

Land Use Application

Applicant(s):

Property Owner(s):

Mary Kleihege

Mailing Address:

Po Box 307
Lyle WA 98635

Mailing Address:

Phone:

509-767-7130

Phone:

Email:

kleihege@gmail.com

Email:

Location of property:

Township:

Range:

Parcel address:

386 Lyle Snoden

Section & Qtr. Section:

County:

Klickitat

Tax Lot No(s):

0312090000100

Parcel Size (acres):

214.07

Existing use of parcel:

Cattle Ranch

Use of adjacent parcels:

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.

See Attachments

Columbia River Gorge Commission and Klickitat County Building Department

When we first saw 386 Lyle Snowden Road, it was a real mess with large dump sites throughout the areas of the houses and barns, and massive dumps sites up the road. We spent a year removing garbage, trailers, demolished mobile homes, and hundreds of tires.

The property is now being used to graze and breed cattle, to raise pigs, to grow vegetables, house workers, and will also be used for canning and will have a wood shop and packaged beef storage to serve the ranch.

Fencing

We have repaired the previously existing perimeter fencing, and replaced it in the same location where it was not salvageable. We have removed thousands of feet of cross fencing, and only retained two cross fences. We now have about 30 cows on the property, and expect about 15 calves in the coming weeks. This is one of four herds we maintain on the ranch, with overall headcount at 200 to 275.

Roads

We have put gravel on what was a path across the property in order to safely use it when wet and have built no new roads. There are other preexisting logging roads which we use to bring feed to cattle. We plan to put some base rock on one of the steep sections of one of these logging roads in order to get feed to cattle when the road is wet with rain or snow.

Barns and Outbuildings

We have cleaned and repaired two of the three existing barns. The red Straw Barn is repaired and is in use to store feed and hay. The red Pig Barn is repaired and in use to house and breed a limited number of pigs.

We would like to make the following improvements to the big White Barn

First floor: Level concrete floor, enlarge windows on east, north, and south sides. Will be used as a wood shop and workshop to serve ranch needs.

Shed side: Lay down plywood and reinstall metal roof. Enlarge windows on north and south end. Add windows evenly spaced across the south side.

Top floor: enlarge the windows to 5 ft. x 4 ft. evenly spaced across the south side. On the east end, build a deck that extends out 12 ft. on the second floor with two 82 in. x 6 ft. sliding glass doors. Use of second floor will be storage, work area, seasonal workshop, and break area for employees.

The old wooden shop has been repaired and used for storage. It was used by the prior owner for storage and worker housing.

We have removed the Quonset building and replaced it with a large vegetable garden.

Dwellings

The property has three permitted dwellings and one office building.

The "Farmhouse" was built in 1951 and grandfathered in. This was in use as a residence/rental by the prior owner. We would like to add a new entry way, a 12 ft. x 18 ft. addition, replace windows and finish repairs to an existing deck.

The "White House" was originally the farm managers dwelling and permitted as such. The prior owner used this as worked housing (along with the barns and shop). We propose to restore this and hope to install freezers for beef storage, and no longer use it as a dwelling.

The "Hermitage" or "House in the Woods" was built in 1980 and is permitted as a dwelling. The prior owner also occupied this house and used it for guests/workers/rental property. Among other things, she conducted weeklong retreats there. We are repairing this house within its existing footprint and replacing the exterior decks, which had begun to rot/decay. We have enlarged some windows. We would like to add a 19' x 17' carport similar to the one that is outside the office building.

We would like the current office building to be permitted for use as the ranch office and worker housing/canning area. We would like to add a second floor exterior deck, 8 ft. to 15 ft. wide running the length of the building.

As you can see, we are not asking for additional permitted dwellings; there are currently, and we seek to maintain that number.

We are seeking to add the greenhouses, add decks, add the entry way to the farmhouse, add a carport and finished repairs/restorations.

The additional request may be to add a pole barn for hay storage in the future.

Let me know your questions.

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

Mary Klucke

date

July 30 2020

Property owner(s) signature:

