

# Land Use Application

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Applicant(s): Thomas Novick

Property Owner(s): Thomas and Wendy Novick

Peter West/Louise Tippens

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Mailing Address: 2804 NE 31st, Portland OR 97212

Mailing Address: same

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Phone: 503-550-8278

Phone: same

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Email: tnovick@mrss.com

Email: same

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## Location of property:

Township: White Salmon Range: 11 East

Parcel address: 80 Ramsay Lane  
White Salmon,  
WA 98672

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Section & Qtr. Section: NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 28

County: Klickitat

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Tax Lot No(s): 03112800000500

Parcel Size (acres): 5.09

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Existing use of parcel: Residential

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Use of adjacent parcels: Residential

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**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.

1. Construction of 30' X 35' pre-fabricated galvanized steel frame metal out building with a 4" concrete slab floor. Wall height will be 12 feet, roof peak will be 15'9". Wall color will be Quaker Grey and roof color Evergreen. Structure will be 130 feet from existing house in a grove of trees obscured from view by two large Douglas Firs and one Ponderosa pine. Access will be from existing driveway.

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2. After the fact approval of a 9' x12' wooden garden shed.

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**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

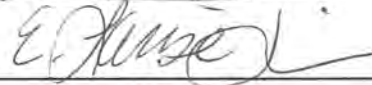
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date

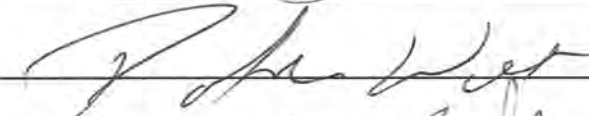
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**Property owner(s) signature:**



date

5/3/21



date

5/3/21



5/3/21

## Site Plan *SEE ATTACHMENT A*

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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

## 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 — CAN BE SEEN FROM PROPERTY, NOT FROM BUILDING SITE
- 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:

