

Columbia River Gorge Commission

57 NE Wauna Avenue • PO Box 730 • White Salmon WA 98672 • 509-493-3323

Land Use Application

Small Scale Agriculture

Applicant(s)

Property Owner(s)

MICHAEL CANGIAMILLA

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Mailing Address

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19 SAUTER RD, LYLE, WA.

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Phone H *408 - 455 - 0468*

Phone H *408 - 455 - 0468*

Work/cell *408 - 968 - 2579*

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Email *MCANGIAMILLA11@HOTMAIL.COM*

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Location of property:

Township *3 NORTH* Range *12 EAST* Street Address *19 SAUTER RD.*

Section & Qtr Section *SP 82-10 IN SE SW Sec. 29* County *Klickitat*

Tax Lot No(s). *03-12-2951-0003/00* Parcel Size (acres) *5.05*

Existing development and use of parcel

*Residential home, w/ garage (formerly the barn)
Barn with attached stable
Gravel driveway Fencing formerly*

Proposed use or development:

*Res. home (less stable) + barn +
Winery AND 4 TASTING ROOM (stable)
Grapes will come from local vineyards + 3 to 4 acres of on-site cultivation + part of
Fermentation, aging, blending will be done on site. (barn)*

Use of Adjacent Parcels

*N - Horses + pasture
S - Residential home
E - Horses + pasture + further E - Turtle refuge
W - Vineyard*

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

Michael Cangiamilla
Michael Cangiamilla

date

January 6, 2015
December 27, 2014

date

Property owner(s) signature

Michael Cangiamilla
Michael Cangiamilla

date

January 6, 2015
December 27, 2014

date

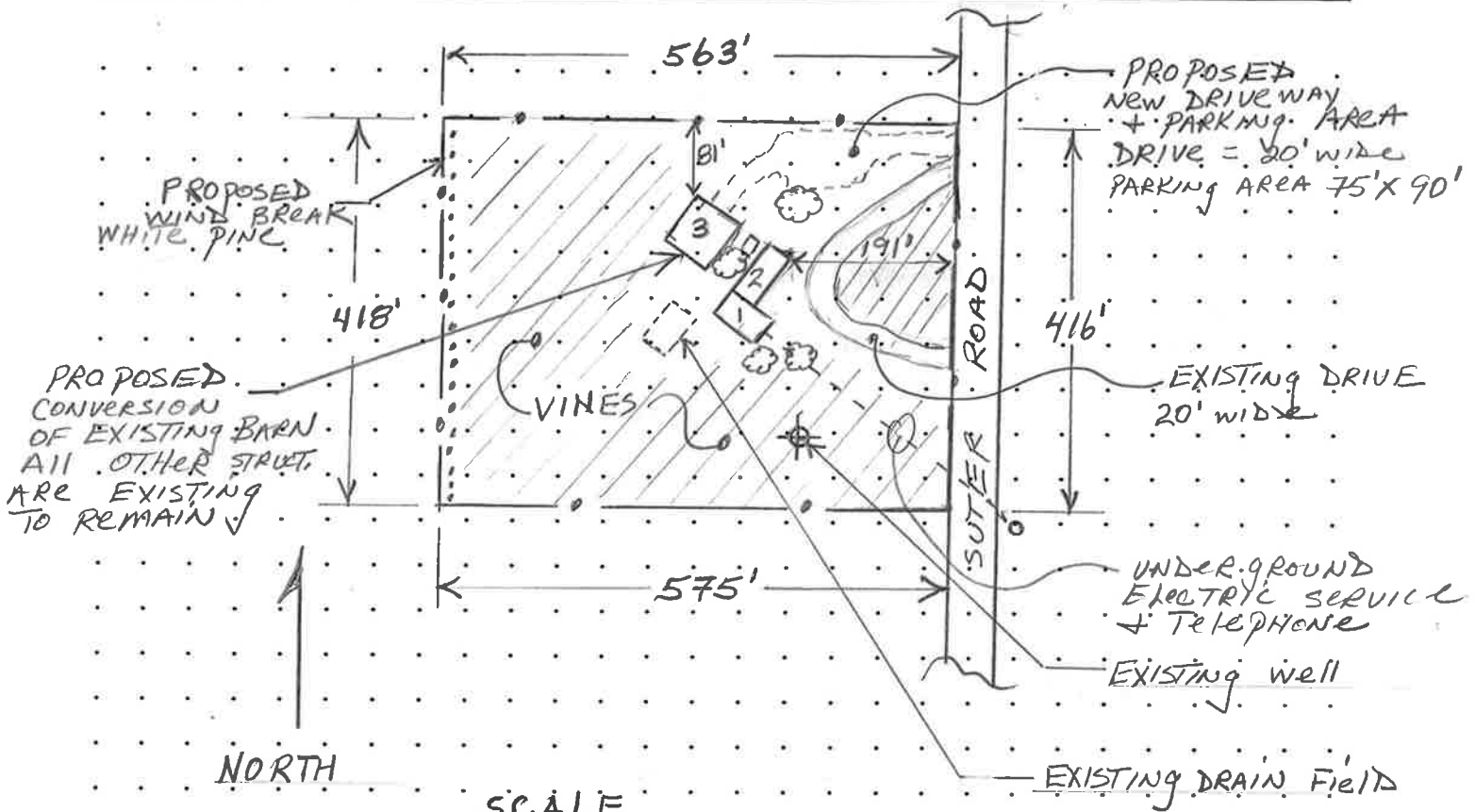
Application checklist: The following is required to complete your application.