date

Mary Klucke

date

July 30 2020

Site Plan

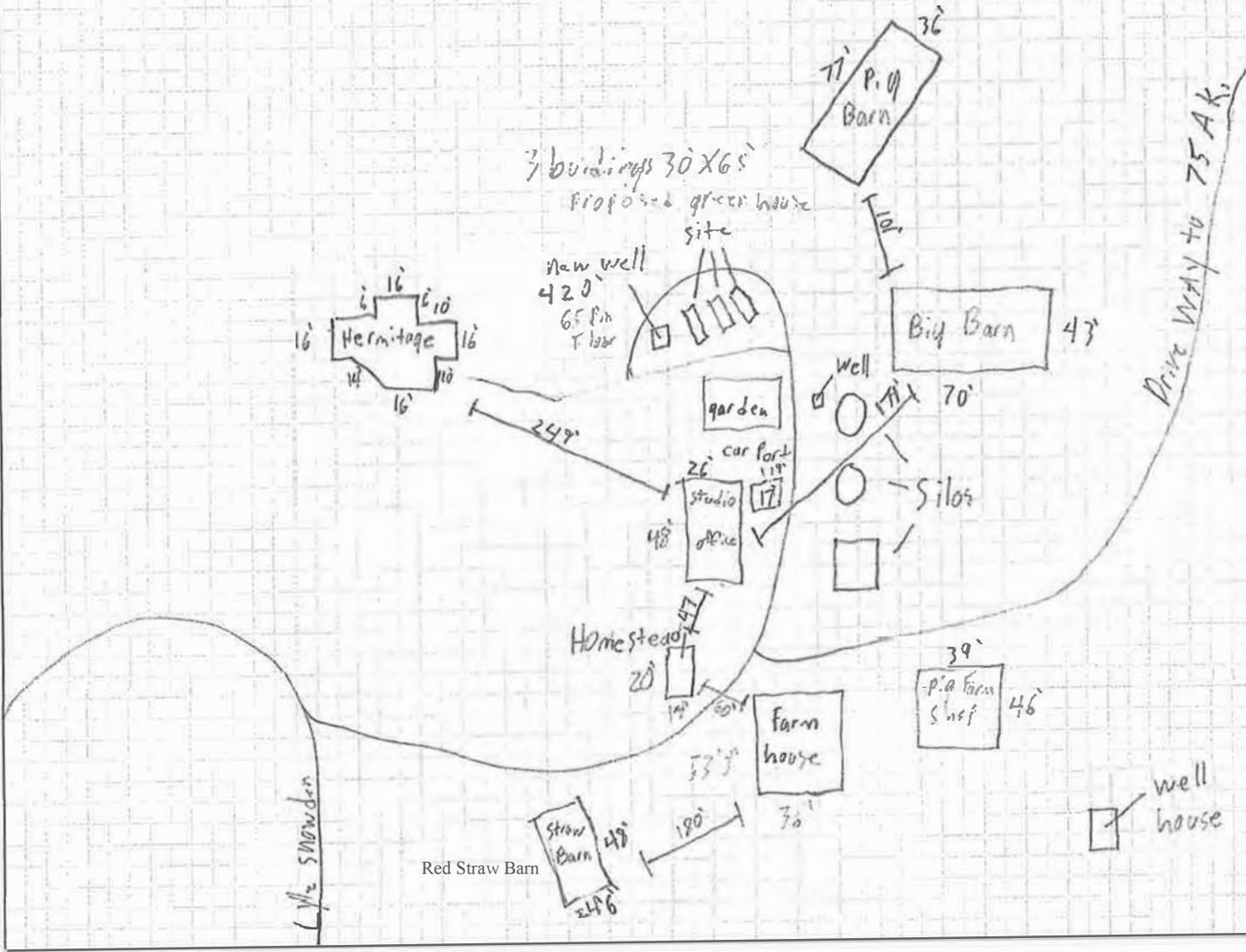
A plan drawn in black ink at a scale of 1 inch equals 200 feet (1:2400) or at a scale providing greater detail must be included with the application.

