

Notice of Development Review

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

FILE NUMBER:	C24-0004
PROPOSAL:	The Columbia River Gorge Commission has received an application for the construction of a new garage and the reduction of an existing accessory structure by 607 square feet.
APPLICANTS:	Mike Healow
LANDOWNERS:	Mike Healow
SIZE and LOCATION:	The subject parcel is approximately 7 acres in size and located on Canyon Road, and is described as Tax Lot Number 03-12-1500-0009/00 in the Southeast corner of Section 15, Township 3 North, Range 12 East, Willamette Meridian, Klickitat County, Washington.
LAND USE DESIGNATION:	General Management Area (GMA) – Small Woodland F-3 (80)
NOTICE DATE:	May 7, 2024
COMMENT DEADLINE:	May 28, 2024

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.

C24-0004 Healow

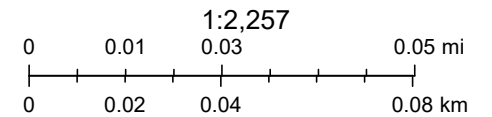


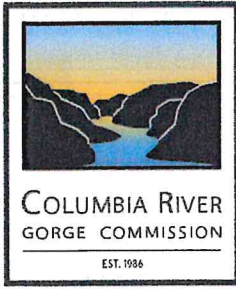
Healow
299 Canyon Rd, Lyle, WA
Section 15, T3N, R12E, W.M.
Tax Lot: 03-12-1500-0009/00

 Taxlots



Maxar, Microsoft





For office use:
Application No. _____

Land Use Application

Applicant(s) Mike Healow + Leslie Petty

Mailing Address: 299 Canyon Road Lyle, WA

Phone: 425-444-3030 98635

Email Mikehealow@comcast.net

Property Owner(s) Mike Healow + Leslie Petty

Mailing Address: 299 Canyon Road Lyle, WA

Phone: 425-444-3030 98635

Email Mikehealow@comcast.net

Street Address of Parcel 299 Canyon Road Lyle, WA 98635

Township, Range, Section, Qtr. Section See Attached

Tax Lot Number(s) 03121500000900 Tax Code Area 48
TL 4 IN NESE; 15-3-12

Parcel Size 7.43 acres

Summary of Proposal Build a 2 car detached garage.

Existing Use of Parcel Residence

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)
Barn	1,175 974	13'	25 x 47	1977
Pump House	36	8'	6 x 6	1977
House	1624	16'	46 x 43	1977




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.

Build detached garage
 32' wide, 28' deep, Height is approximately 14'6".
 Will use board and batt siding, dark brown in color with black trim stone on bottom 3 ft. in front of garage.
 On the West elevation, a bronze vinyl window 3'6" x 5'. East elevation 2 - 2' x 5' bronze vinyl windows. Dark brown composition roofing. Entry door on right front with two garage doors.

Adjacent Uses: Please briefly describe the use of parcels that adjoin your parcel, including use, number and types of buildings, approximately distance from the property lines, and access roads.

