



Notice of Development Review

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

FILE NUMBER:	C26-0002
PROPOSAL:	The Columbia River Gorge Commission has received an application for a lot line adjustment.
APPLICANTS:	David Minick and James Minick
LANDOWNERS:	David Minick and James Minick
SIZE and LOCATION:	The subject parcels are described as Tax Lot Numbers 03-12-2855-0001/00 (2.41 acres) and 03-12-2855-0002/00 (0.50 acres) in the Southern 1/2 of Section 28, Township 3 North, Range 12 East, Willamette Meridian, Klickitat County, Washington.
LAND USE DESIGNATION:	General Management Area (GMA) – Residential (10)
NOTICE DATE:	January 22, 2026
COMMENT DEADLINE:	February 12, 2026

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 Bryce Guske at (509) 713-9622 or by email at bryce.guske@gorgecommission.org.

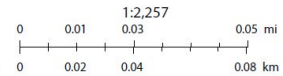
C26-0002 Minick

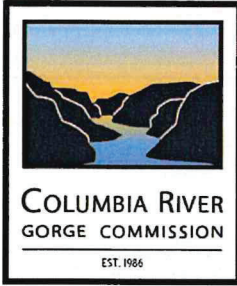


David Minick and James Minick
Old Highway 8, Lyle, WA
Taxlots: 03-12-2855-0001/00, & 03-12-2855-0002/00
SW1/4 Section 28, T3N, R12E,



Legend:
Taxlots (cyan outline)
NSA Exterior Boundary (red outline)





For office use:
Application No. _____

Land Use Application

Applicant(s)	David Minick	James W. Minick
Mailing Address:	S Wilkins Drive Lyle, WA 98635	PMB 41573 11575 S.W. Pacific Pacific Hwy Tigard, Or. 97223
Phone:	509-774-7830	509-209-7198
Email	djamesminick@gmail.com	jiminick@gorge.net
Property Owner(s)	same	↑ same
Mailing Address:	same	same
Phone:	same	same
Email	same	same
Street Address of Parcel	S Wilkins Drive Lyle, WA 98635	200 Old Highway 8 Lyle WA 98635
Township, Range, Section, Qtr. Section	03122855000100	03122855000200
Tax Lot Number(s)	S1/2 SEC 28 R12E T3N	S1/2 SEC 28 R12E T3N
Parcel Size	2.41 acres	.50 acres
Summary of Proposal	BOUNDARY LINE ADJUSTMENT	
Existing Use of Parcel(s)	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)
* S WILKINS * DWELLING				
GREEN HOUSE WELL HOUSE				
BARN TOOL SHED (BURNED) FIRE				
200 OLD HWY				
HOUSE	1500 sq ft	18 ft	30' x 50'	1987

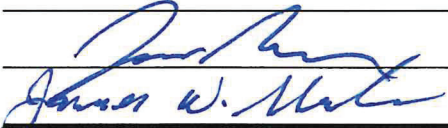
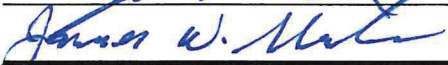
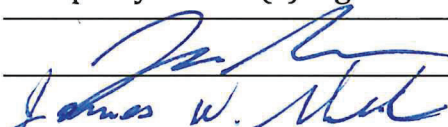
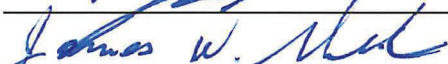
Detailed Project Description: Please describe all proposed development and use of the development, including size, height, exterior colors, construction materials of proposed structures (including access roads), areas of ground disturbance, landscaping details, and structures that you propose to remove. 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.

BOUNDARY LINE ADJUSTMENT TO GIVE
 LOT 1 HOUSE MORE PRIVACY AND DISTANCE
 BETWEEN PROPERTY LINES BY ADJUSTING
 SE CORNER OF LOT 2.

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.