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

386 Lyle Snoden over view

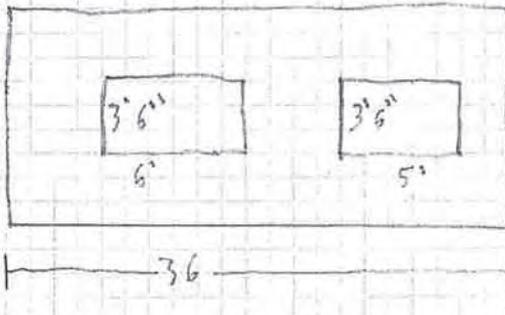


Farm house

Door/window layout

North

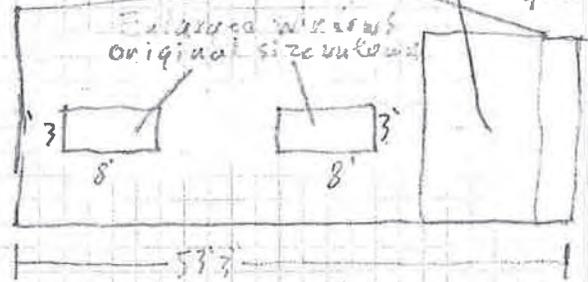
Both Pre existing



East

Proposed addition

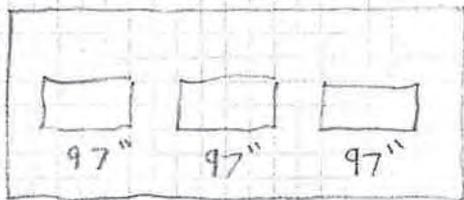
See attached diagram



Windows enlarged original size unknown

South

Window enlarged original size unknown



West



Pre existing door

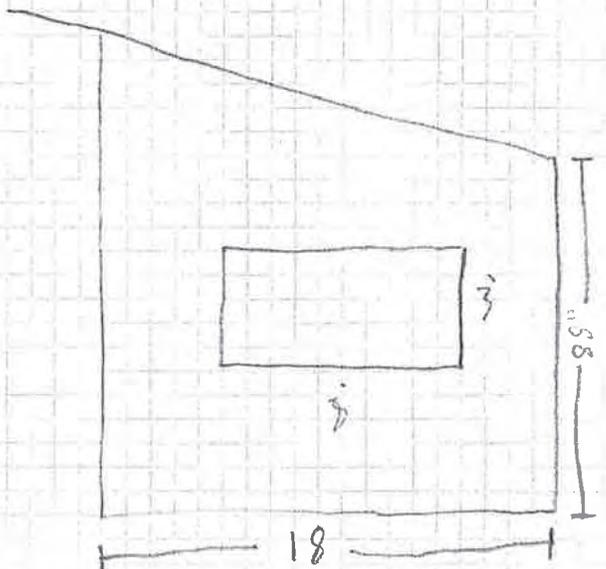
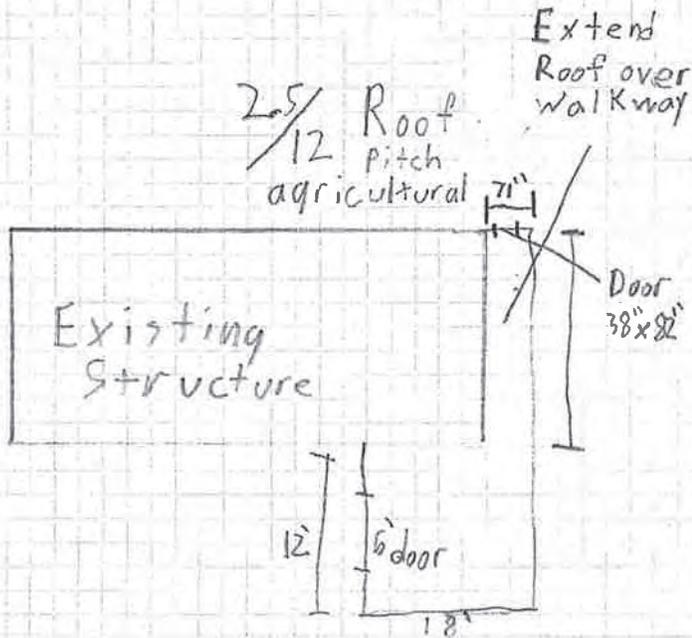
enlarged door original size unknown

Farm house

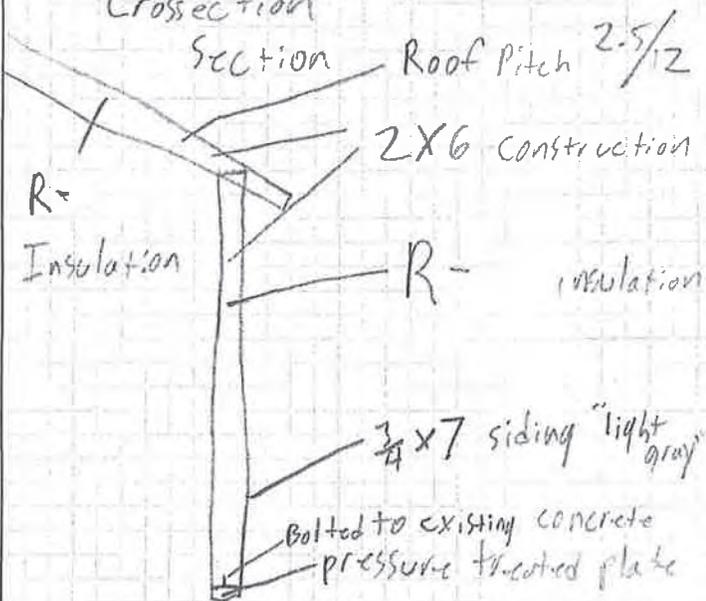
Addition

Overview

Addition East wall



Cross section Section



Farmhouse



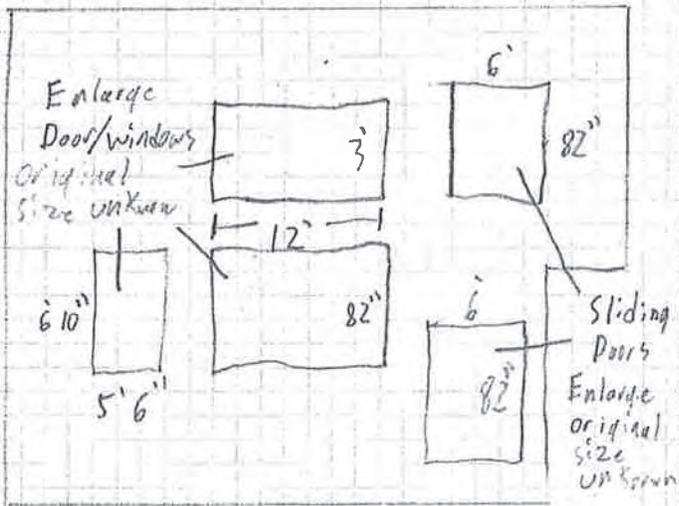
Farmhouse (continued)