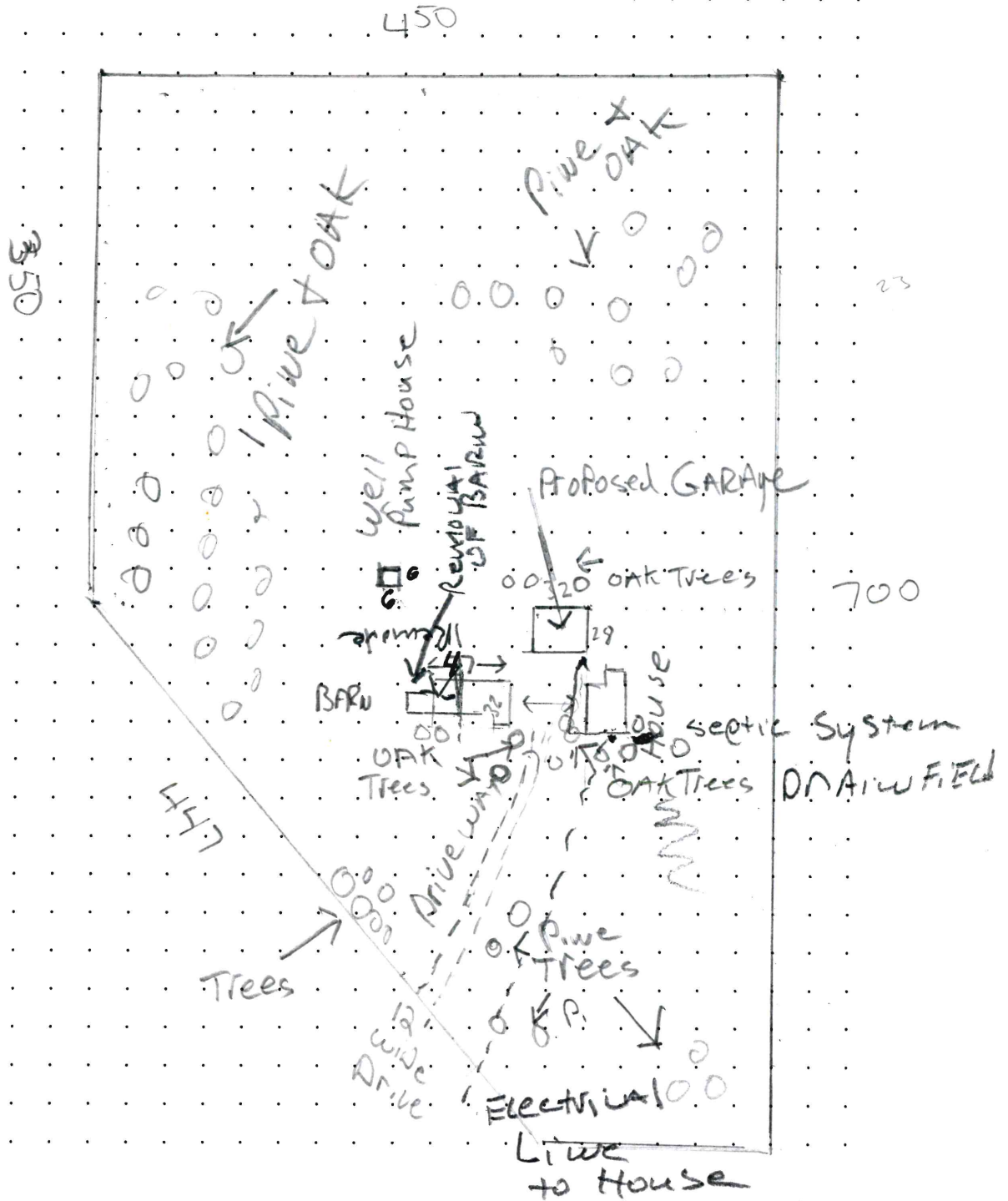
Primarily the land adjacent to our property is pasture land with much of it not being used. The COX residence, approximately a 20 acre parcel has a barn on it which is used for hens. The COX residence is approx. 200 yards from our property line.

Signatures and Authorization to Access the Property: The property owner and holders of easements and partial interests indicate that they are aware that this application is being made on the subject property and the property owner authorizes the Gorge Commission and the Commission's designees reasonable access to the site to evaluate the application. Property owners and easement or partial interest holders may sign copies of this signature page.

