



Notice of Development Review

The Columbia River Gorge Commission is seeking comment on the following development review application:

FILE NUMBER:	C25-0004
PROPOSAL:	The Columbia River Gorge Commission has received an application for the addition of a deck to an existing single-family dwelling.
APPLICANT:	Tom & Wendy Novick
LANDOWNERS:	Tom & Wendy Novick, Peter West, and Louise Tippens
SIZE and LOCATION:	The subject property is located at 80 Ramsay Lane, and is described as Tax Lot Number 03-11-2800-000/500 in the northwest corner of Section 28, Township 3 North, Range 11 East, Willamette Meridian, Klickitat County, Washington. The property is located on a parcel that is approximately 5 acres in size.
LAND USE DESIGNATION:	General Management Area (GMA) – Small-Scale Agriculture (20)
NOTICE DATE:	July 17, 2025
COMMENT DEADLINE:	August 7, 2025

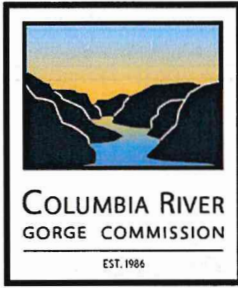
The application and supporting documents are available for review Monday through Thursday from 8:00 a.m. to 5:00 p.m. at the Gorge Commission office at 57 NE Wauna Avenue, White Salmon, Washington. The application and supporting documents are also available on the Gorge Commission's website at <http://www.gorgecommission.org/land-use/pending-applications/>.

This application will be reviewed for consistency with the Columbia River Gorge Commission's Land Use Ordinance (Commission Rule 350-082). The Gorge Commission may consider comments about consistency with *Management Plan for the Columbia River Gorge National Scenic Area* and the Columbia River Gorge National Scenic Area Act, 16 U.S.C. §§ 544 - 544p. Copies of these authorities are available on the Gorge Commission's website at <http://www.gorgecommission.org/about-crgc/legal-authorities/>.

Comments may be mailed to the Gorge Commission office at P.O. Box 730, White Salmon, WA 98672 or emailed to info@gorgecommission.org. All comments received are public records and will be provided to persons who request a copy in accordance with the Gorge Commission's rule governing public records (Commission Rule 350-12).

Consistency with the National Scenic Area Act does not imply or ensure compliance with any other applicable local, state, or federal law.

If you have any questions, please contact Mackenzie Aamodt at (509) 281-9383 or by email at mackenzie.aamodt@gorgecommission.org.



For office use:
Application No. _____

Land Use Application

Applicant(s) TOM & WENDY NOVICK, PETER WEST, LOUISE TIPPENS

Mailing Address: 2804 NE 31ST, PORTLAND, OR 97212

Phone: 503-550-8278

Email tomnovickpdx@gmail.com

Property Owner(s) TOM & WENDY NOVICK, PETER WEST, LOUISE TIPPENS

Mailing Address: 80 RAMSAY LANE, WHITE SALMON

Phone: 503-550-8278 Tom 503 891-8485 Wendy

Email tomnovickpdx@gmail.com

Street Address of Parcel 80 RAMSAY LANE

Township, Range, Section, Qtr. Section WHITE SALMON

Tax Lot Number(s) 03112800000500

Parcel Size 5.17 ACRES

Summary of Proposal

Existing Use of Parcel Residential

Existing Buildings and Structures: Please provide the following information for each building and structure on the parcel.

Building or Structure (do not include fences or roads)	Size (square feet)	Height (measure from lowest point)	Length and Width	Year Built (if known)
House	2200	30 ft	30x35	1991
outbuilding/garage	750	15 ft	30x25	2024
garden shed	100	12 ft	10X10	2021
shed	108	12 ft	9x12	2021

Detailed Project Description: Please describe all proposed development and use of the development, including size, height, exterior colors, construction materials of proposed structures (including access roads), areas of ground disturbance, landscaping details, and structures that you propose to remove. Please describe all aspects of your project in this description or the public notice and final decision may not include an element of your development, which could require a new notice and decision. You may attach additional pages if necessary.