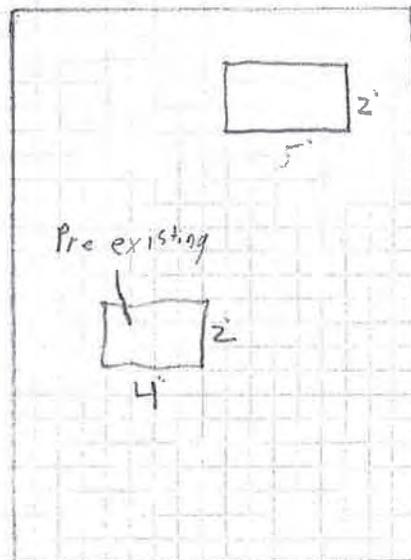
Hermitage

Window door layout

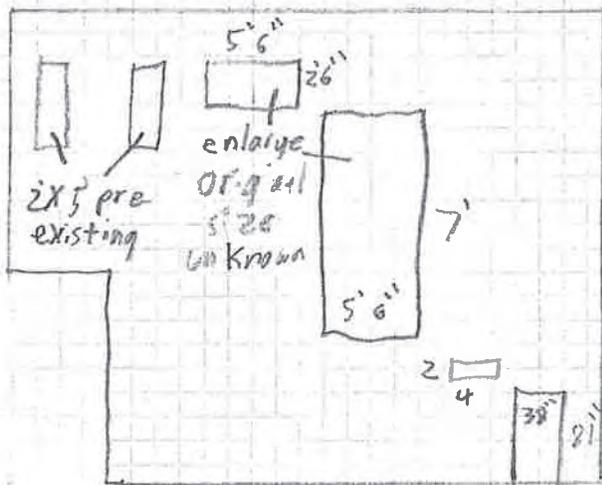
South



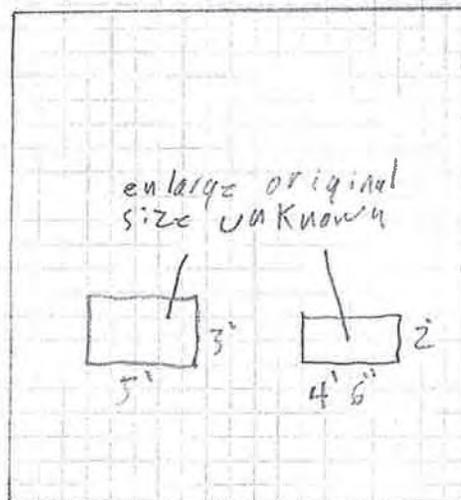
West



North

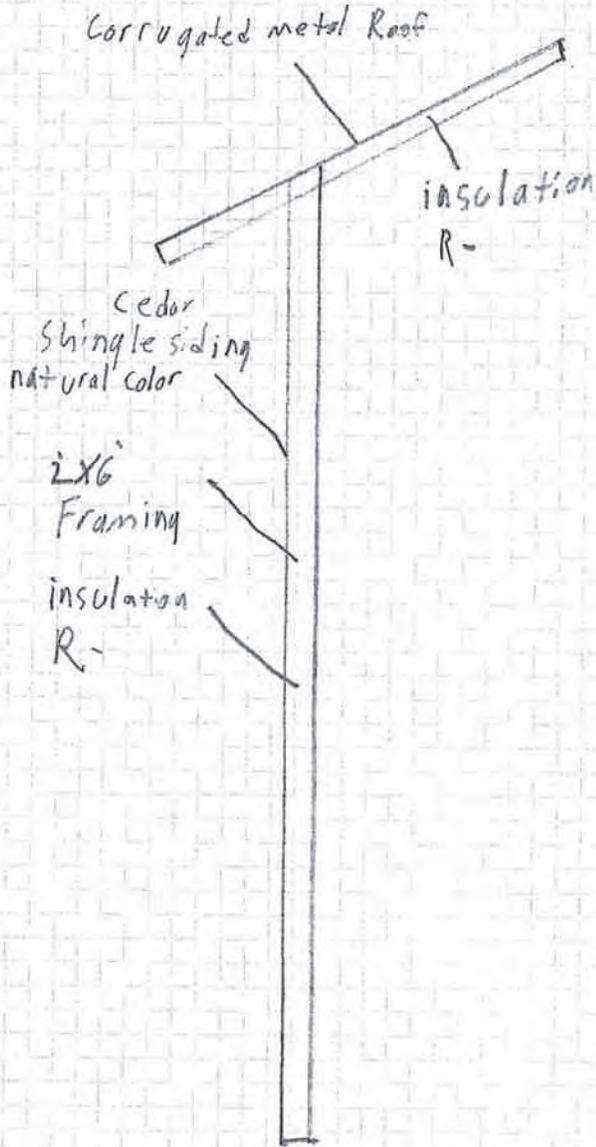


East



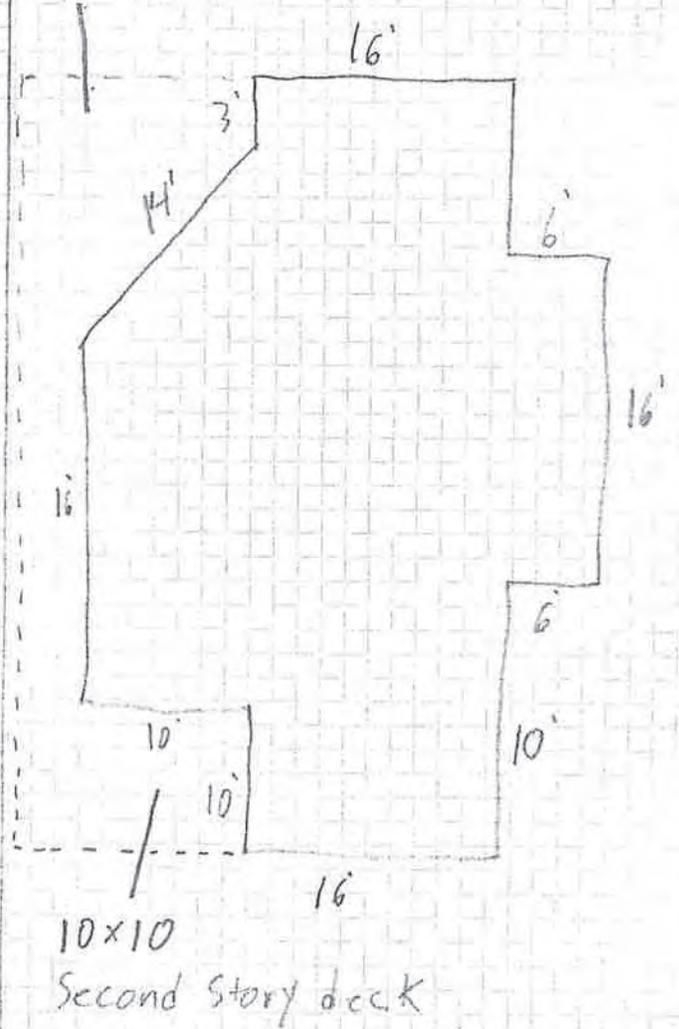
Hermitage

Cross Section



Over view

Replace Deck



Hermitage

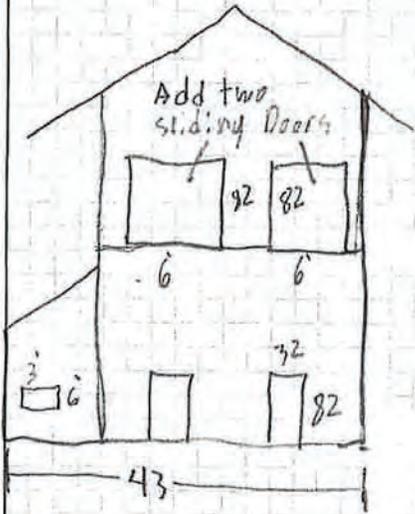


Hermitage (continued)