- 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.*

## ***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

**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).**

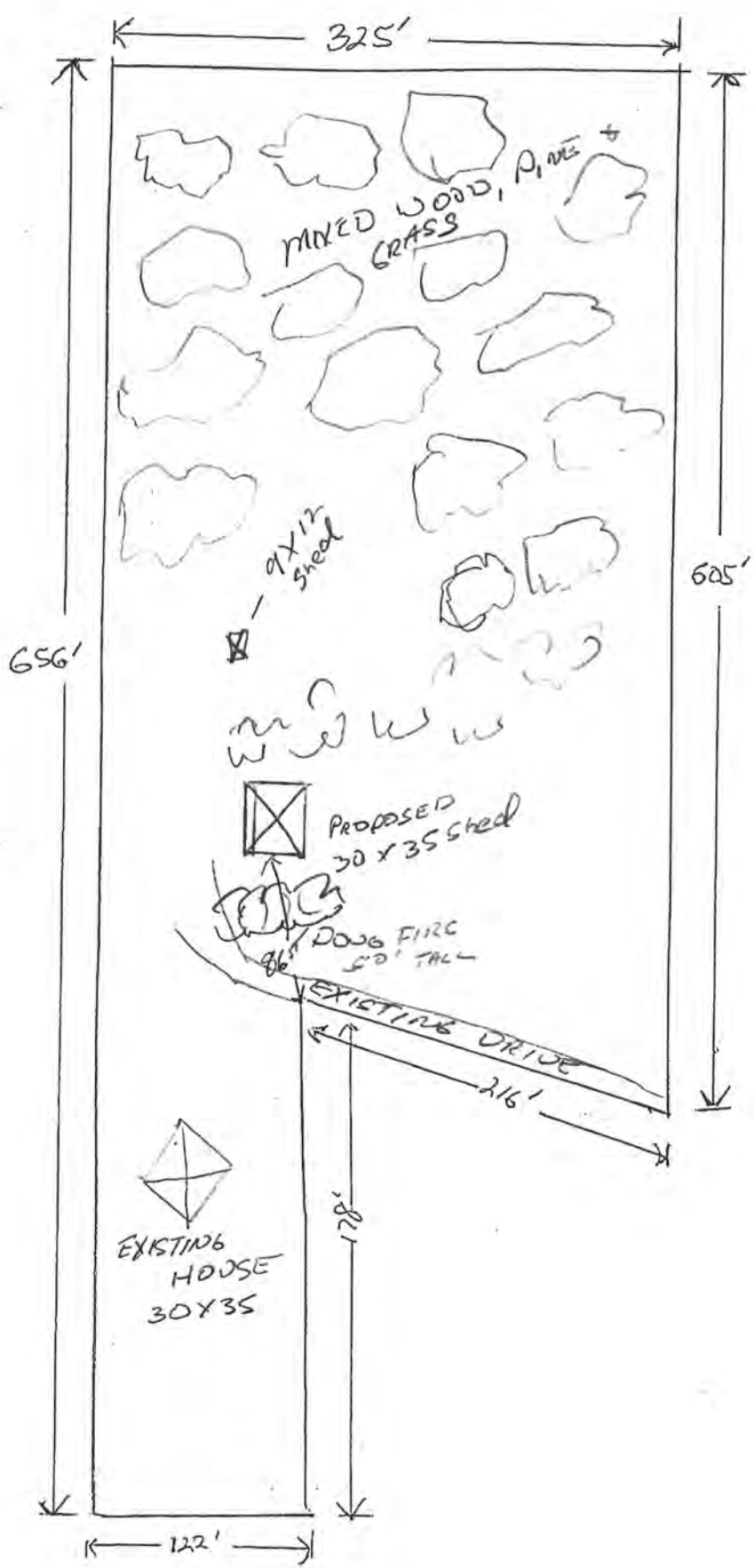


ATTACHMENT A

Site Plan: 80 Ramsay Lane, White Salmon  