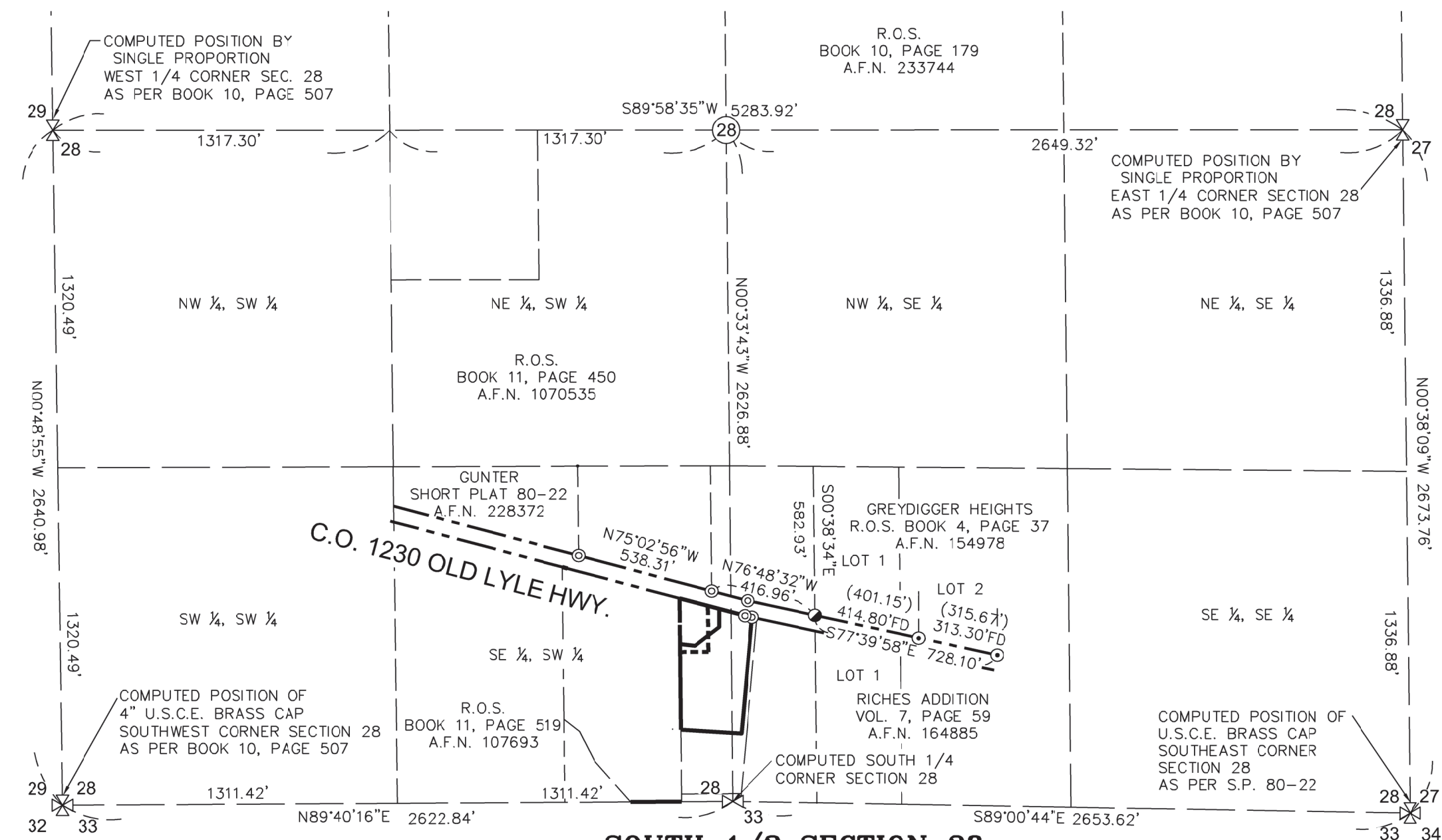
RESIDENTIAL + AGRICULTURAL

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
	Dec 16, 2025
	Dec. 16, 2025
Property owner(s) signature:	Date
	Dec 16, 2025
	Dec. 16, 2025
Easement and Partial Interest(s) signature:	Date

BOUNDARY LINE ADJUSTMENT

LOTS 1 & 2, OF SHORT SUBDIVISION G-14
 LOCATED IN S 1/2 OF SECTION 28 T. 3N., R. 12E., W.M.
 KLIKITAT COUNTY, STATE OF WASHINGTON
 ASSESSOR TAX PARCEL NO.
 03122855000100 & 03122855000200



SOUTH 1/2 SECTION 28

SCALE - FEET
 1" = 500'

LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> ○ SET 5/8" X 30" REBAR W/YELLOW PLASTIC CAP (KA WA 42690LS) ⊙ FOUND 1/2" REBAR, VISITED 2009 ● FOUND 3/4" IRON PIPE W/PLASTIC PLUG (TRANTOW SURVEYING, INC., PLS 15673) VISITED 2009 ⊙ FOUND 1/2" REBAR W/PLASTIC CAP (TRANTOW SURVEYING, INC., PLS 15673) VISITED 2009 ⊠ FOUND 5/8" REBAR W/2.5 ALUM. CAP (D2AB SURVEYING, INC., PLS 25552) NOT OF RECORD, VISITED 2011 ⊙ FOUND 1" IRON PIPE, VISITED 2011 ● ANGLE POINT, NOT MONUMENTED (xx') RECORD PLAT DISTANCE ROS RECORD OF SURVEY A.F.N. AUDITOR FILE NO. RM REFERENCE MONUMENT | <ul style="list-style-type: none"> —— BOUNDARY LINE —— ORIGINAL BOUNDARY LINE SUB. G-14 —— EDGE OF ROAD RIGHT-OF-WAY x BARBWARE FENCE-MEANDERING ----- GRAVEL DRIVEWAY T TELEPHONE (BURIED) BE ELECTRICAL (BURIED) AP ELECTRICAL (AERIAL) w WATERLINE Ⓜ UTILITY POLE Ⓜ WELL Ⓜ SEPTIC TANK |
|---|---|

NOTE:

A DEED OVERLAP EXISTS BETWEEN THE EAST LINE OF THE EAST 460 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE WEST 200 FEET, BEING THE WEST LINE OF LOTS 1, 2 AND 3 OF SHORT SUBDIVISION G-14 LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28. SAID OVERLAP OCCURS DUE TO THE DEEDS CALLING FOR 660 FEET, AS IF IT WAS AN ALIQUOT PART ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, IN WHICH COMPUTED DISTANCE MEASURES 655.71 FEET.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY AND PERFORM A PROPERTY LINE ADJUSTMENT BETWEEN LOTS 1 AND 2 OF SHORT SUBDIVISION G-14, AS DESCRIBED IN VOLUME 301 PAGE 431 AND 433. PREVIOUS WORK PERFORMED BY D2AB SURVEYING FOR A PROPOSED BOUNDARY LINE ADJUSTMENT IN 2009 ON AFORESAID LOTS 1 AND 2 AND PARCEL NO. 0312800001700 WAS PRELIMINARILY STARTED ALONG WITH MONUMENTS BEING SET AT THE SHOWN LOCATION OF THIS PLAT. NO RECORD OF SAID SURVEY WAS FOUND BY SAID D2AB SURVEYING AT THIS TIME. MONUMENTS THAT WERE SET BY D2AB SURVEYING WERE HELD FOR REFERENCE MONUMENTS.

DURING THE COURSE OF THIS SURVEY A REVIEW OF THE SUBJECTS DEEDS WAS PERFORMED BY OUR FIRM. A DISCREPANCY OF THE DESCRIPTION OF SAID LOT 1 WAS FOUND, WHICH SAID DESCRIPTION DESCRIBES A TRACT OF LAND DESCRIBED AS BEING PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 28, 460 FEET SOUTH OF THE COUNTY ROAD. SAID DESCRIPTION THEN GOES ON TO EXCEPT THE EAST 20 FEET OF A TRACT OF LAND WITH NO MENTION IF SAID TRACT WAS TO BE INCLUDED INTO SAID LOT 2, LEAVING A TRIANGLE SHAPE TRACT TO LOT 3 OF SAID SHORT SUBDIVISION G-14. AFTER A FURTHER REVIEW OF SAID EXHIBIT SHOWN IN SHORT SUBDIVISION G-14, IT WAS CONCLUDED THAT THE INTENT WAS TO INCLUDE SAID TRACT TO SAID LOT 1, WHICH AGREES WITH FOUND MONUMENTS SET BY D2AB SURVEYING.

THIS SURVEY NOTED THAT THE FENCE LINES ON THE WEST SIDE OF THE PROPERTY DID NOT MATCH THE DEED. THE OLD FENCE CORNER AT THE SOUTHWEST CORNER OF LOT 1 APPEARS TO BE THE INTENT OF THE DEED, AS IT CLOSELY MATCHES THE DEED DISTANCE ALONG THE WEST EDGE OF LOT 1. IT IS ALSO NOTED THAT THE EAST ROADWAY WAS NOT LOCATED WITHIN THE DESIGNATED EASEMENT. THE PHYSICAL LOCATION OF THE PROPERTY SEEMS TO FIT BETTER WITH THE DEED DESCRIPTION BY MOVING THE DEED DISTANCES OF LOTS 1, 2, AND 3 OF SUBDIVISION G-14 30 FEET WEST. THIS MAY BE DUE TO THE POINT OF BEGINNING OF THE DEED DESCRIPTION BEING 30 FEET EAST OF THE SOUTH QUARTER CORNER AND THEN GOES WEST TO THE SOUTH QUARTER CORNER. SAID 30 FEET WOULD BE NEEDED TO SHIFT THE DEED WEST IN ORDER TO FIT THE OCCUPATION LINES.

OWNER

JAMES W. MINICK
 AND
 D. JAMES MINICK

SHEET INDEX

SHEET 1 - SECTION DETAIL
 SHEET 2 - LOT DETAIL
 SHEET 3 - EASEMENT AND UTILITIES



Klein & Associates, Inc.
 ENGINEERING • SURVEYING • PLANNING
 1411 13th Street • Hood River, OR 97031
 TEL: 503-386-3322 • FAX: 541-386-2515

SHEET 1 OF 3

WILLAMETTE MERIDIAN
 KLIKITAT COUNTY, WASHINGTON

1/4	SEC	T.	R.
28	3N.	12E.	

WE, THE OWNER OF THIS BOUNDARY LINE ADJUSTMENT SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES.

JAMES W. MINICK _____ DATE _____

D. JAMES MINICK _____ DATE _____

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING IN _____ COUNTY.

NOTARY NO. _____, EXPIRATION DATE _____

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING IN _____ COUNTY.

NOTARY NO. _____, EXPIRATION DATE _____

SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE MONUMENTS, OTHER THAN THE MONUMENTS APPROVE FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

JAMES M. KLEIN, PLS 42690 _____ DATE _____

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED BY ME AND WILL NOT CAUSE A VIOLATION OF COUNTY HEALTH DEPARTMENT REQUIREMENTS.

KLIKITAT COUNTY HEALTH OFFICER _____ DATE _____

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED BY ME AND THAT IT CONFORMS WITH COUNTY STANDARDS FOR SURVEY DATA, ACCESS, AND EASEMENTS

KLIKITAT COUNTY ENGINEER _____

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

I HEREBY CERTIFY THAT ALL TAXES AND COMPENSATION TAX AND/OR PENALTIES ON PROPERTY CONTAINED WITHIN THE PLAT SHOWN HEREIN HAVE BEEN PAID, DISCHARGED, OR SATISFIED.

KLIKITAT COUNTY TREASURER _____ DATE _____

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

I HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT HAS BEEN EXAMINED BY ME AND IS CONSISTENT WITH THE KLIKITAT COUNTY COMPREHENSIVE PLAN, ZONING ORDINANCE, AND/OR APPLICABLE LAWS OR POLICIES.

ATTEST:

KLIKITAT COUNTY PLANNING DIRECTOR _____

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

BOUNDARY LINE ADJUSTMENT EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

CHAIRMAN

COMMISSIONER

CLERK OF THE BOARD

COMMISSIONER

CONSTITUTING THE KLIKITAT COUNTY BOARD OF COMMISSIONERS
 KLIKITAT COUNTY, WASHINGTON

BOUNDARY LINE ADJUSTMENT FILED FOR RECORD AT THE REQUEST OF _____ THIS _____ DAY OF _____, 20____, AT _____ AND RECORDED IN VOLUME _____ OF BLA PAGE _____ RECORDS OF KLIKITAT COUNTY, WASHINGTON.

AUDITOR'S FILE NO. _____

KLIKITAT COUNTY AUDITOR _____ AUDITOR FILE NUMBER _____

SURVEY PERFORMED FOR:
 JIM MINICK
 DATE: JANUARY, 2022
 PROJECT: 22-01-12
 FILE: 22012.DWG
 DRAFT: JMK, GD

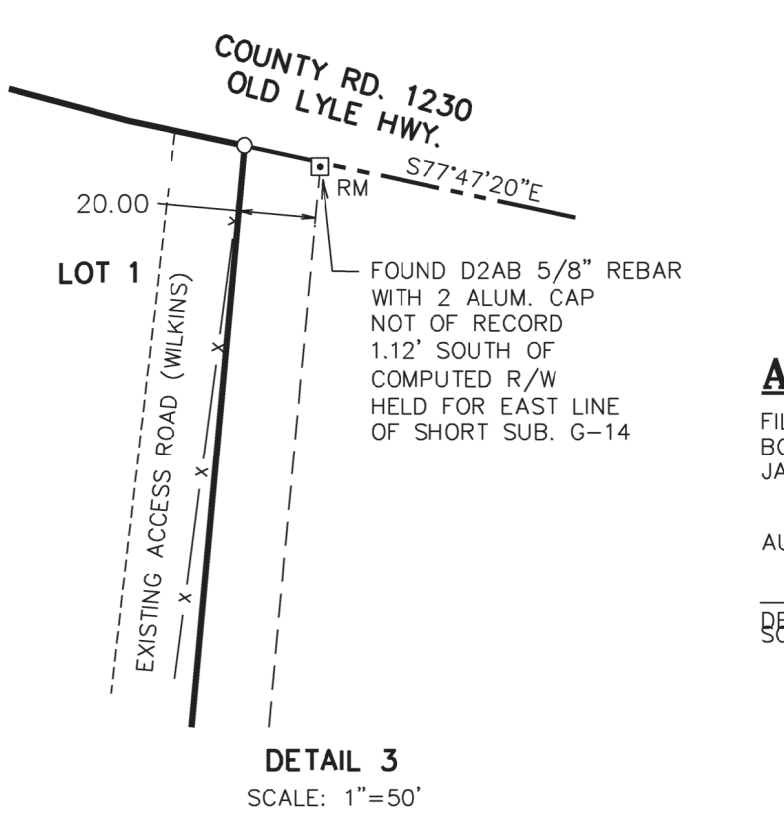
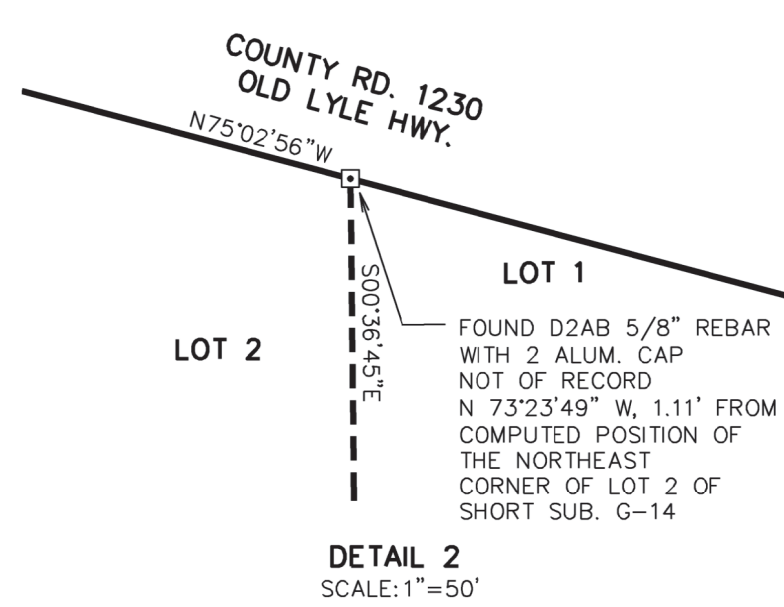
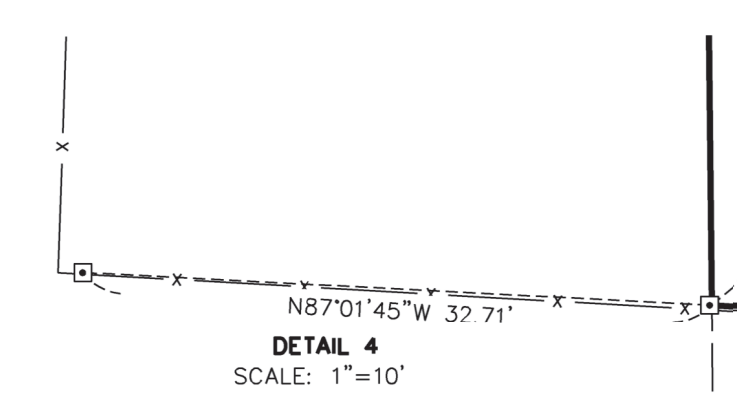
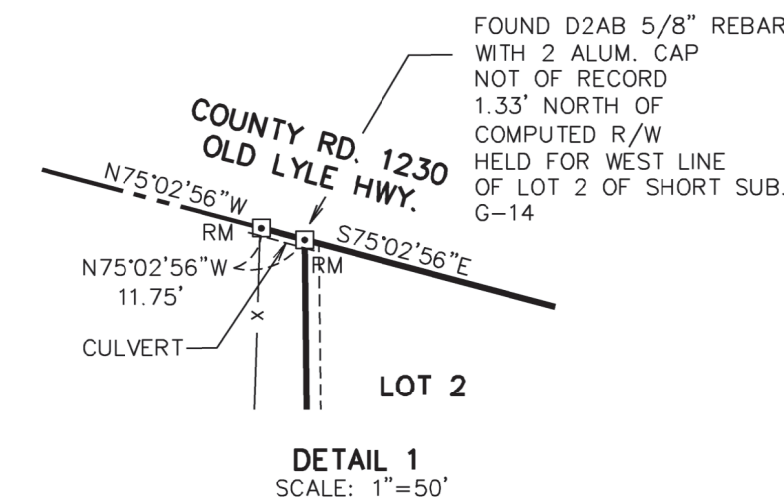
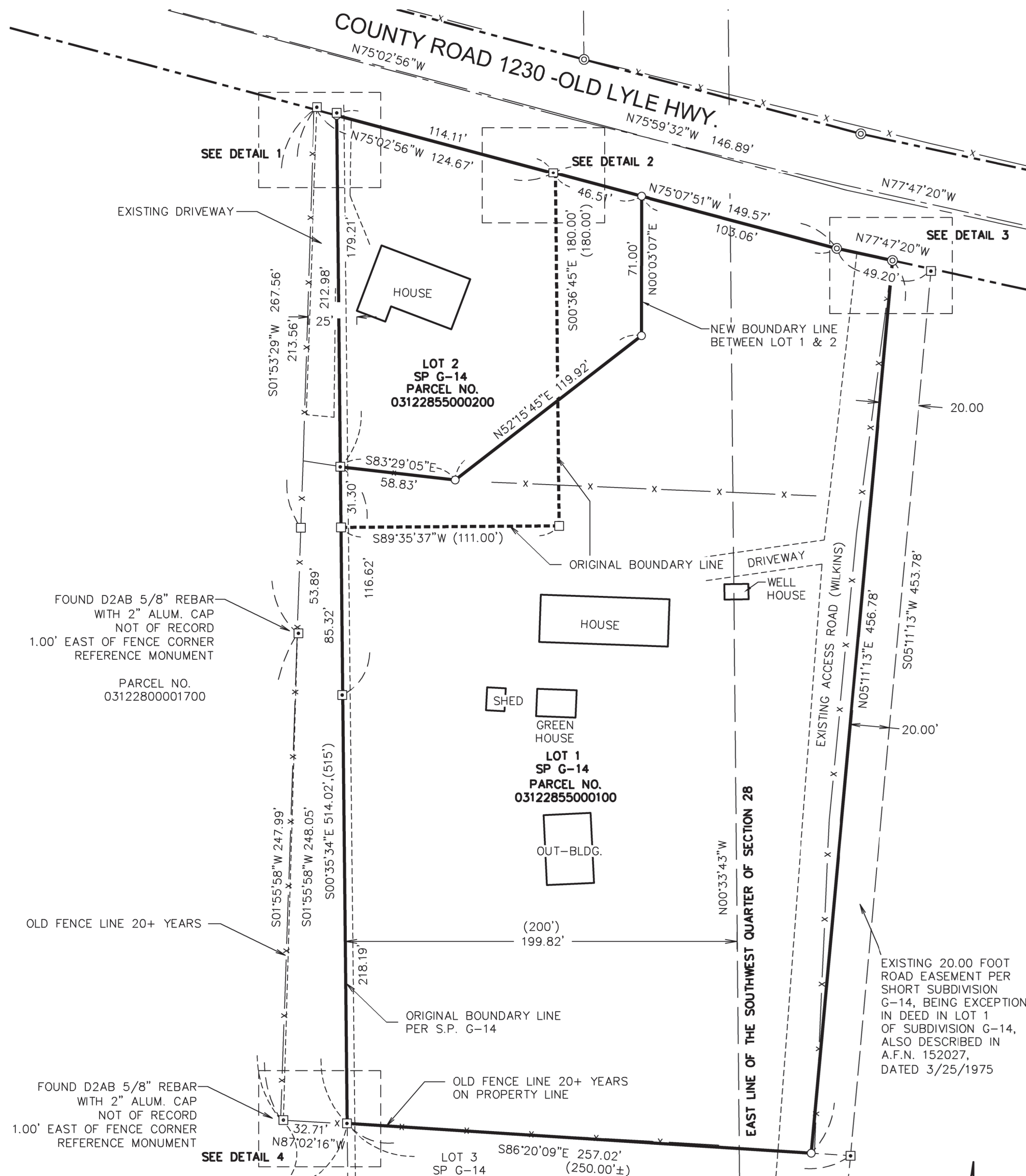
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

BOUNDARY LINE ADJUSTMENT

LOTS 1 & 2, OF SHORT SUBDIVISION G-14
 LOCATED IN S 1/2 OF SECTION 28 T. 3N., R. 12E., W.M.
 KLUCKITAT COUNTY, STATE OF WASHINGTON
 ASSESSOR TAX PARCEL NO.
 03122855000100 & 03122855000200

LEGEND

- SET 5/8" X 30" REBAR W/YELLOW PLASTIC CAP (KA WA 42690LS)
 - ⊙ FOUND 1/2" REBAR, VISITED 2009
 - FOUND 3/4" IRON PIPE W/PLASTIC PLUG (TRANTOW SURVEYING, INC., PLS 15673) VISITED 2009
 - ⊙ FOUND 1/2" REBAR W/PLASTIC CAP (TRANTOW SURVEYING, INC., PLS 15673) VISITED 2009
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 - ⊙ FOUND 1" IRON PIPE, VISITED 2011
 - ANGLE POINT, NOT MONUMENTED
 - (XX') RECORD PLAT DISTANCE
 - ROS RECORD OF SURVEY
 - A.F.N. AUDITOR FILE NO.
 - RM REFERENCE MONUMENT
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 - - - EDGE OF ROAD RIGHT-OF-WAY
 - x BARBWIRE FENCE—MEANDERING
 - - - GRAVEL DRIVEWAY
 - T TELEPHONE (BURIED)
 - BE ELECTRICAL (BURIED)
 - AP ELECTRICAL (AERIAL)
 - W WATERLINE
 - ⊙ UTILITY POLE
 - ⊙ WELL
 - ⊙ SEPTIC TANK



AREA TABLE

PARCEL NO.	ORIGINAL AREA	ADJUSTED AREA
ORIGINAL LOT 1 SUB. G-14	2.41± ACRES	2.41± ACRES
ORIGINAL LOT 2 SUB. G-14	0.50± ACRES	0.50± ACRES

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____ 2022 IN BOOK _____ OF SURVEYS, PAGE _____, AT THE REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690.

AUDITORS FILE NO. _____

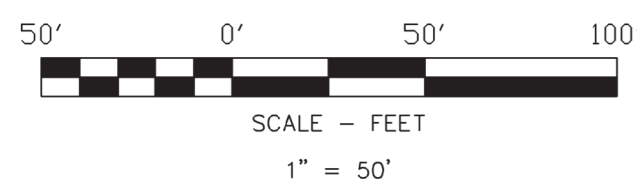
DEPUTY AUDITOR _____ DATE _____



SURVEY PERFORMED FOR:
 JIM MINICK
 DATE: JANUARY, 2022
 PROJECT: 22-01-14
 FILE: 220114.DWG
 DRAFT: JMK, GD

OWNER

JAMES W. MINICK
 AND
 D. JAMES MINICK



BASIS OF BEARINGS

SOUTH LINE OF LOT 2
 GUNTER SHORT PLAT 80-22
 A.F.N. 179920

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SHEET 2 OF 3
 WILLAMETTE MERIDIAN
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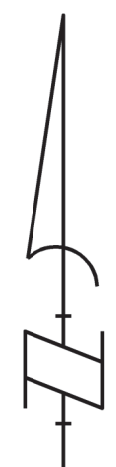
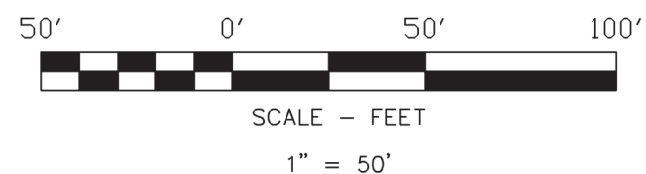
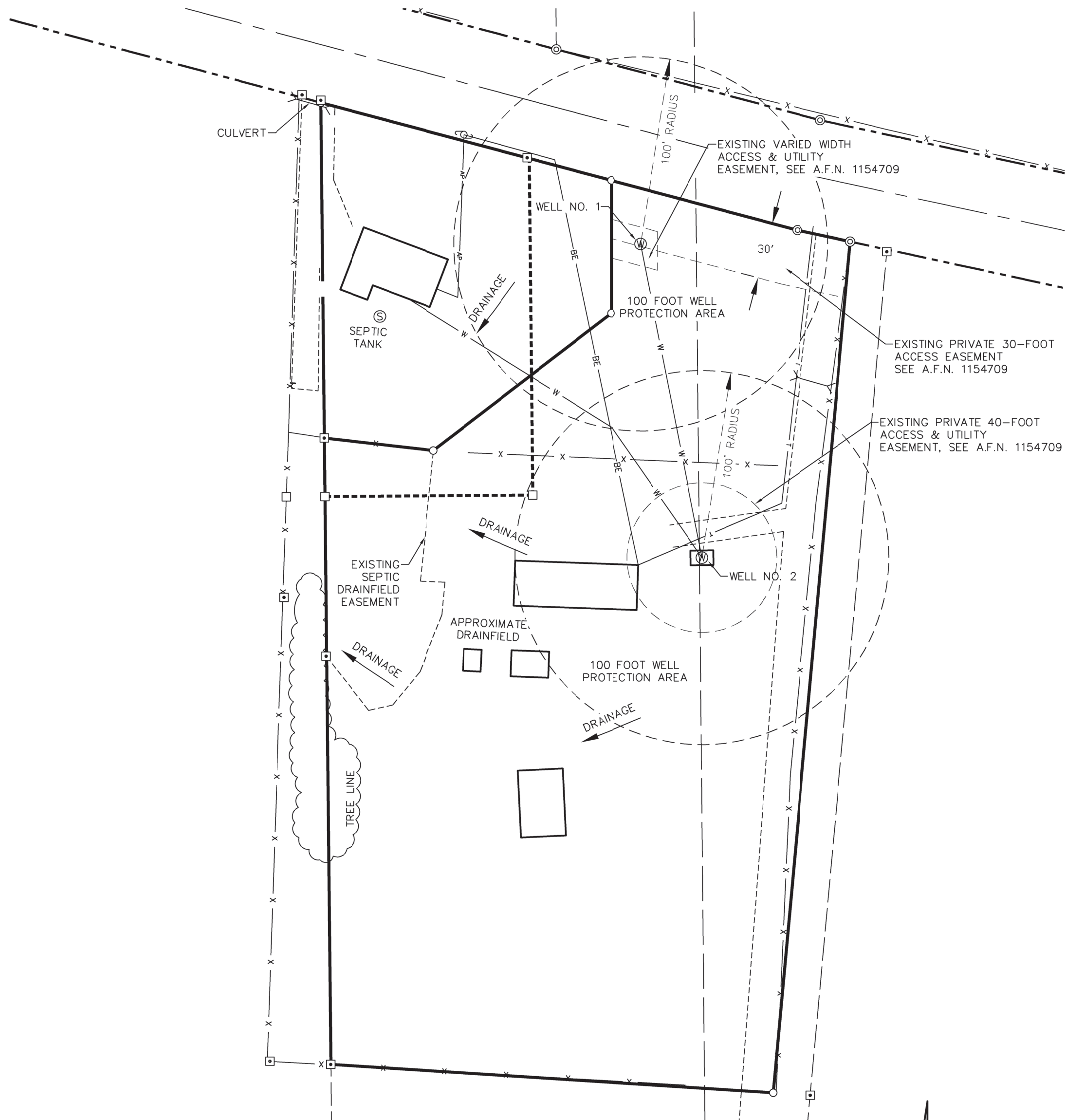
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 - T— TELEPHONE (BURIED)
 - BE— ELECTRICAL (BURIED)
 - AP— ELECTRICAL (AERIAL)
 - W— WATERLINE
 - ⊕ UTILITY POLE
 - ⊙ WELL
 - ⊙ SEPTIC TANK



BASIS OF BEARINGS

SOUTH LINE OF LOT 2
 GUNTER SHORT PLAT 80-22
 A.F.N. 179920

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AUDITORS FILE NO. _____

DEPUTY AUDITOR _____ DATE _____



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 AND
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SHEET 3 OF 3
 WILLAMETTE MERIDIAN
 KLUCKITAT COUNTY, WASHINGTON

1/4	SEC	T.	R.
28	3N.	12E.	