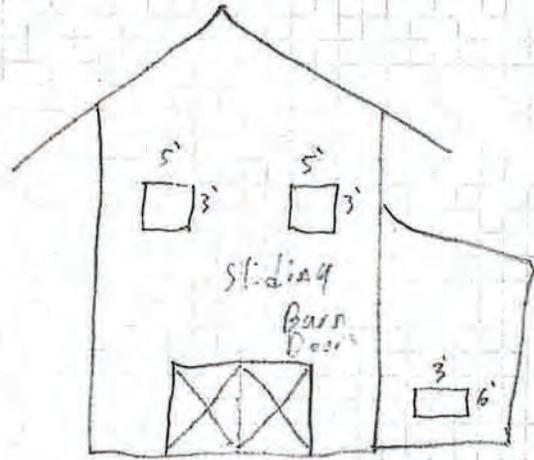


Big Barn Plan

East face

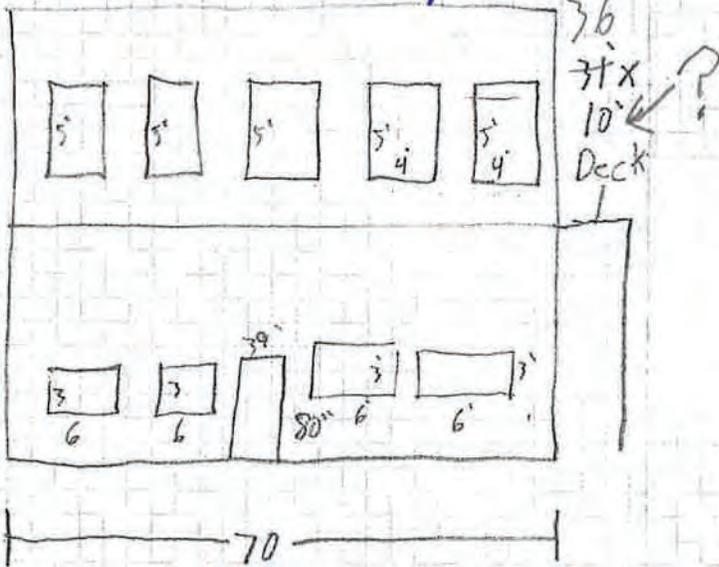


West Face

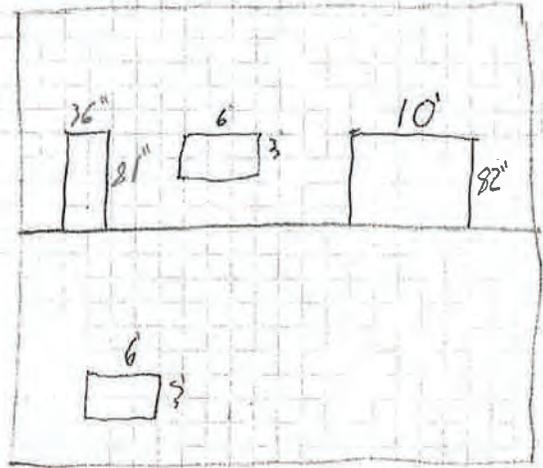


South face

~~UP~~ UP STAIRS window
 Pattern to change to 3' x 97"
 windows evenly spaced



North face



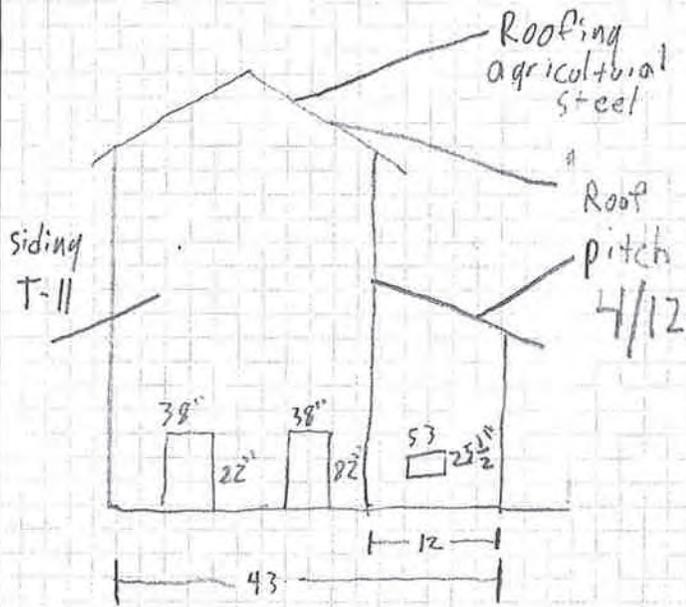
White Barn



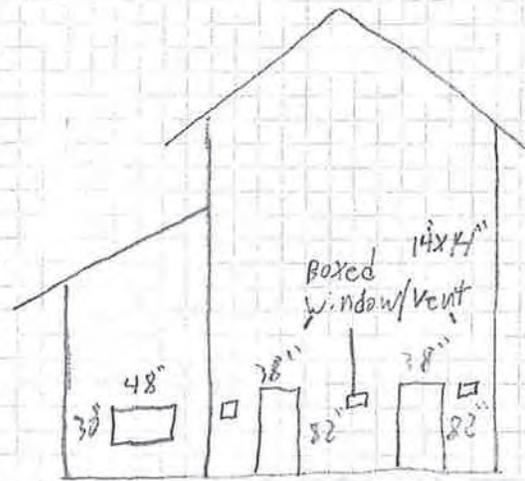
White Barn (continued)