Owners: Tom and Wendy Novick  
Peter West and Louise Tippens

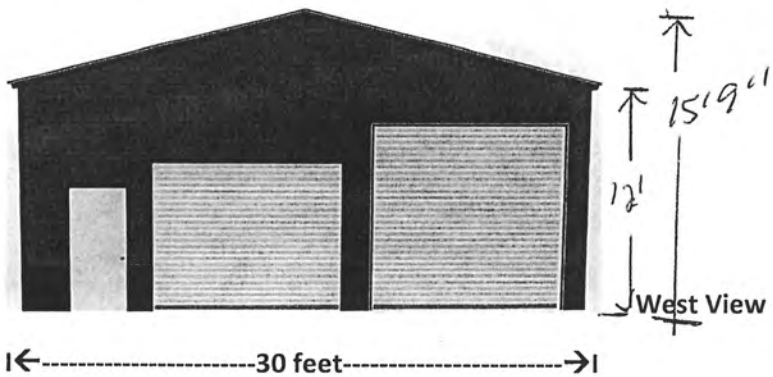
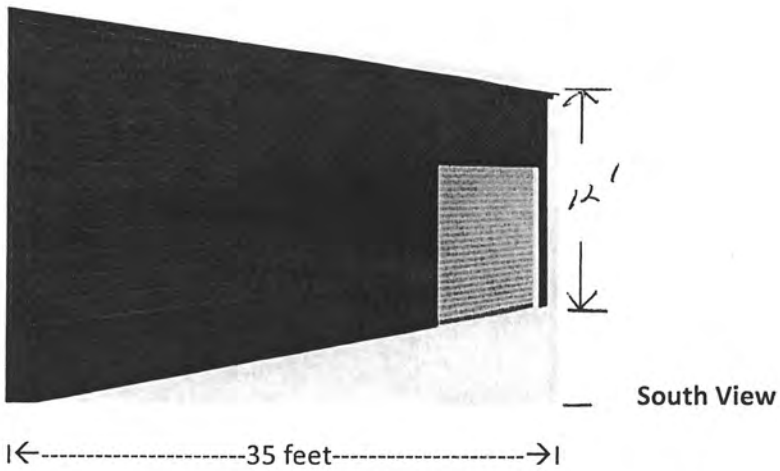
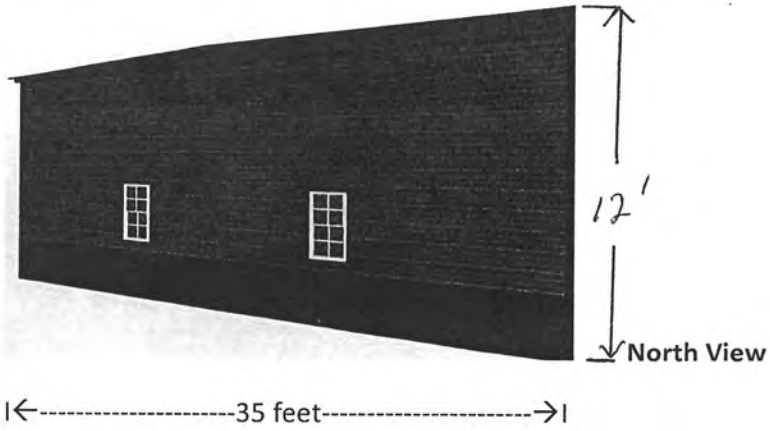
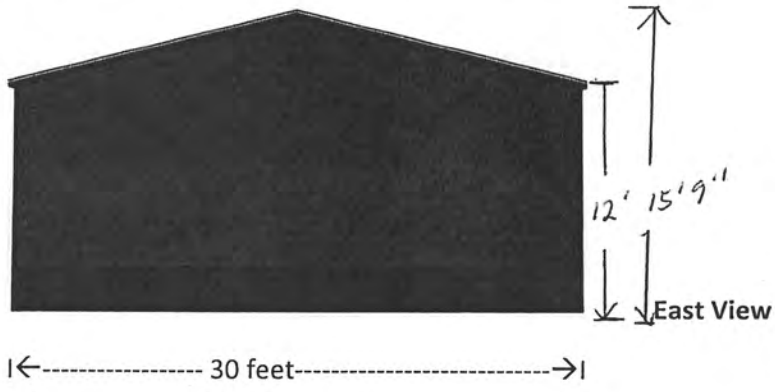
Scale: 1 inch = 100feet