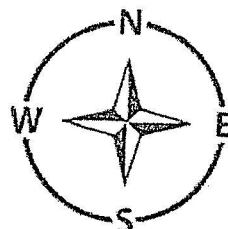
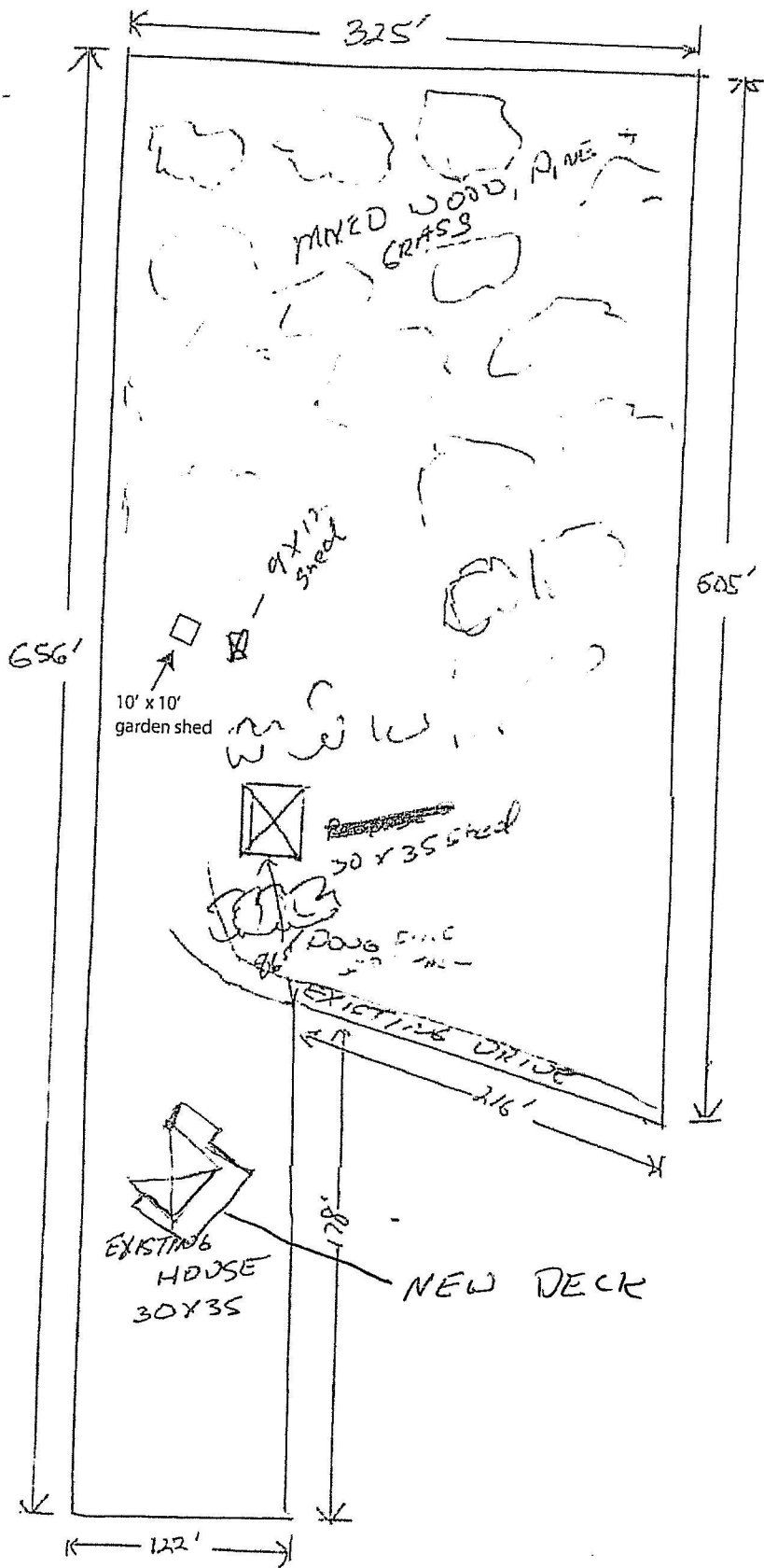
RE CHANGING CURRENT DECK CONFIGURATION WITH NEW FIRE RESISTANT MATERIALS.

Current decks are on the south side of the existing house 10 feet x 12 feet and north side 8x10 for a total of 200 square feet. New decks will shrink the south side deck to 6 feet x12, add a deck on the east side 12X24, a walkway on the north side of the house of 6X12 and enlarging the deck the north facing deck to 10x12. Current deck square footage is 200 sq feet, new deck will be 480 sq ft.

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

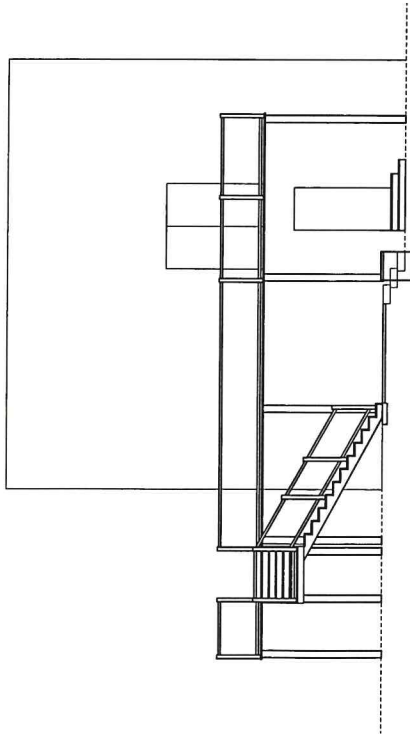
Scale: 1 inch = 100 feet

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

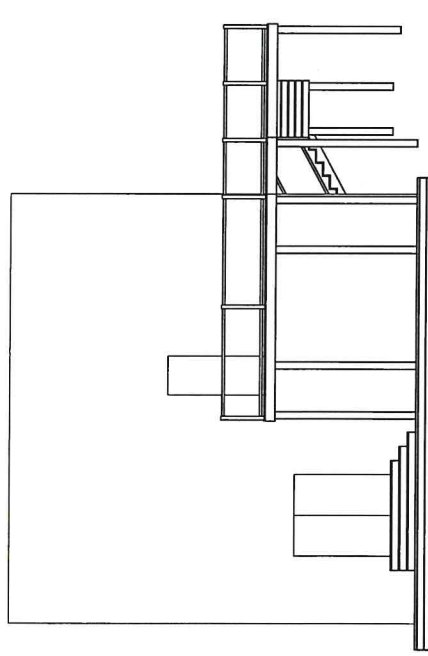


~~APPROVED~~
[Signature]
 11/9/2021

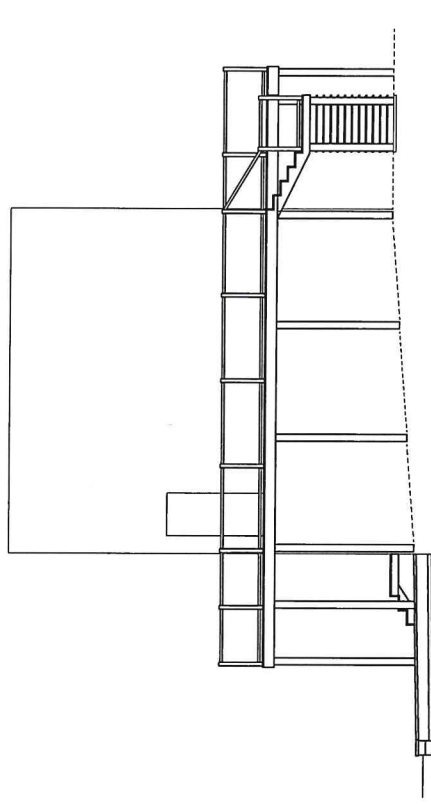
SOUTH ELEVATION SKETCH



NORTH ELEVATION SKETCH



WEST ELEVATION SKETCH



NOTES

THE EXISTING PROPERTY CONDITIONS INCLUDING PROPERTY LINE LOCATIONS SHOWN IN THE PLAN ARE APPROXIMATE AND DO NOT REPRESENT A FIELD-SURVEYED CONDITION.

OWNER SHALL VERIFY ALL PROPERTY LINES, DIMENSIONS, EASEMENTS AND UNDERGROUND UTILITY AND IRRIGATION LOCATIONS PRIOR TO ANY CONSTRUCTION.

SERVICES AND ADVICE ARE LIMITED TO PLANNING AND CONCEPTUAL DESIGN OF EXTERIOR SPACES AND HORTICULTURAL CONSULTATION AND DO NOT INCLUDE ANY ENGINEERING SERVICES, STRUCTURAL ANALYSIS, OR CONSTRUCTION DETAILS WHICH MAY REQUIRE THE SERVICES OF A LICENSED PROFESSIONAL AS REQUIRED BY LAW.

CONSTRUCTION DETAILS GIVEN ARE CONCEPTUAL IN NATURE AND SHOULD BE CONFIRMED BY A LICENSED ARCHITECT OR CONTRACTOR.

A THIRD STORY DECK, NOT SHOWN ON THIS PLAN, ALSO NEEDS TO BE REPLACED. IT IS APPROXIMATELY 4' X 12'.

DECKING TO BE EITHER FIBERON PARANUANT IN HEARTH BROWNSTONE COLOR OR TTBERTECH VANTAGE IN WEATHERED TEAK COLOR. CONTRACTOR TO PROVIDE AN ESTIMATE FOR BOTH OPTIONS.

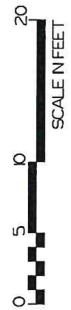
DECK RAILING TO BE ALUMINUM TTBERTECH PPRESSION RAIL EXPRESS IN DARK BRONZE COLOR WITH 3" X 3" POSTS AND AN INFL OF ALUMINUM BAULSTER OR VERTICAL CABLE. IF CONTRACTOR HAS A PREFERRED EQUIVALENT, CONTRACTOR MAY ESTIMATE BOTH OPTIONS.

STEP UNITS WITHIN THE RETAINING WALL TO BE BELGARD LANDINGS STEP IN VICTORIAN COLOR OR FAWN CREEK STONE STEPS WITH APPROXIMATELY 6" INCH RISERS. CONTRACTOR TO PROVIDE AN ESTIMATE FOR BOTH OPTIONS.

THE NORTH DECK OVER THE FIRST FLOOR ENTRANCE TO HAVE CORRUGATED METAL BENEATH THE JOISTS FOR WATERPROOFING.

FLAGSTONE TO BE FAWN CREEK FROM THE STONEYARD IN HOOD RIVER.

RETAINING WALLS TO BE BELGARD CASTLEMANOR BLOCKS IN VICTORIAN COLOR WITH CAPS OR DRY STACKED FAWN CREEK STONE. CONTRACTOR TO PROVIDE AN ESTIMATE FOR BOTH OPTIONS.