- Application form completed and signed
- Project description
- Site plan
- Elevation drawings
- Key viewing areas checklist
- Names and addresses of adjacent property owners
- Any additional information as required





Project description: Describe your proposed project including details on all uses proposed; the size, height, color, and construction materials of all structures; and any other details which explain how your proposal meets the requirements of the Scenic Area Land Use Ordinance.

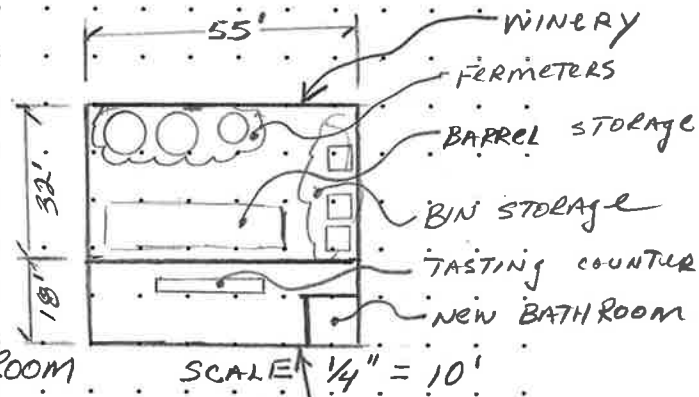
THE PROPOSED PROJECT CONSIST OF CONVERSION AND EXPANSION OF THE EXISTING BARN INTO A SMALL BOUTIQUE WINERY AND TASTING ROOM. ALSO THE PLANTING OF 3 1/2 TO 4 ACRES OF THE PROPERTY INTO GRAPE VINES WITH DEER FENCING AND WIND BREAK AT THE WEST PROPERTY LINE TO SUPPORT THE VINEYARD. THE PROPOSED PROJECT WOULD TAKE PLACE OVER SEVERAL YEARS IN MANY PHASES AND THE FIRST PHASE WOULD MAKE NO PHYSICAL CHANGE TO THE OUTSIDE OF THE EXISTING STRUCTURES, EXCEPT FOR SOME ADDED WINDOWS AND A DOOR ALL ON THE WEST SIDE OF THE BARN. THE VINEYARD WOULD BE PLANTED ONE ACRE A YEAR AFTER APPROVAL. THE FINAL RESULT WOULD BE AN INCREASE IN SIZE OF THE EXISTING BARN FROM 36'X42' TO 50'X55' WITH A HEIGHT LESS THAN 24'. THE EXISTING METAL SIDING WOULD BE REMOVED AND CMU WALL WOULD BE INSTALLED AND COVERED WITH NATURAL STONE FROM THE GORGE AREA. THIS WOULD SERVE TO BLEND THE STRUCTURE INTO THE NATURAL LANDSCAPE. THE TRIM AND ROOF WOULD BE THE LIGHT GREEN OR TAN COLOR AS APPROVED IN THE IMPLEMENTATION HANDBOOK. THE WIND BREAK WOULD BE NATIVE PINE SPACED 10' APART AND SERVE TO SCREEN THE VINEYARD FROM KEY VIEWING AREAS. EVENT AREA AND PARKING WOULD BE NORTH OF WINERY BUILDING, NOT SEEN FROM KEY VIEWING AREAS, AND THERE WILL BE NO GRADE CHANGES. GREAT CARES WILL BE TAKEN TO COMPLY WITH C.R.G.C. REQUIREMENTS.