Measurements based on Survey conducted by Klein and Associates, September 2020.

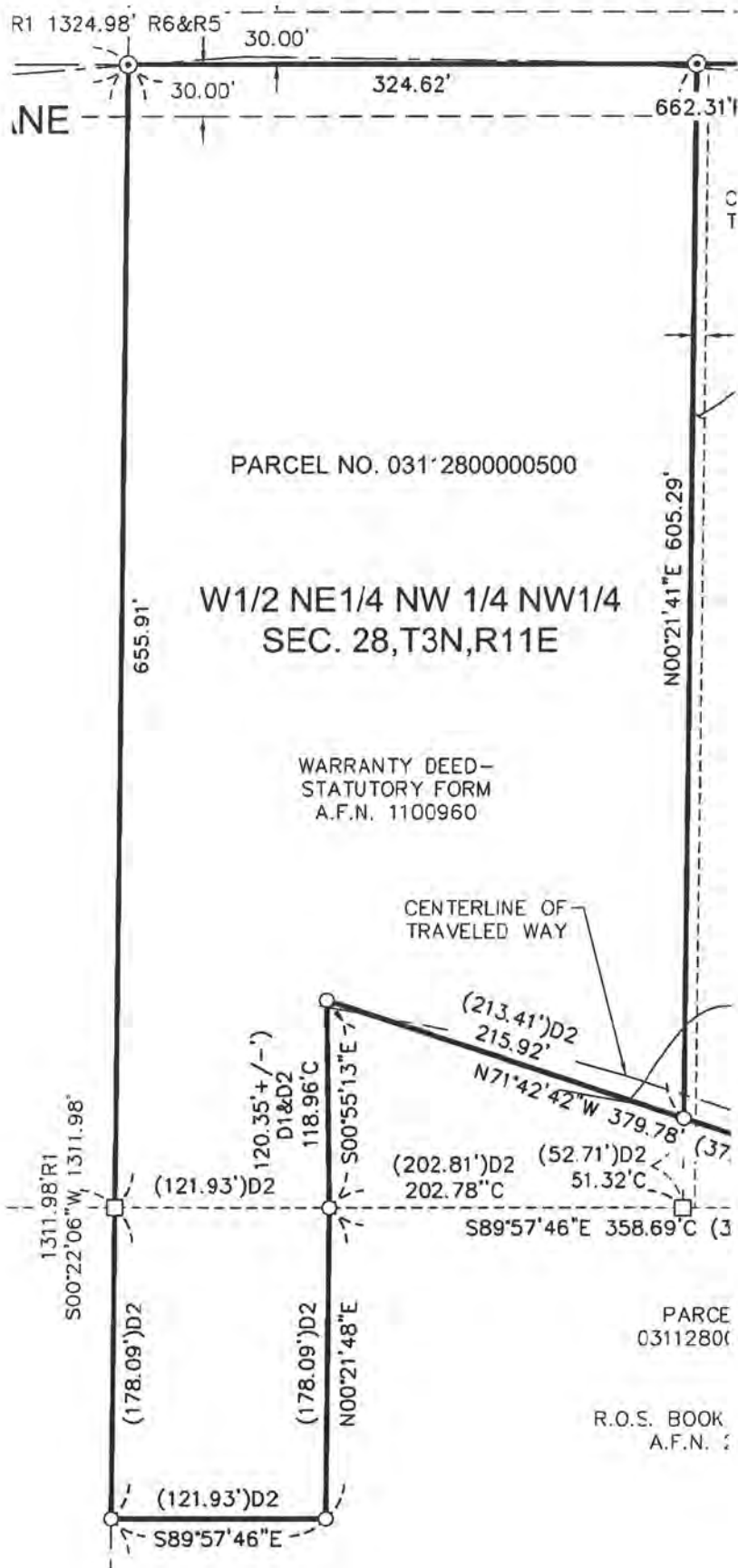


80 Ramsay Lane proposed new Outbuilding

ATTACHMENT B







70 RAMSAY LANE  
PROPERTY LINES

PARCEL NO. 031'2800000500

W1/2 NE1/4 NW 1/4 NW1/4  
SEC. 28, T3N, R11E

WARRANTY DEED -  
STATUTORY FORM  
A.F.N. 1100960

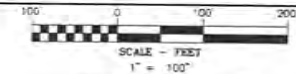
CENTERLINE OF  
TRAVELED WAY

PARCE  
03112800

R.O.S. BOOK  
A.F.N. :

# RECORD OF SURVEY

LOCATED IN THE NW 1/4 OF THE NW 1/4  
SECTION 28, T. 3N., R. 11E. W.M.  
KLIKITAT COUNTY, STATE OF WASHINGTON.



## BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM  
SOUTH ZONE, GRID NORTH, GRID DISTANCE,  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
POINTS 250 AND 255

## LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" ORANGE PLASTIC CAP (KA WASH1797)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- RS RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- RT RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- (100') DEED DISTANCE

## MONUMENT INFORMATION

- (750) FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED D2AB INC. 2325 DR 25552 WA, HELD AS SECTION CORNER
  - (257) FOUND 5/8" REBAR WITH Y.P.C. REFERENCE MONUMENT PER TERRA SURVEYING, S37°22'37"W 16.56' FROM SECTION CORNER PER RS
  - (254) FOUND BRASS CAP 1" BELOW GRADE, PER BISHOP SURVEYING, SET IN SP 79-19 HELD.
  - (755) FOUND 7/8" REBAR WITH ALUMINUM CAP STAMPED D2AB INC. 2325 DR 25552 WA, HELD FOR NORTH SECTION LINE
  - (256) FOUND 5/8" REBAR WITH ALUMINUM CAP, STAMPED ????? PER TRANTON SURVEYING A.F.N. 205085; N002250'E 1.70' FROM COMPUTED POSITION
  - (280) FOUND 5/8" REBAR WITH ALUMINUM CAP PER TRANTON SURVEYING A.F.N. 206085; N0022'06"E 0.50' FROM COMPUTED POSITION, HELD FOR NORTH-SOUTH LINE
- \*\*\*\* ALL MONUMENTS TIED ON 8/20/2020

## REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY BISHOP SURVEYING, FOR COLUMBIA MEW OWNERS, RECORDED IN A.F.N. 151431, 6/8/1977
- R2. SURVEY PERFORMED BY TRANTON SURVEYING, FOR ROBERT MITCHELL, RECORDED IN A.F.N. 205085, 7/1/1987
- R3. SHORT PLAT 79-19 PERFORMED BY BISHOP SURVEYING, FOR JOHN FARNISH, RECORDED IN A.F.N. 195962, 5/8/1980
- R4. SHORT PLAT 79-24 PERFORMED BY BISHOP SURVEYING, FOR HEWY, RECORDED IN A.F.N. 171376, 4/27/1979
- R5. SHORT PLAT SP-90-16 BY D2AB SURVEYING INC., FOR HOWARD SHAW RECORDED IN A.F.N. 223892, 5/25/1991
- R6. SURVEY PERFORMED BY TERRA SURVEYING, FOR USDA, RECORDED IN A.F.N. 107114, 7/1/2007