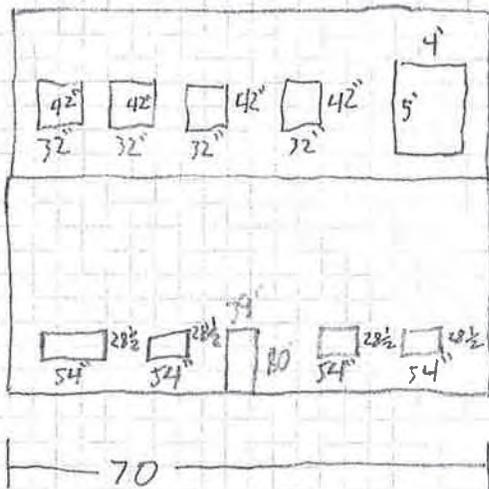
West Face



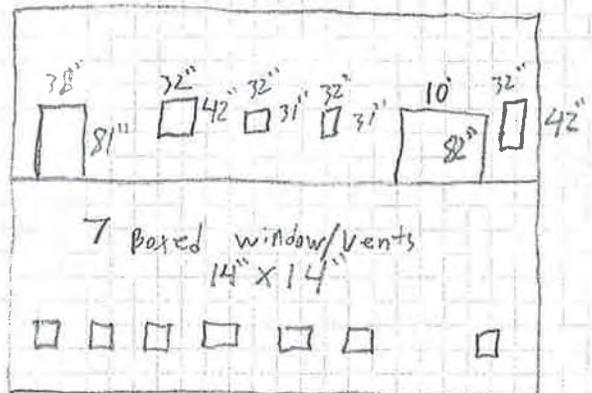
East Face



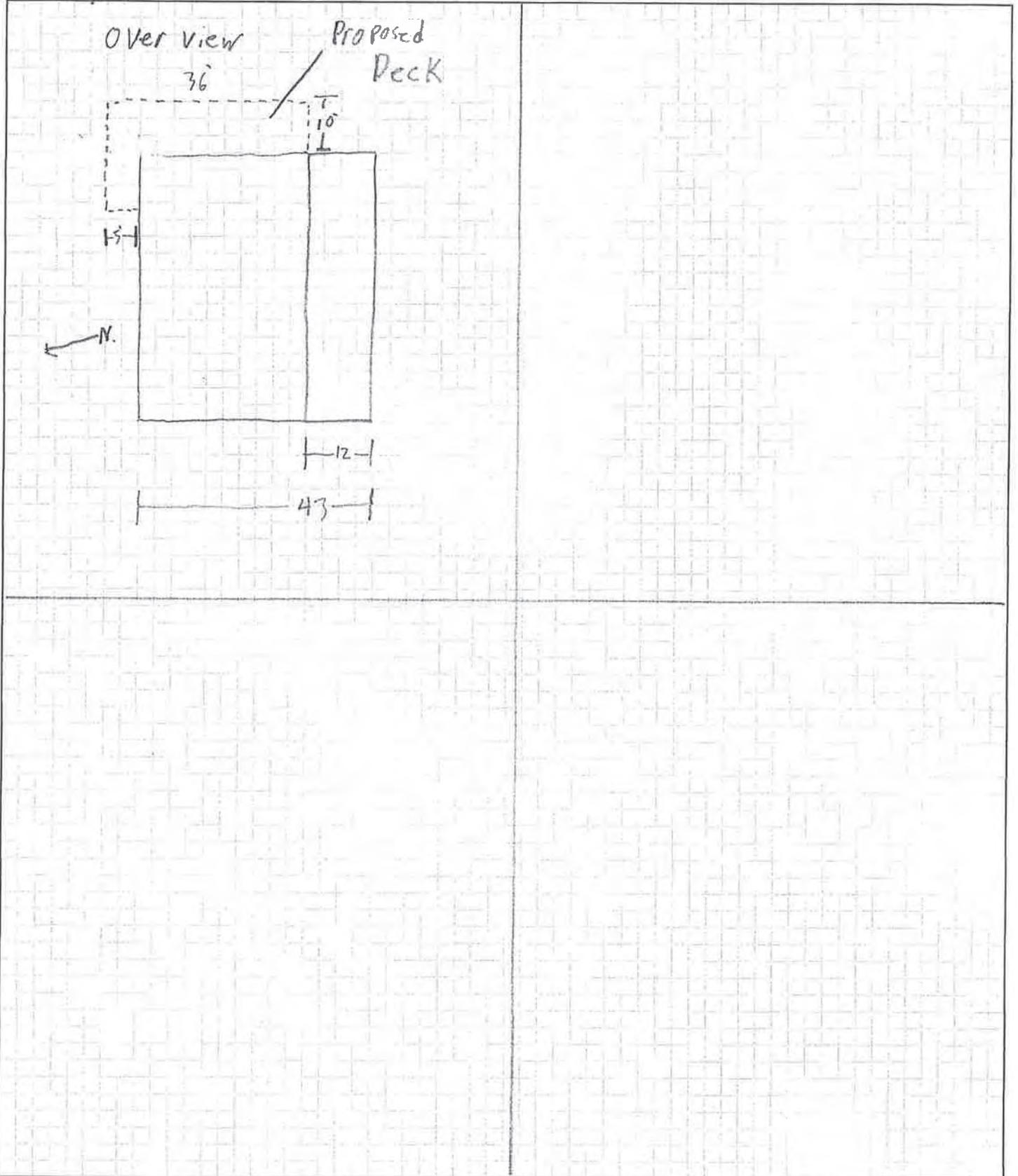
South Face

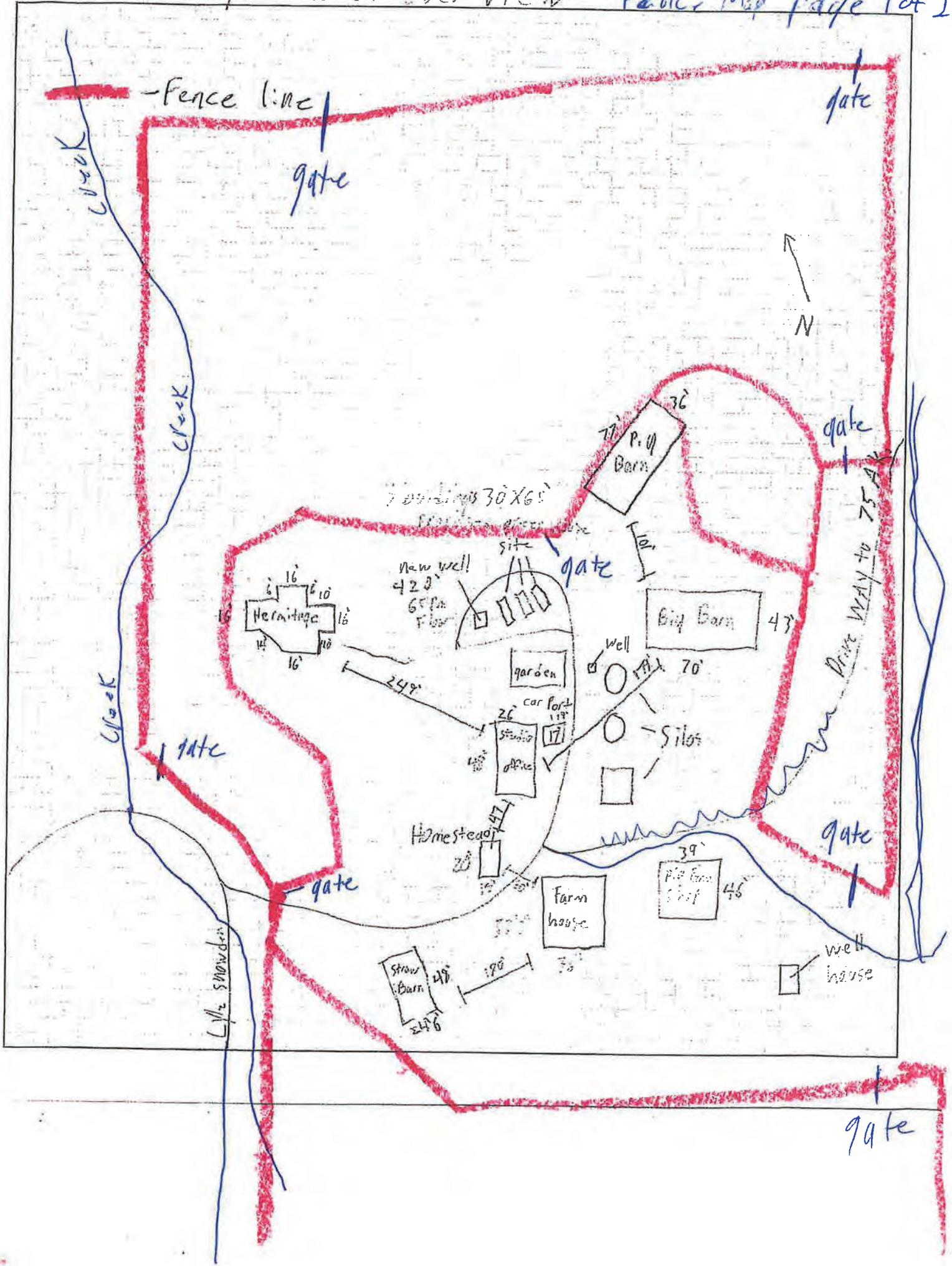


North Face



Big Barn

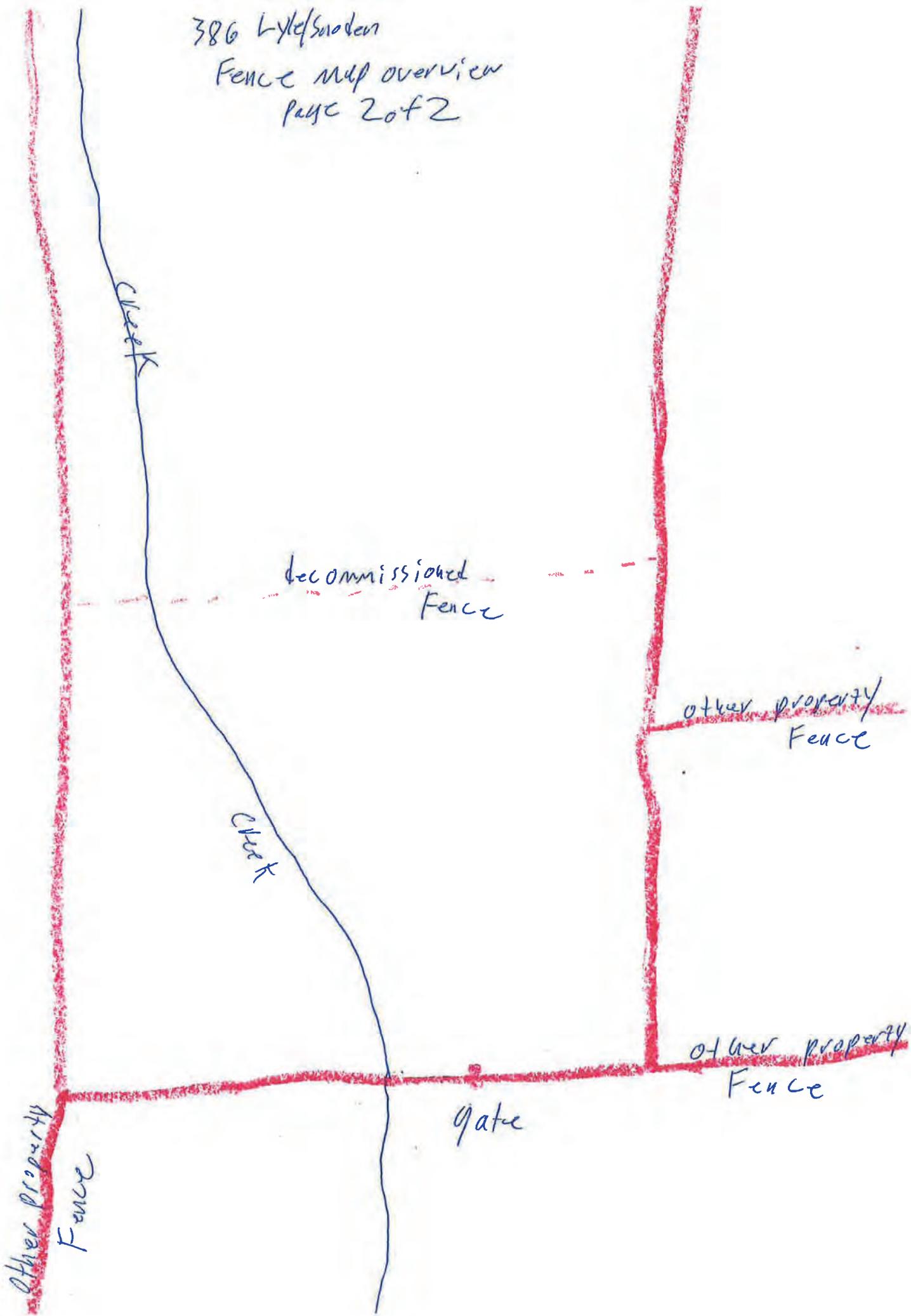




386 Lyle/Sweden

Fence map overview

page 2 of 2



Ranch Office/Worker Housing



Ranch Office/Worker Housing (continued)



Farmhouse



Feed Barn (recently repaired)



Pig Barn (recently repaired)



Machine Shop