Applicant(s) signature:		Date	MARCH 7, 2024
	Leslie OR		3/7/24
Property owner(s) signature:		Date	MARCH 7, 2024
	Leslie OR		3/7/24
Easement and Partial Interest(s) signature:		Date	MARCH 7, 2024
	Leslie OR		3/7/24

Site Plan

(Indicate scale: each grid equals 25 feet)



CABLE
END →

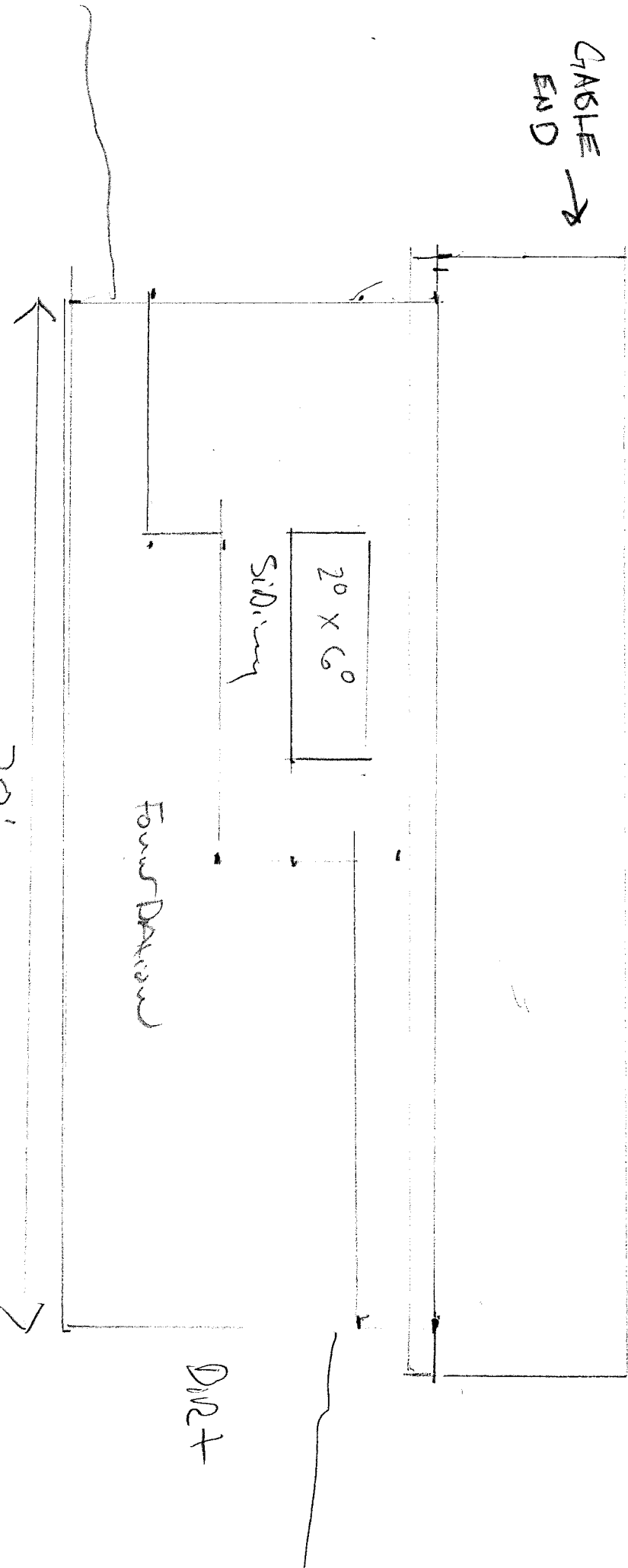
EAST

20 x 6"
Siding

Four Panels

DRY

28'