## REFERENCED DEEDS

- D1. STATUTORY WARRANTY DEED, A.F.N. 1126826
- D2. WARRANTY DEED- STATUTORY FORM, A.F.N. 1100950

## SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TOM NOVICK SEPTEMBER, 2020.

DRAG MCCONNELL  
REGISTERED PROFESSIONAL LAND SURVEYOR #51797

## AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020  
AT \_\_\_\_\_ AM IN BOOK \_\_\_\_\_ OF SURVEYS PAGE \_\_\_\_\_ AT THE  
REQUEST OF DRAG MCCONNELL, REGISTERED LAND SURVEYOR, NO. 51797.

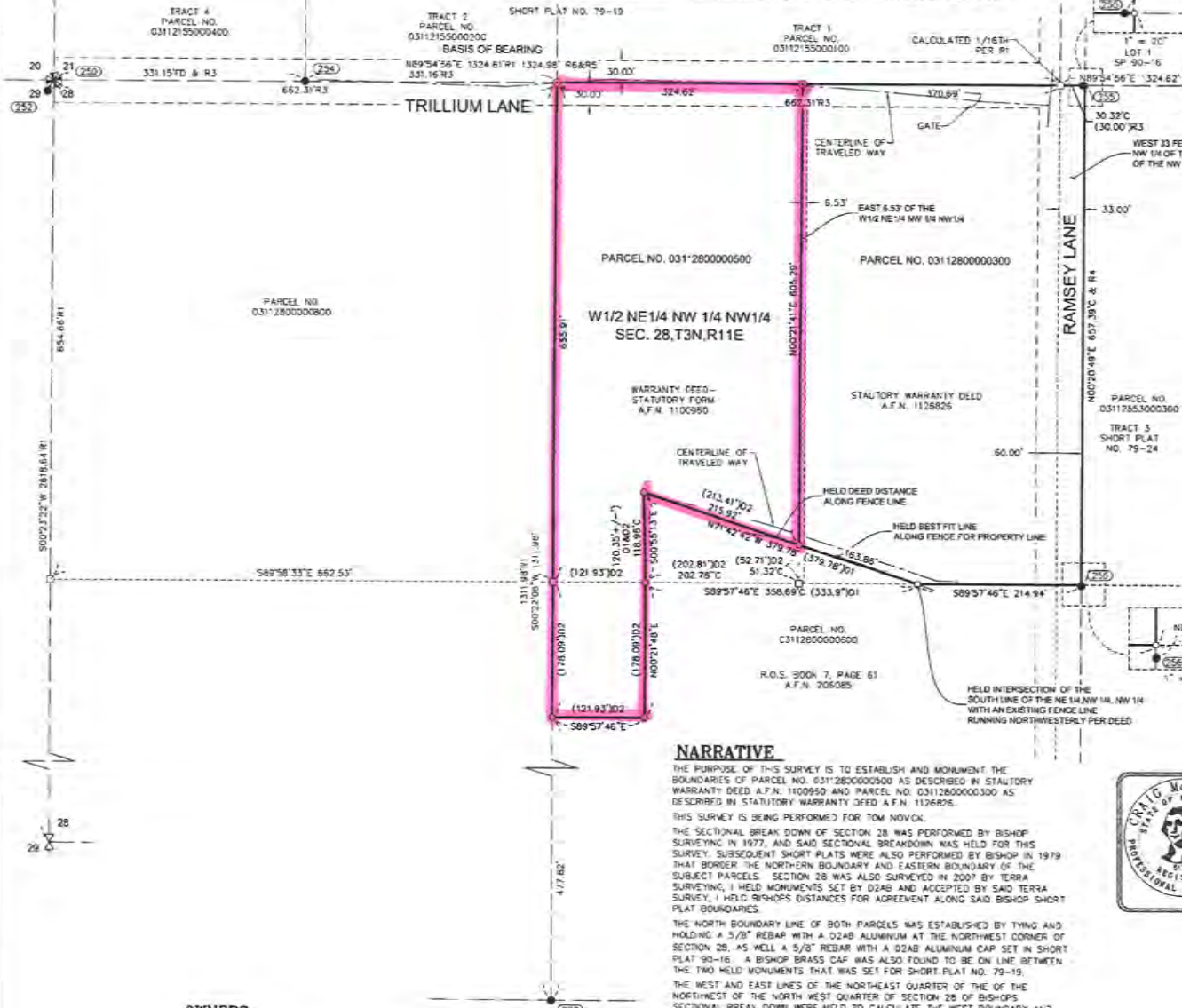
COUNTY AUDITOR



**Klein & Associates, Inc.**  
ENGINEERING/SURVEYING/PLANNING  
1411 126 Street - Hood River, OR 97031  
TEL: 541-386-3322 - FAX: 541-386-2515

SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
KLIKITAT COUNTY, WASHINGTON

|               |
|---------------|
| 1/4 SEC T. R. |
| 28 3N 11E     |



## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND MONUMENT THE BOUNDARIES OF PARCEL NO. 03112800000500 AS DESCRIBED IN STATUTORY WARRANTY DEED A.F.N. 1100950 AND PARCEL NO. 03112800000300 AS DESCRIBED IN STATUTORY WARRANTY DEED A.F.N. 1126826.

THIS SURVEY IS BEING PERFORMED FOR TOM NOVICK. THE SECTIONAL BREAK DOWN OF SECTION 28 WAS PERFORMED BY BISHOP SURVEYING IN 1977, AND SAID SECTIONAL BREAKDOWN WAS HELD FOR THIS SURVEY. SUBSEQUENT SHORT PLATS WERE ALSO PERFORMED BY BISHOP IN 1979 THAT BORDER THE NORTHERN BOUNDARY AND EASTERN BOUNDARY OF THE SUBJECT PARCELS. SECTION 28 WAS ALSO SURVEYED IN 2007 BY TERRA SURVEYING. I HELD BISHOP'S DISTANCES FOR AGREEMENT ALONG SAID BISHOP SHORT PLAT BOUNDARIES.