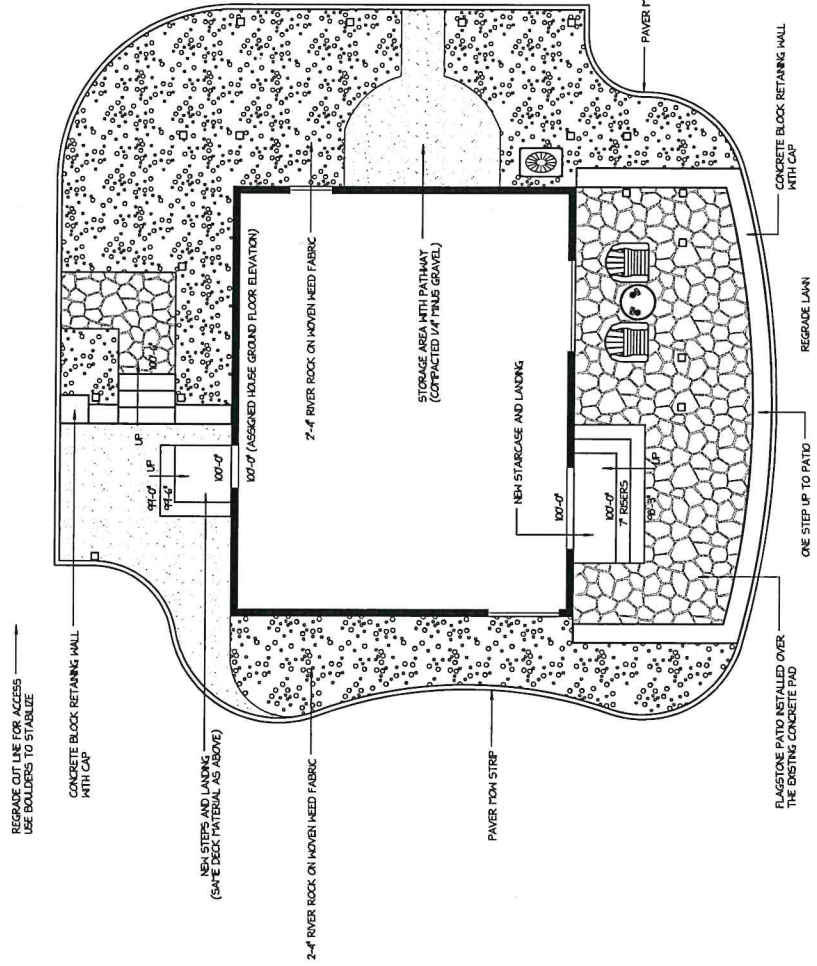


WINDSKEPT
LANDSCAPES
HOOD RIVER
OREGON
(541) 360-1835
OR LCB
BUS# 8474

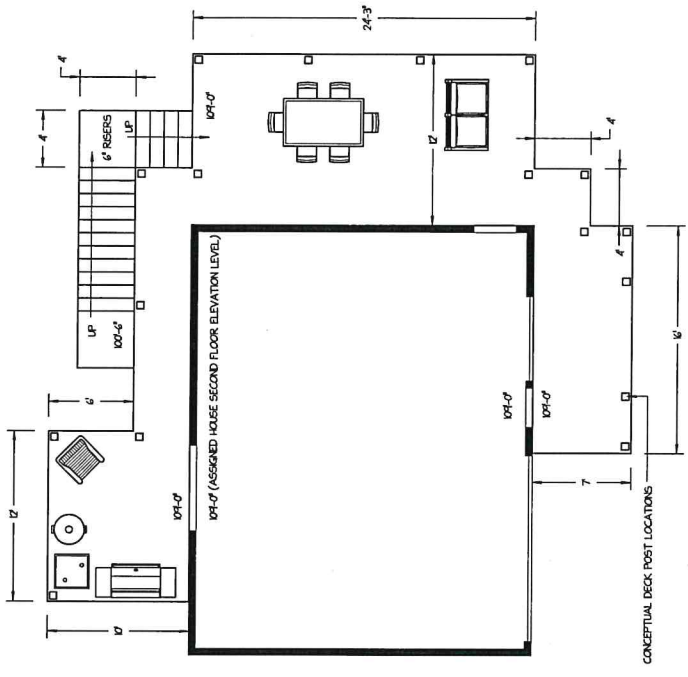
NORTH

NOVICK-WEST-TIPPENS HARDSCAPING PLAN
80 RAKSABY LANE, WHITE SALMON, WA
DATE: MAY 16, 2025 2 OF 2

GROUND PLANE VIEW



SECOND STORY VIEW



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FLAGSTONE: APPROX. 370 SF

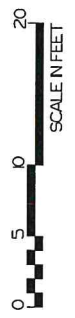
1/4" FINIS GRAVEL: APPROX. 225 SF (3'-4" DEPTH)

2'-4" RIVER ROCK: APPROX. 700 SF (4" DEPTH)

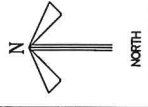
HOLLAND PAVER TON STRIP: APPROX. 180 LF

SOUTH RETAINING WALL: APPROX. 55 LF

NORTH RETAINING WALL: APPROX. 8 LF + COLUMN



WINDSHEPT
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(541) 380-1835
OR LCB
BUSH 8474



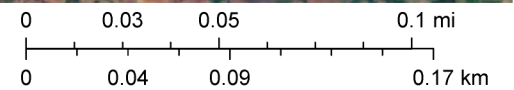
NOVICK-WEST-TIPPENS HARDSCAPING PLAN
80 RAMSLEY LANE, WHITE SALMON, WA
DATE: MAY 3, 2025
SHEET: 1 OF 2

C25-0004 Development Review Location Map



Approximate Location of Development

Novick
80 Ramsay Ln, White Salmon, WA
Section 28, T3N, R11E, W.M.
Tax Lot: 03-11-2800-000/500



Maxar