South

9x8

4/12 ROOF Pitch

Down lights

9x8

Down Wall Lights

9x8

9x8

9x8

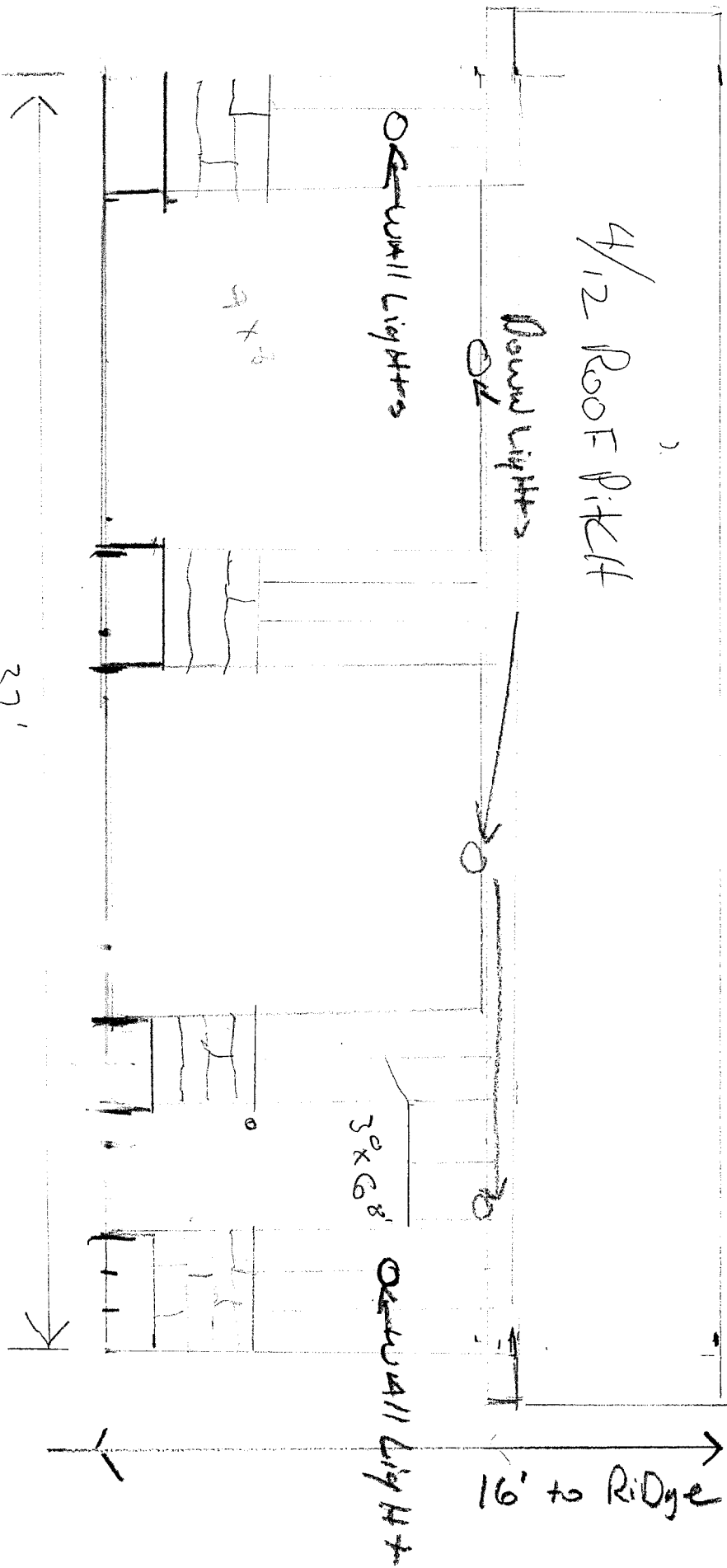
3x6

Down Wall Light

16' to Ridge

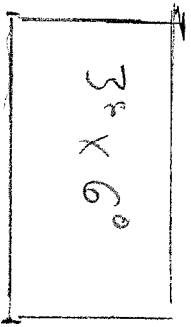
32'

West Elevation



CABLE
END →

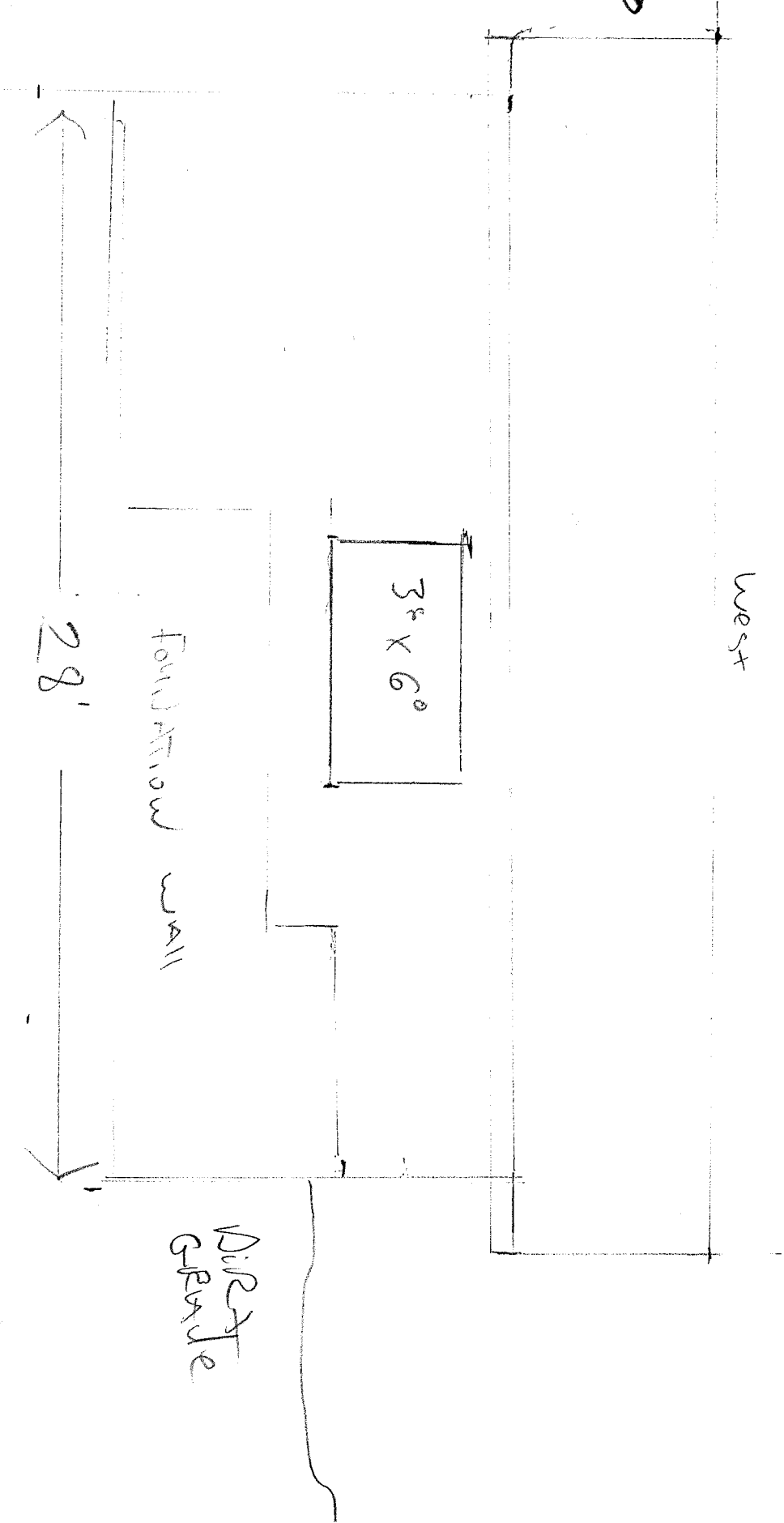
West

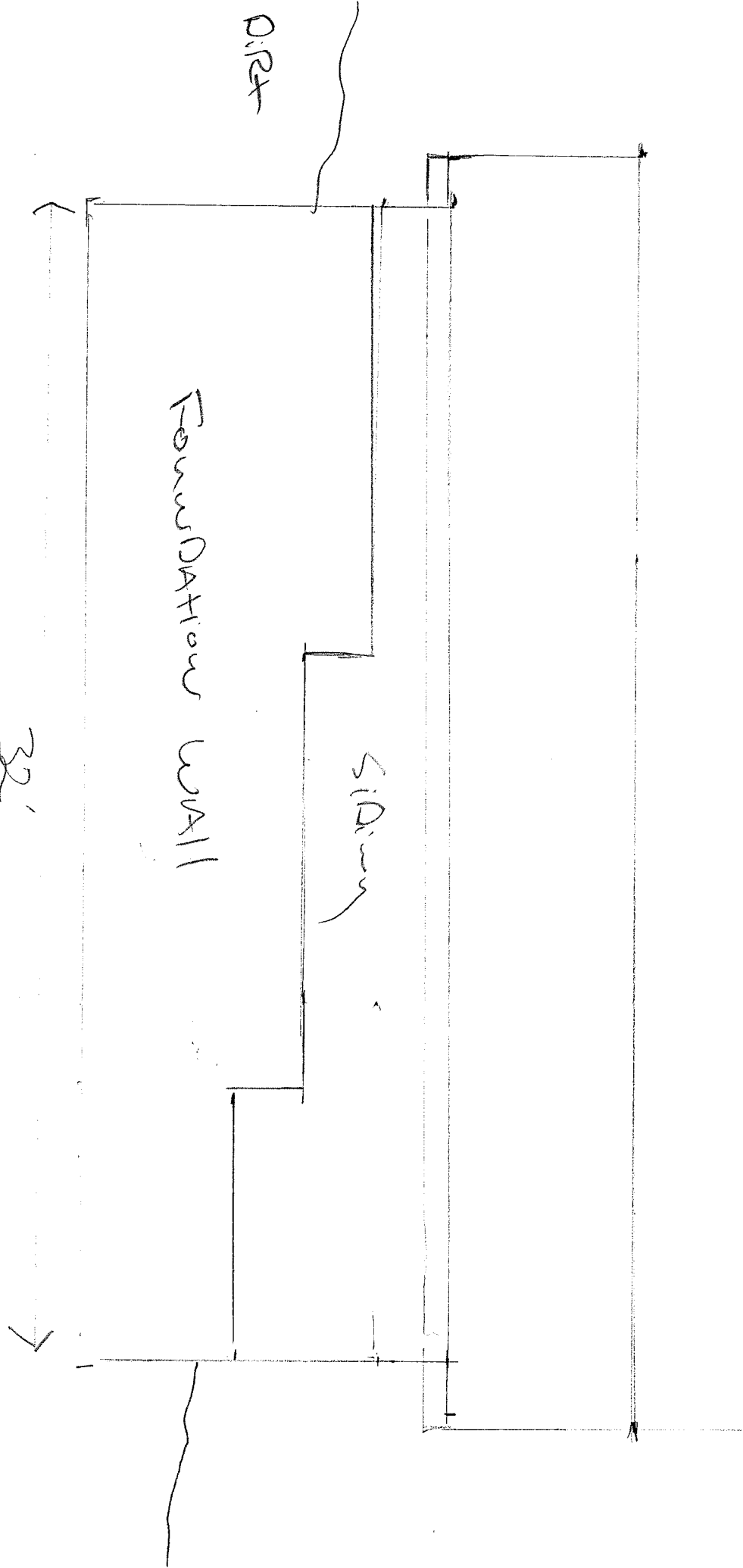


FOUNDATION wall

28'

AIR
GRAVE



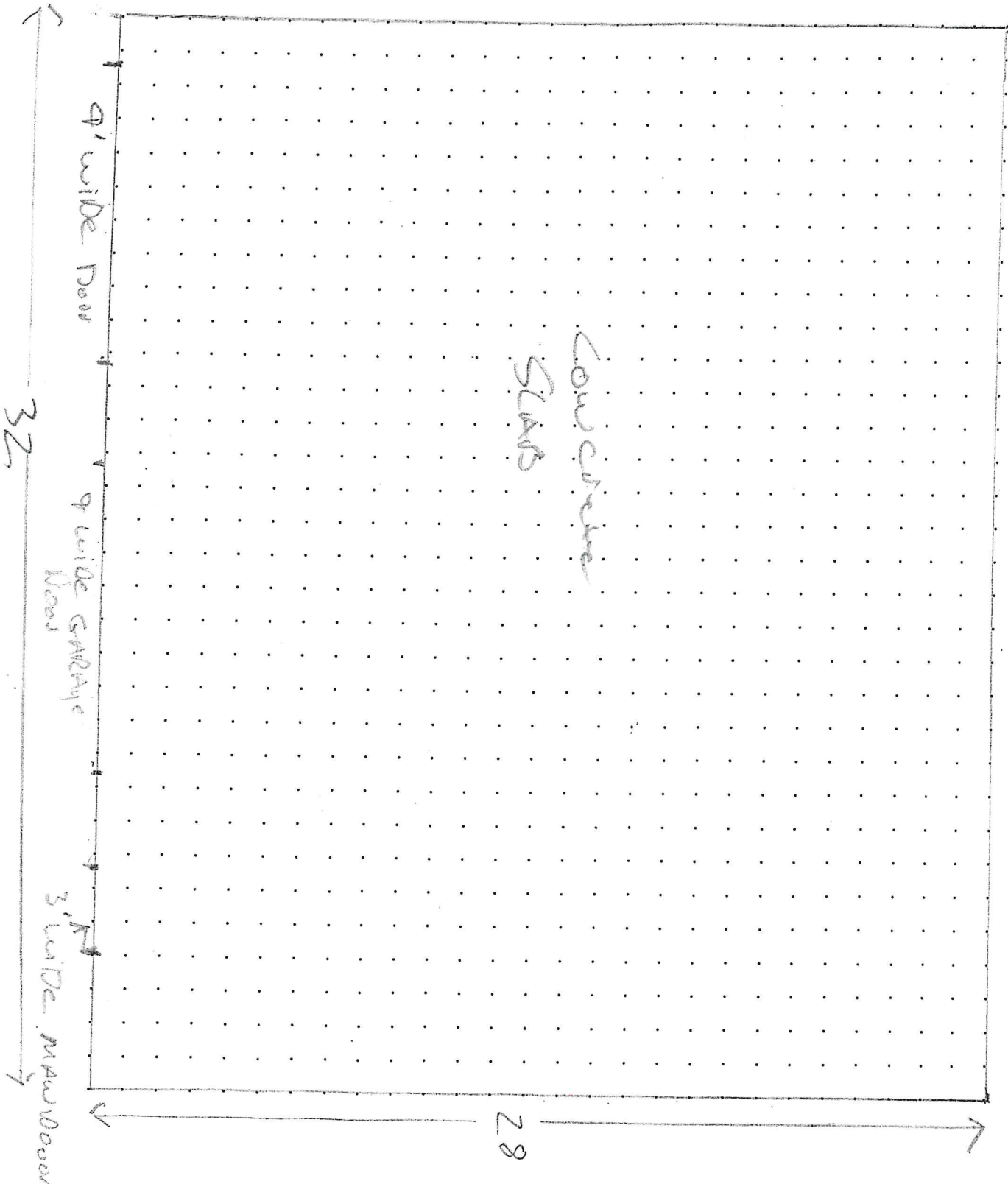


WEST ELEVATION

Mike Healdow
425 444-3030

Elevations and Site Plan Details

(Indicate scale: each grid equals ___ x ___ feet)



~~PRO~~

septic TANK AND FIELD
in the BACK OF House
North west corner
NO TIE INS to septic
system NO PLUMBING IN GARAGE

The Electrical will Run From
House That Has ~~E~~ Conduit
From Panel TO SUB Panel
IN GARAGE Run UNDER Ground

OUT Door LIGHTING For GARAGE
will HAVE Two Exterior
WALL mounted LIGHTS and
IF POSSIBLE 4 CAN LIGHTS
IN SOFFIT overhang 4 CAN
Down LIGHTS

Exterior is DK Brown Siding
BLACK Trim window Frames
Bronze Low E windows
DK Brown Composite Roofing

Removing 24 x 23 OF BAR

Ridge Height OF GARAGE will Be
16' TALL From Lowest
Point