Site Plan



NOTES

-  = PROPOSED VINES.
-  = EXISTING 24' X 40' HOME
-  = EXISTING 24' X 64' GARAGES
-  = PROPOSED WINERY + TASTING ROOM 50' X 55'



There will be NO GRADING CHANGES
NO COMMERCIAL EVENTS

TASTING ROOM

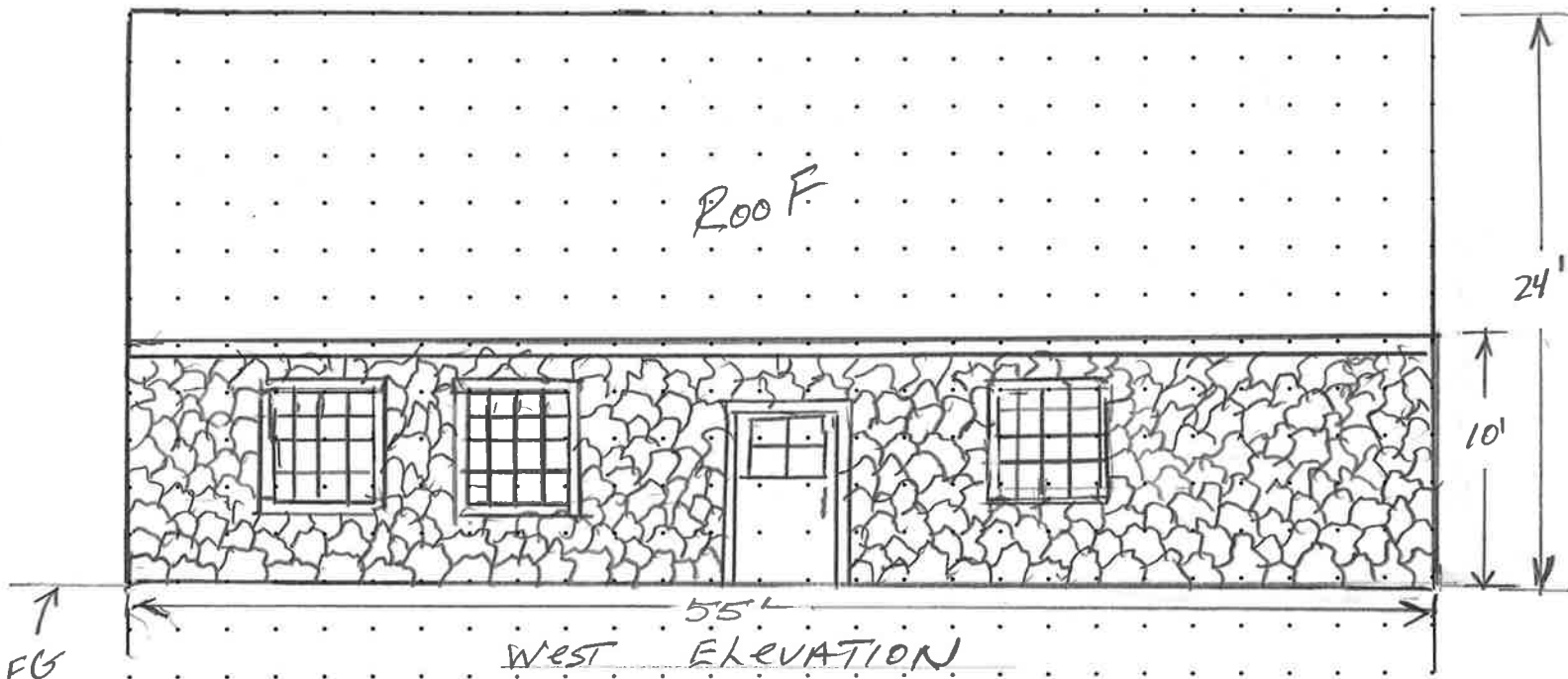
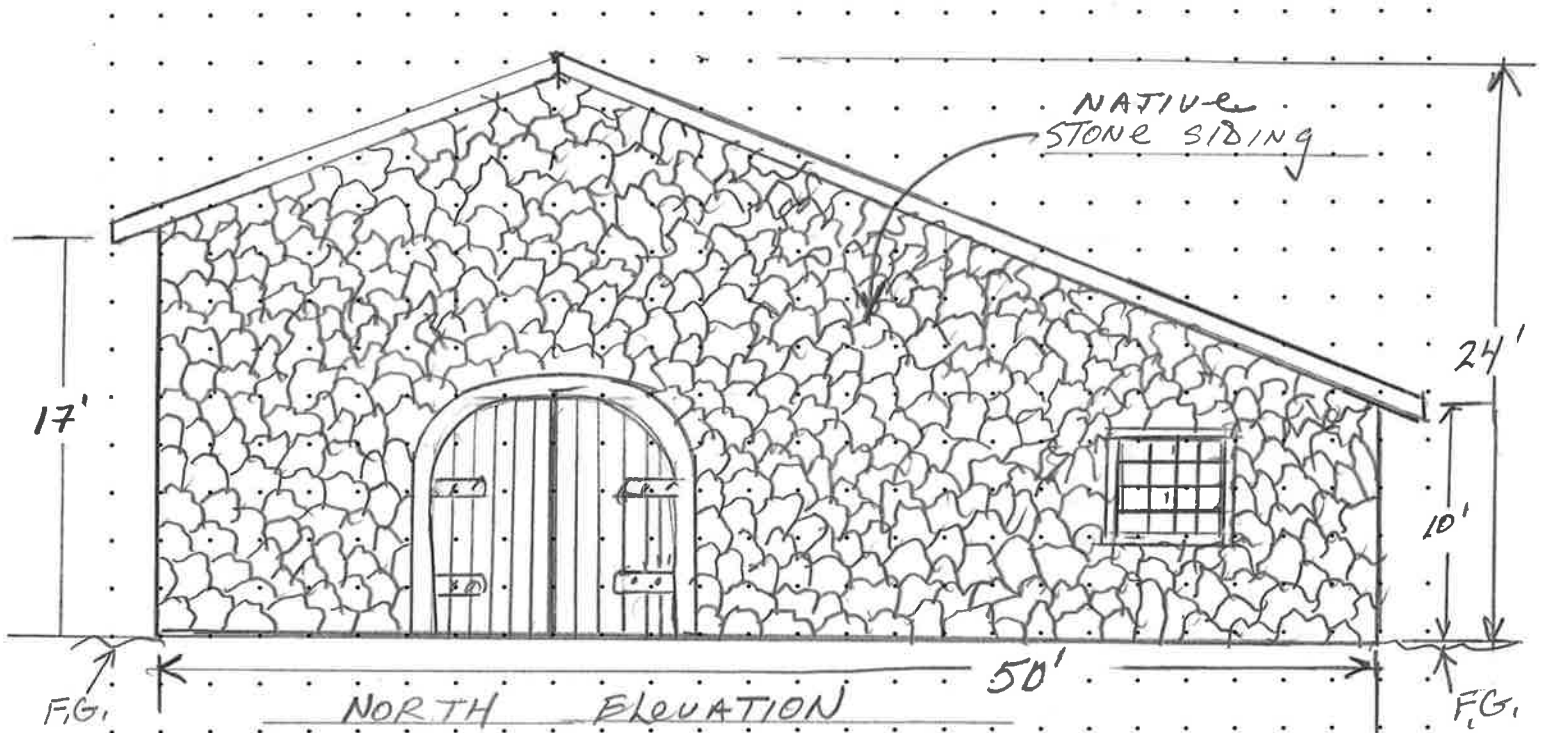
APPLICANT

MICHAEL CANGIAMILLA - PROPOSED WINERY

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

Elevation Drawings

Elevation drawings showing the appearance of all proposed structures are required for all applications. Elevation drawings depict the entire length and width of each structure as seen from a horizontal view. The drawings must also include the natural and finished grade and be drawn to scale.

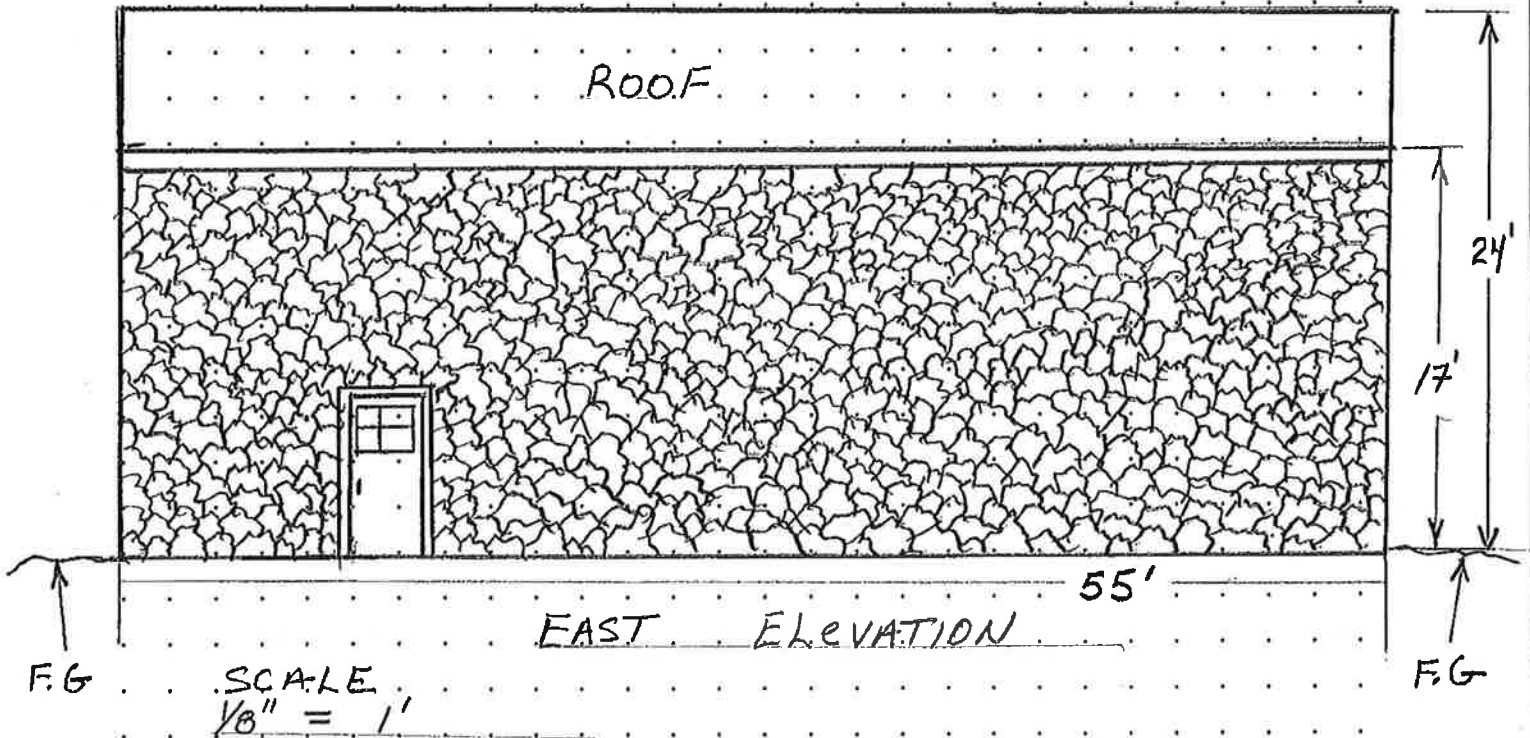
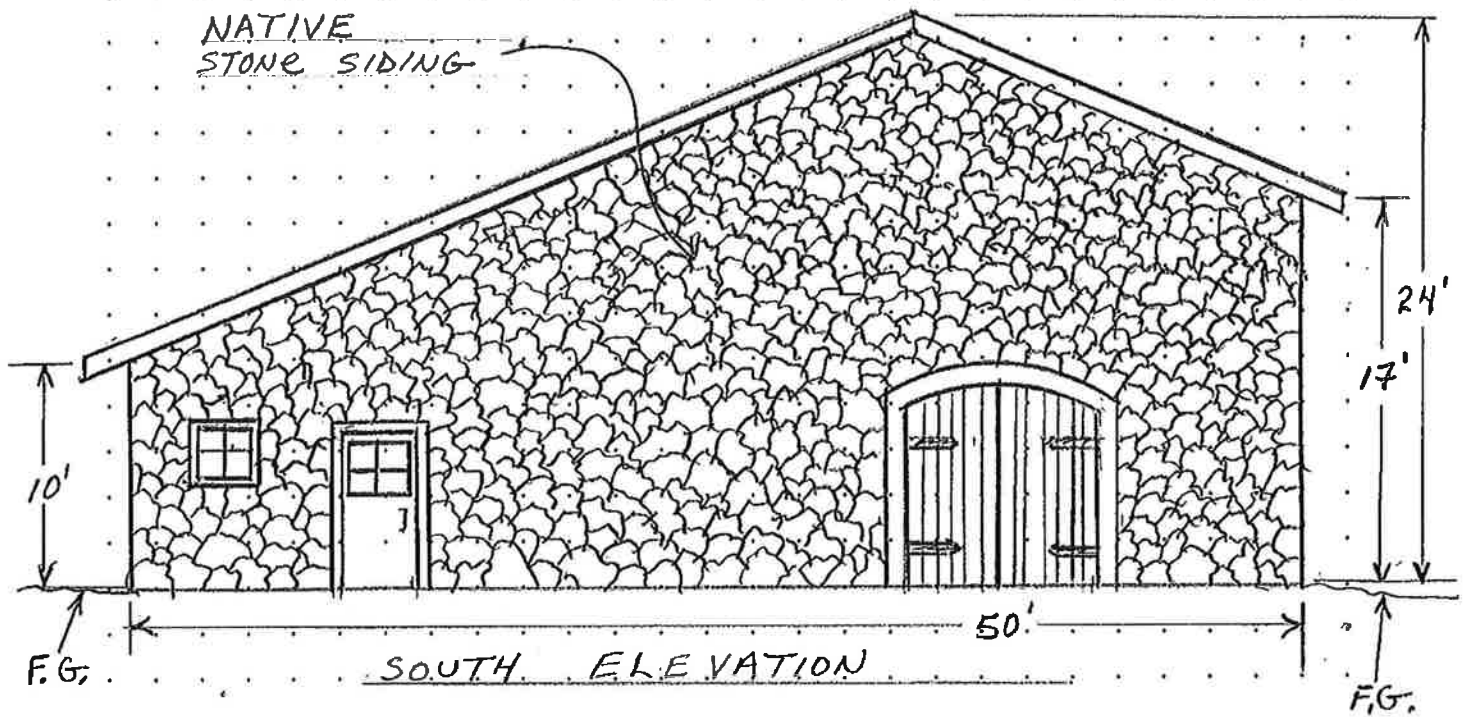


SCALE
1/8" = 1'

Each grid equals 2' x 2' at a scale of 1" = 8'.

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PUMP HOUSE OVER WELL HEAD

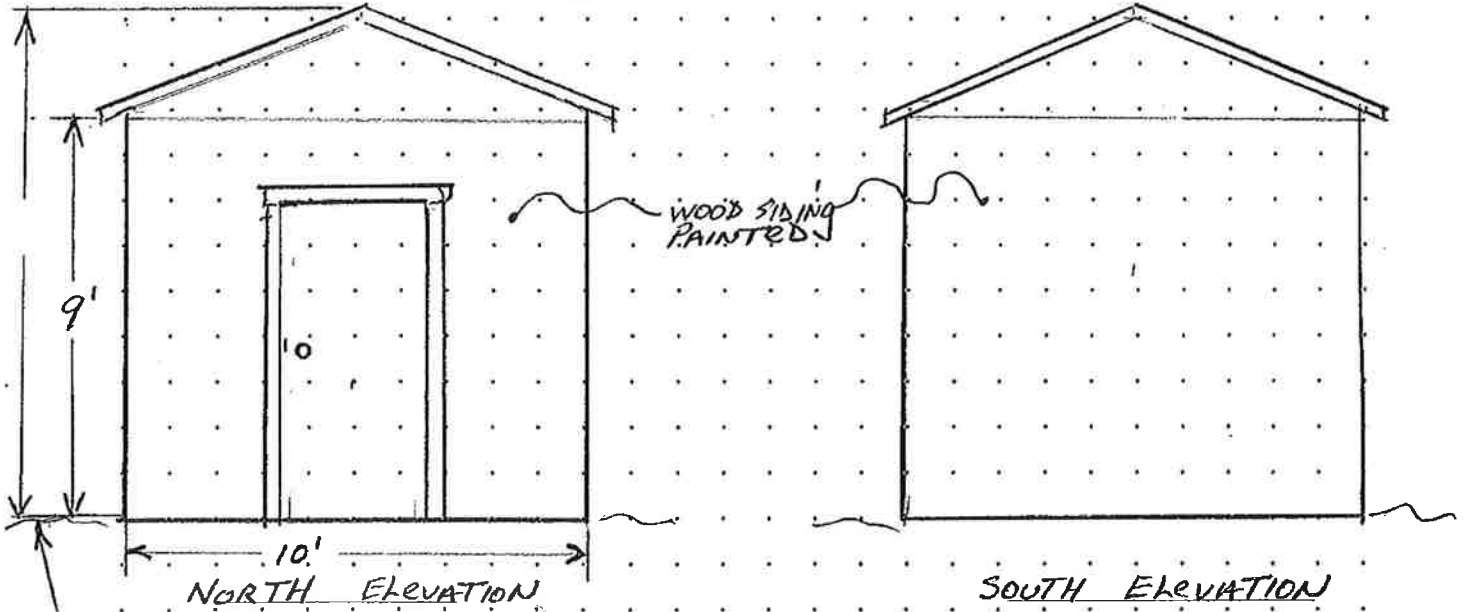
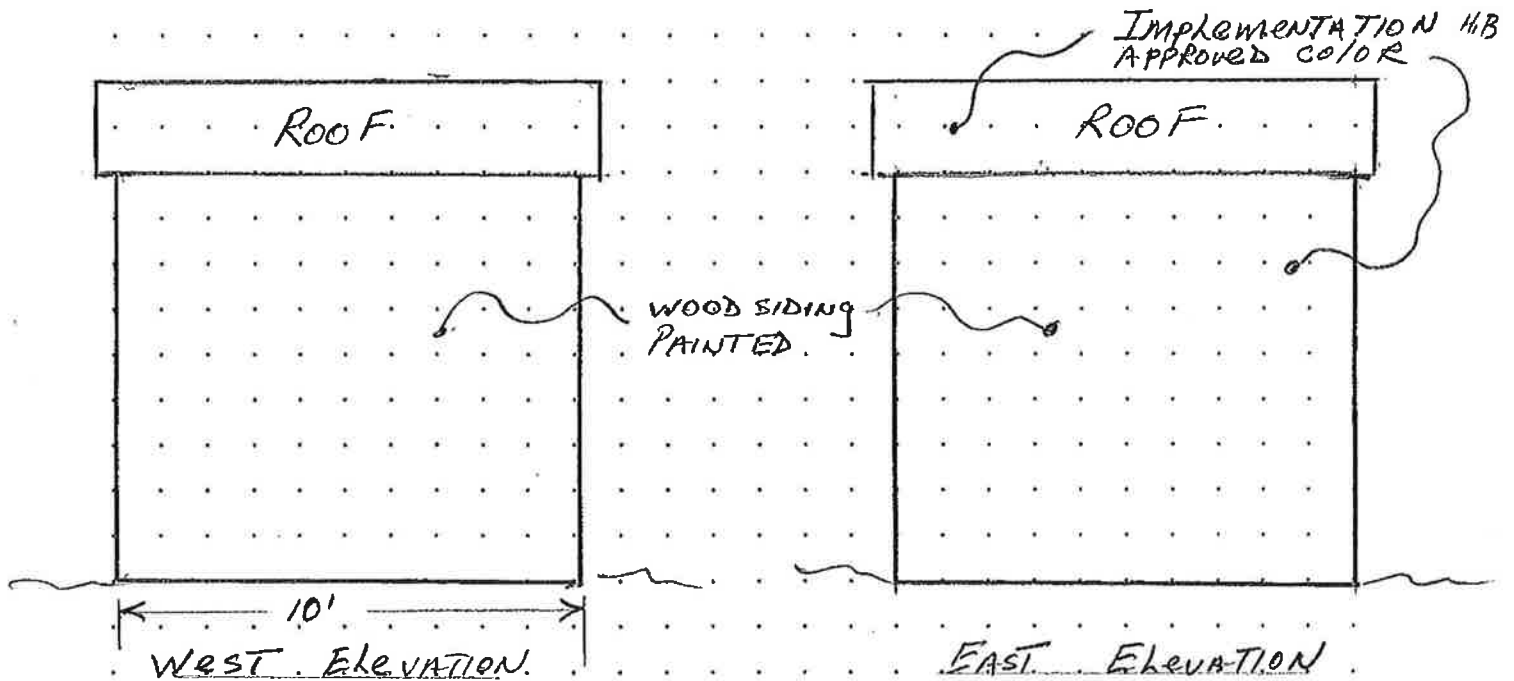


FIG. TYP.



SCALE
 $\frac{1}{4}'' = 1'$

Each grid equals 2' x 2' at a scale of ~~1/4" = 1'~~