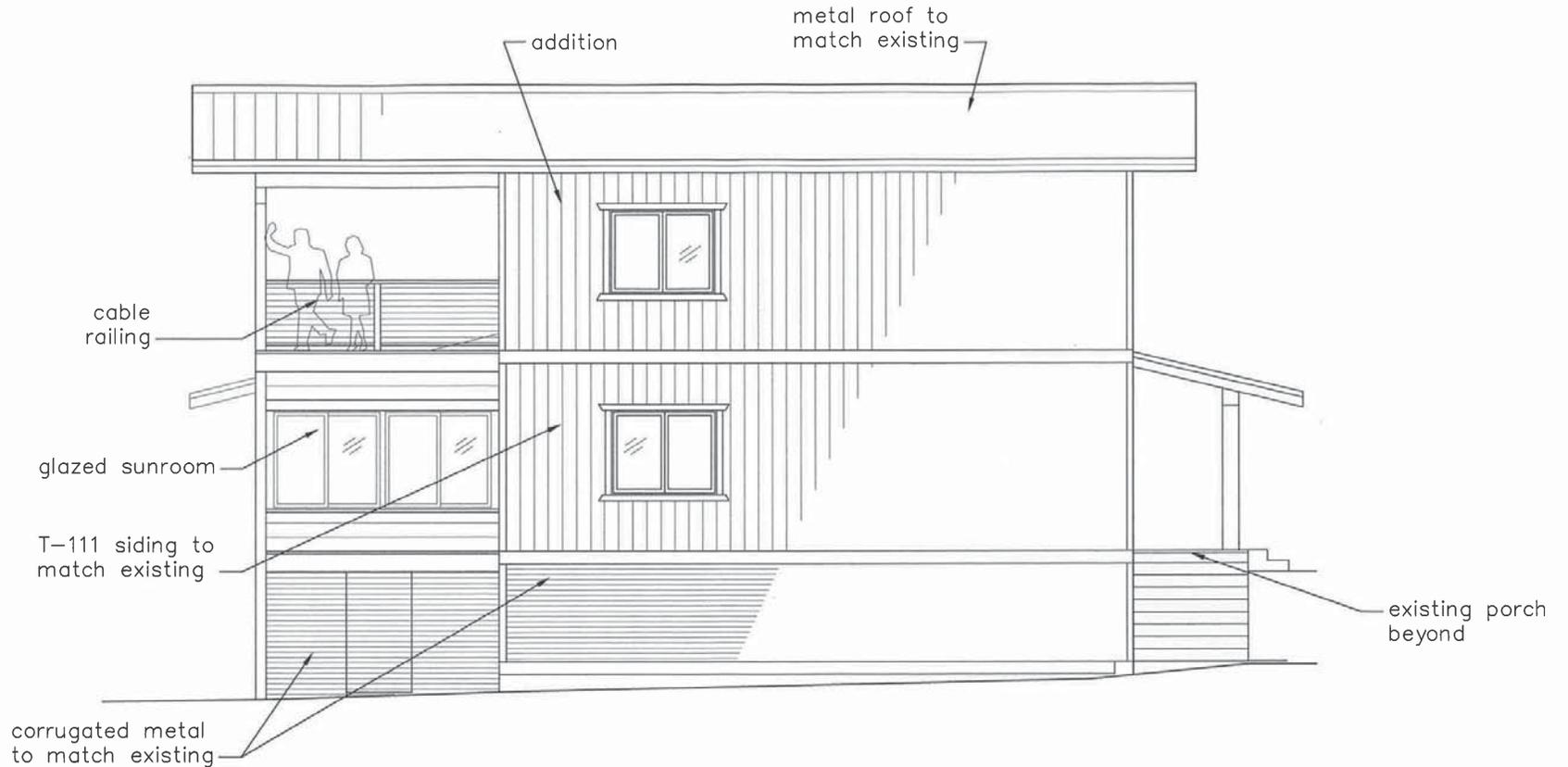
South Elevation

Love/Hadley Residence Addition

218 Lyle-Snowden Rd. Lyle, Washington

March 6, 2020
2 of 4 sheets

Design Dwgs
NOT FOR CONSTRUCTION



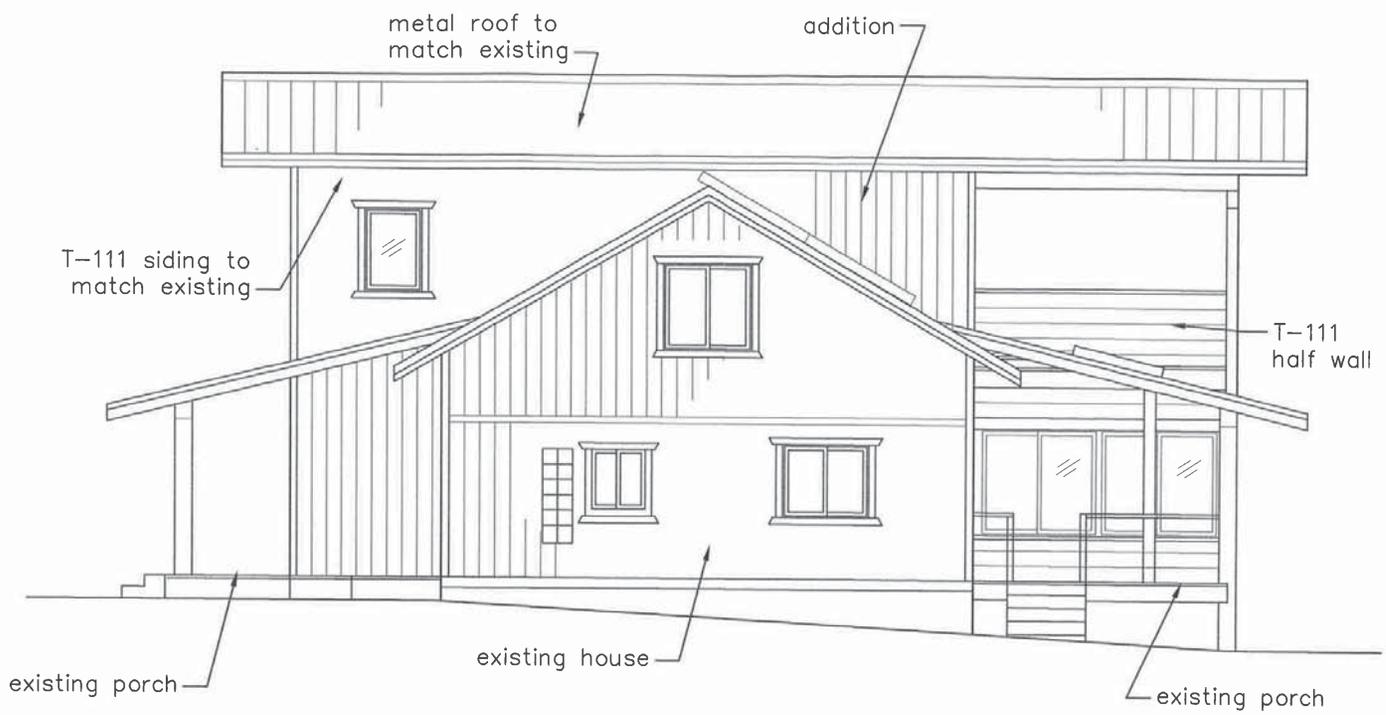
East Elevation

Love/Hadley Residence Addition

218 Lyle-Snowden Rd. Lyle, Washington

March 6, 2020
3 of 4 sheets

Design Dwgs
NOT FOR CONSTRUCTION



West Elevation

Love/Hadley Residence Addition

218 Lyle-Snowden Rd. Lyle, Washington

March 6, 2020
4 of 4 sheets

Design Dwgs
NOT FOR CONSTRUCTION

John Hadley Residence: 218 Lyle Snowden Rd., Lyle, Wa

Photos of Existing Accessory Structures 3.25.2020



DETACHED GARAGE 24' x 26', 13' high at peak, 624 sf





BARN POLE BUILDING 24' x 36', 18.5' at peak, 864 sf



CHICKEN COOP enclosed portion: 6' x 13', 9' to peak, 78 sf



PUMP HOUSE 6' x 8', 8' to peak, 48 sf



CARPORT: 20' x 31', 14' (+/-) at high point, 620 sf



WOODSHED 6' x 17', 9' high at peak, 102 sf





UTILITY SHED 8' x 9', 11' at peak, 72 sf



GREENHOUSE: 10' x 12', 11.5' at peak, 120 sf