THE NORTH BOUNDARY LINE OF BOTH PARCELS WAS ESTABLISHED BY TYPING AND HOLDING A 5/8" REBAR WITH A D2AB ALUMINUM AT THE NORTHWEST CORNER OF SECTION 28, AS WELL AS A 5/8" REBAR WITH A D2AB ALUMINUM CAP SET IN SHORT PLAT 90-16. A BISHOP BRASS CAP WAS ALSO FOUND TO BE ON LINE BETWEEN THE TWO HELD MONUMENTS THAT WAS SET FOR SHORT PLAT NO. 79-19. THE WEST AND EAST LINES OF THE NORTHEAST QUARTER OF THE OF THE NORTHWEST OF THE NORTH WEST QUARTER OF SECTION 28 OF BISHOP'S SECTIONAL BREAK DOWN WERE HELD TO CALCULATE THE WEST BOUNDARY AND EAST BOUNDARY OF THE SUBJECT PROPERTIES. DEED CALLS WERE HELD FOR THE SOUTHERLY LINE SEE THE FACE OF THIS SURVEY FOR SPECIFIC DETAILS.

## PROCEDURES

TRIMBLE R10 RIN GSSS UNITS AND A TRIMBLE TSC7 DATA COLLECTOR WERE USED TO MAKE RADIAL TIES. NO ADJUSTMENT MADE. MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-050

## OWNERS

PARCEL 03112800000500 THOMAS NOVICK, WENDY SMITH NOVICK,  
LOUISE TIPPENS & PETER WEST

PARCEL 03112800000300 PAMELA A. CROW,  
GABRIELLA E. DONNELL, TRUSTEES

SURVEY PERFORMED FOR:  
TOM NOVICK  
DATE MONUMENTED: 9/17/2020  
PROJECT: 200809 DRAFT - CEM, CD  
FILE: 200809-R05.DWG \_LAYOUT TAB: WA SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE