

Notice of Development Review

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

FILE NUMBER:	C22-0019
PROPOSAL:	The Columbia River Gorge Commission has received an application for a new accessory building.
APPLICANT:	Kyle Brazell
LANDOWNERS:	Kyle Brazell
SIZE and LOCATION:	The subject parcel is 32 acres in size and is described as Tax Lot Number 03-12-3400-0005/00 in the Northwest 1/4 of Section 34, Township 3 North, Range 12 East, Willamette Meridian, Klickitat County, Washington.
LAND USE DESIGNATION:	General Management Area (GMA) – Small-Scale Agriculture (80)
NOTICE DATE:	November 15, 2022
COMMENT DEADLINE:	December 6, 2022

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.

Development Review Location Map



Kyle Brazell



Taxlot: 03-12-3400-0005/00

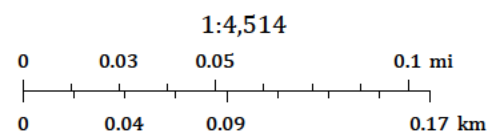
NW 1/4 Section 34, Township 3N, Range 12E, Willamette Meridian



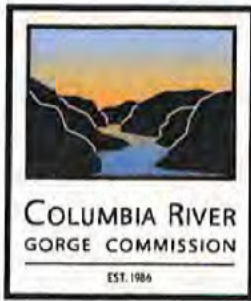
Taxlots



NSA Exterior Boundary



Columbia River Gorge Commission



For office use: **C22-0019**
Application No. _____

Land Use Application

Applicant(s) Kyle Brazell

Mailing Address:

Phone:

Email

Property Owner(s) Kyle Brazell

Mailing Address:

Phone:

Email:

Summary of Proposal Accessory Building

Parcel Address

Township, Range, Section, Qtr. Section Northwest 1/4 Section 34, Township 3N, R12 East

Tax Lot Number(s) 03123400000500

Parcel Size (acres) 32

Existing Use of Parcel Residential

Use of Adjacent Parcels Residential and Agricultural

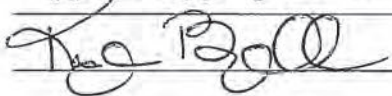
Project Description: Please describe all proposed development and use of the development, including size, height, exterior colors, construction materials of proposed structures (including access roads), areas of ground disturbance, and landscaping details. Please describe all aspects of your project 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.

SEE ATTACHED

The property owner and holders of easements and partial interests indicate that they are aware that an 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.

Applicant(s) signature:

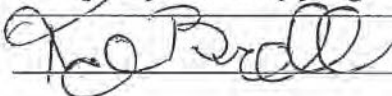
Date



10/17/22

Property owner(s) signature:

Date



10/17/22

Easement and Partial Interest(s) signature:

Date

w/A

October 2022

Kyle Brazell

RE: Gorge Commission Proposal – General Description
Use for RV/Tractor/Vehicle/General storage

Took possession of property in November 2021. My understanding is the house was approved by the commission at time of remodel approximate 20 years prior. I do not know the status of all outbuildings as far as approval. They appear to be in existence for a longer period. The original structure of the house goes back 90 to 100 years. The outbuildings may have come from the interim of the remodel and the original.

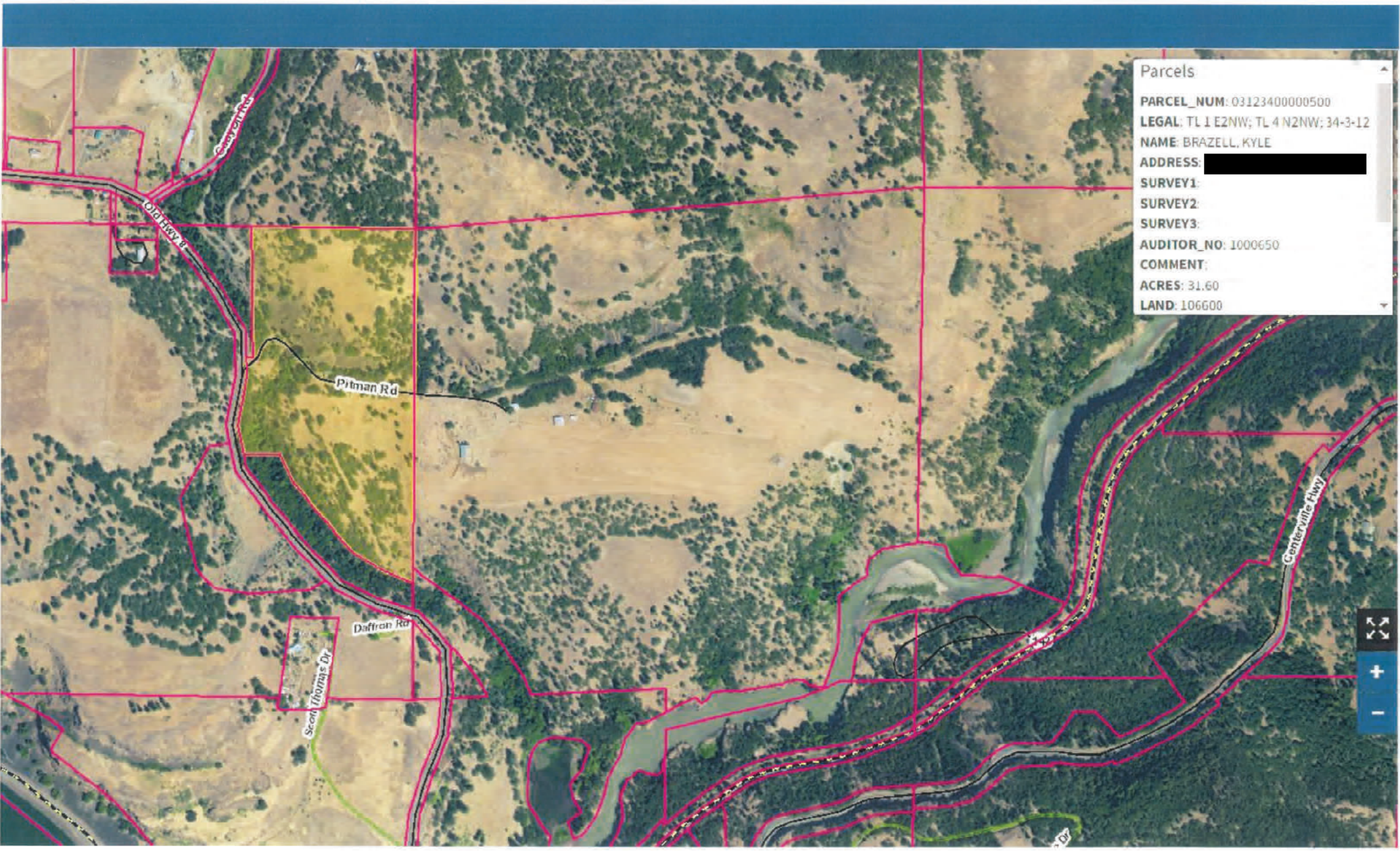
Proposed garage/barn site was chosen for relatively flat ground, hidden from view by trees, and simplicity of site in general. The existing pine trees are in position to hide the proposed garage from views without being so close as to create a fire danger. The proposed site requires little change to the natural environment. It allows for easy access with vehicles and trailers. The explored option of placing the proposed garage on the same side of road as house would have required significant grading/and or fill in a very rocky area. This North side of the road is rocky, steep, with exiting trees. It would require trees to be removed and/or be very close to structure as to create a fire protection issue. In addition, would have been challenging to access with larger vehicles and trailers.

Specifics

- 24x42 – 23H at Ridge, 28.7 at Cupola
- 1008 Sq Ft
- 12x42 attached Carport – 16H
- Warm Espresso siding color - <https://woodtone.com/product/rusticseries/rusticseries-panel/?swatch=2&texture=> James Hardee Synthetic
 - Roasted Walnut for accent color
- Roof IKO – Earthtone Cedar - <https://www.iko.com/na/shingles-by-color/>
 - Architectural synthetic shingle
- Framing 2x6 Douglas Fir / Roof 7/12 Pitch

General

- Proposed site has minimal grading. Proposed garage area is served by existing gravel drive. Final excavation is less than a 10% grade and will require less than 100 cubic yards of material.
- No significant vegetation (this includes trees or shrubbery) will be removed (grass and weeds only).
- Site is viewable from the Rowena Crest Viewpoint on Historic Columbia Highway from the South. Existing Pine trees will block most or all of the garage from this viewpoint
- No Landowners within 200 feet.



Parcels

PARCEL_NUM: 03123400000500
LEGAL: TL 1 E2NW; TL 4 N2NW; 34-3-12
NAME: BRAZELL, KYLE
ADDRESS: [REDACTED]
SURVEY1:
SURVEY2:
SURVEY3:
AUDITOR_NO: 1000650
COMMENT:
ACRES: 31.60
LAND: 106600







1 INCH = 33ft

12

Kyle & Anita Brazell



Map Legend - Structures

Pitman Road - County and utility easement

County does not have accurate records on actual easement as records un-readable

Road is 16 ft wide

1 House

Commission Approved

2214 Square Feet - 2 BR 2 Bath



2 Septic Tank and Leach Field

Red Flag is tank - Leach Field beyond



3 Outbuilding 1

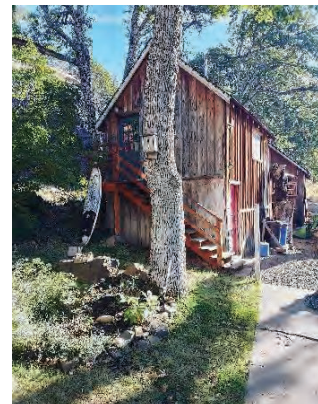
Bedroom - no water, electricity only - Storage below

11' Ft Depth

24' Ft Length

13' Ft / 19'ft high at Apex

264 Sq Ft.

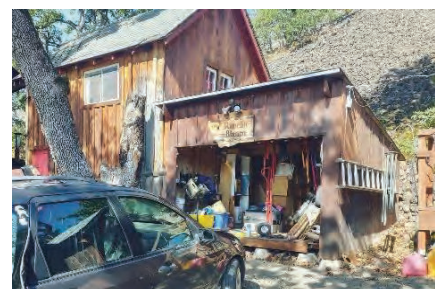


4 Storage Shed off of Outbuilding 1

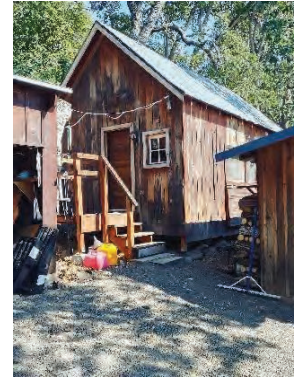
11' Ft Depth

12' Ft Length

132 Sq. Ft



- 5 Outbuilding 2
Old Chicken Coop, Room - no water, electricity only
12' ft Depth
20' ft Length
10' Ft / 16'ft high at Apex
240 Sq Ft



- 6 Tool Shed
12' ft Depth
21' ft Length
10' Ft Height
252 Sq. Ft.



- 7 Storage off of Tool Shed
12' ft Depth
10' ft Length
120 Sq. Ft.



- 8 Well Head
Primary water source

- 9 Cistern
Active spring is source
Original house water source
8 ft Wide 18 ft Depth
5 / 7 / 11 ft Height
560 Cubic Ft
4180 Gallons

Primary Purpose - Irrigation



10 Garden



11 Gravel Drive to Proposed Garage
17 feet wide with variability



12 Existing "Campsite / Parking"
16 feet wide with variability



13 Proposed Garage/Barn site
Garage / Barn
24ft wide x 42ft length
1008 Sq.Ft.
23ft H @ Ridge, 28'7" @ Cupola
Attached Carport
12ft wide x 42ft length
504 Sq. Ft
16 Ft. height



Kyle Brazell

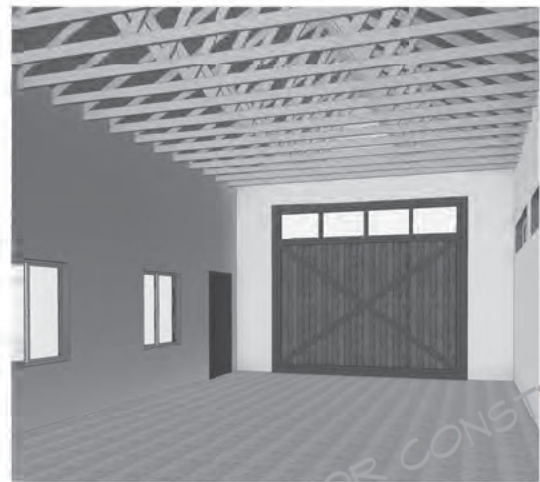
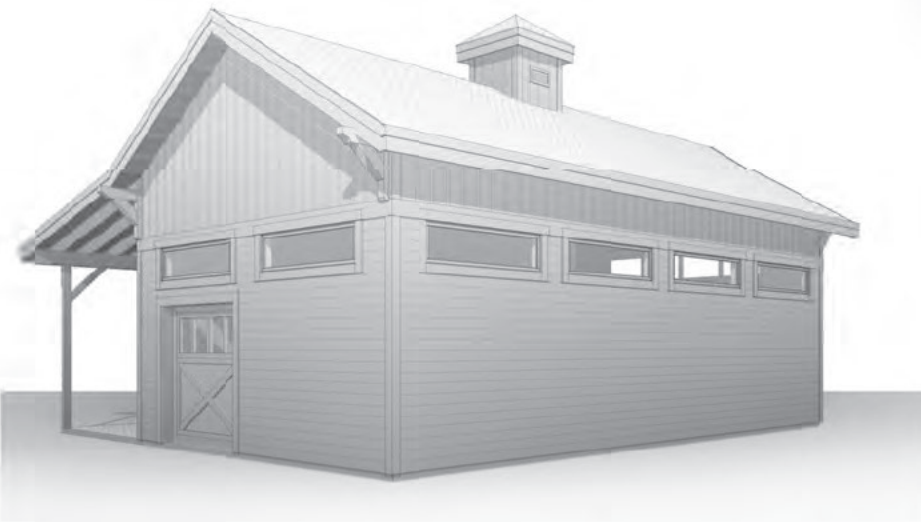
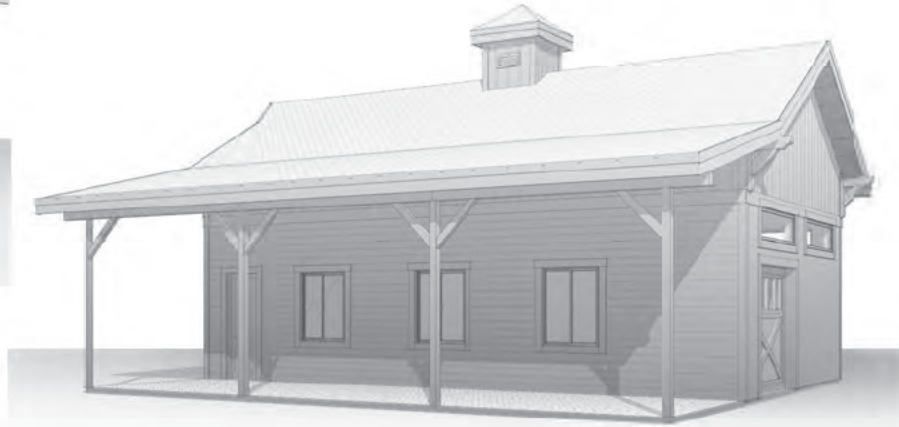
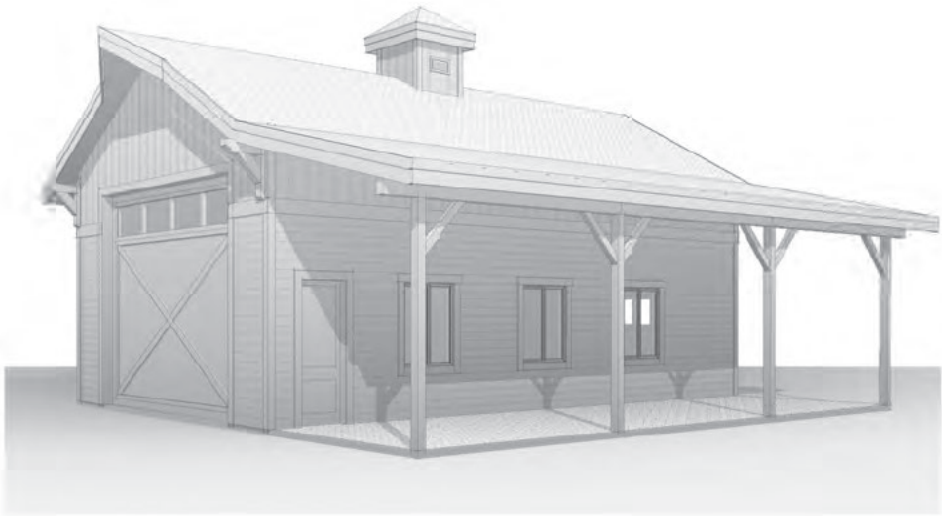


Detailed Measurements / Square Footage

House 2214 Square Feet - 2 BR 2 Bath

Existing Buildings	Depth	Length	Height	Sq Feet	
Tool Shed	12	21	10	252	
Man Cave	12	20	10/16	240	
Anita Art Studio	11	24	13/19	264	
Total Outbuildings				756	
Proposed Garage	24	42		1008	
Existing Covered Storage					
East Tool Shed	12	10		120	
Shed Center	11	12		132	
Proposed Garage Car Port					
	12	42		504	
Total with Covered Sheds					2520
Cistern	18	8	5/7/11	144	
Cubic Feet	560				
Gallons	4,189				
Existing Roads Drive					
Pitman	16 Feet				
Garage Drive	17 feet - variable				
Camp Site	16 feet - variable				

DISCLAIMER:
ALL 3D IMAGES ARE AN APPROXIMATE ONLY. ALL 3D IMAGES ARE
SHOWN FOR ILLUSTRATION PURPOSES ONLY. 3D DRAWINGS SHALL
SUPERSEDE ALL OTHER SHOWN ON 3D IMAGES. THIS SHEET IS PROVIDED
AS A REPRESENTATION AND IS NOT FOR CONSTRUCTION.



11251 SE 282nd AVE
DAMASCUS, OR 97084

BRAZELL 'SELLWOOD'

3D
EXTERIOR/INTERIOR
VIEWS

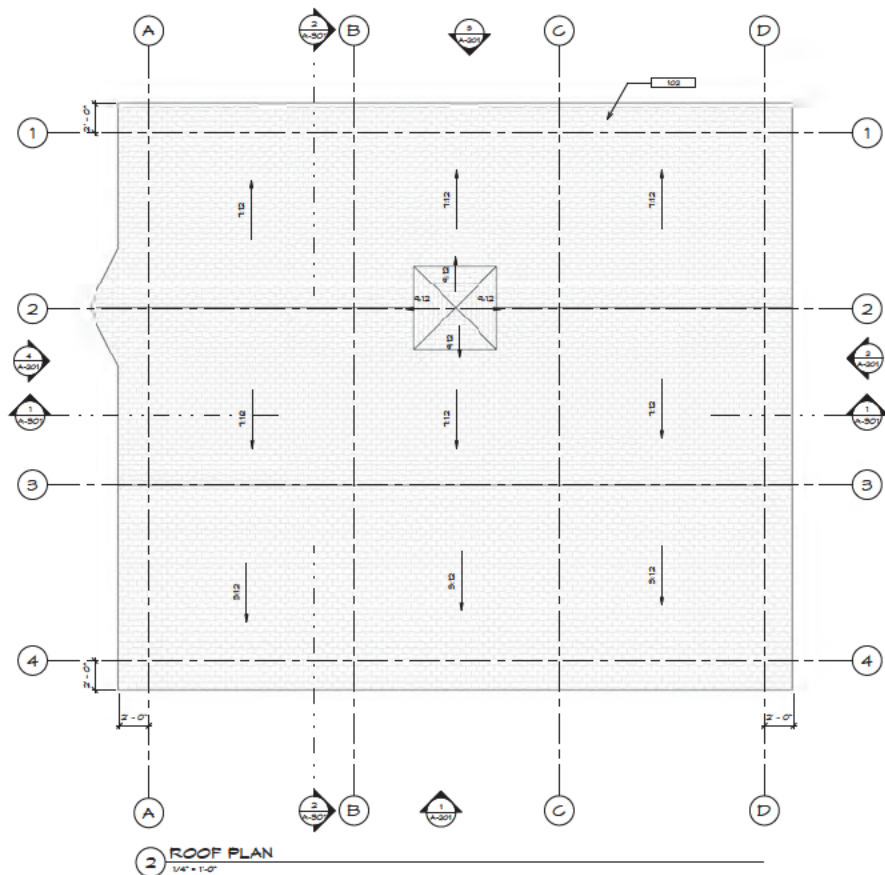
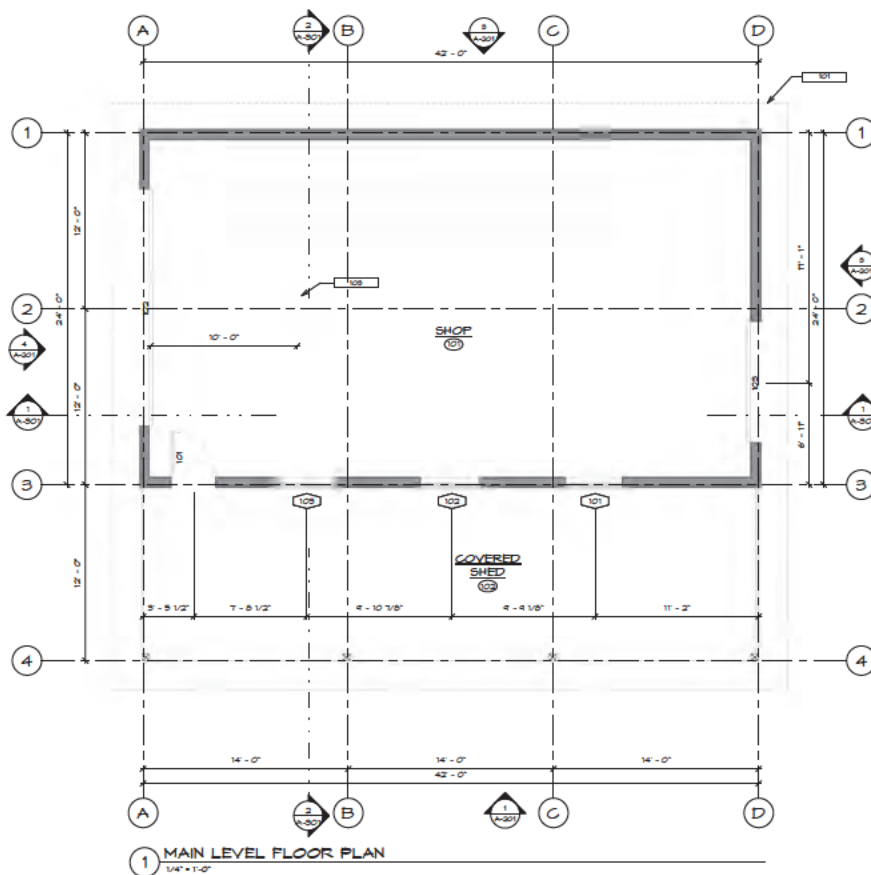
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Drawing Index:

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NOT FOR CONSTRUCTION



AREA - CONDITIONED SPACE	
NOTE: CONDITIONED SPACE MEASURED FROM INTERIOR SURFACES OF EXTERIOR FINISHES & HEAD CLEARANCE ABOVE 40".	
COVERED SHED	304 SF
UNCONDITIONED	304 SF
TOTAL	608 SF
GRAND TOTAL	912 SF

Room Schedule						
NOTE: ROOM AREA MEASURED FROM INTERIOR OF STUD WALL OR USABLE SPACE						
Number	Name	Area	Floor Finish	Wall Finish	Ceiling	Comments
101	SHOP	142 SF	CONCRETE			
102	COVERED SHED	148 SF				
103		142 SF				

KEYNOTES	
101	ROOF LINE ABOVE
102	NO PARTITIONS CEILING ASPHALT SHINGLE ROOFING MATERIAL, DISCRETE UNDERLAMENT PBD
103	FRENCH DRAIN PBD

Door Schedule Main Level						
SEE SCHEDULE SHEET FOR DOOR TYPES AND COMPLETE SCHEDULE						
Head Level	Type	Width	Height	Operation	Provided By	Comments
101	A	8'-0"	8'-0"	SWING	DGB	
102	B	14'-3"	14'-1 1/2"	OVERHEAD	OTHERS	
103	B	8'-8"	8'-1 1/2"	OVERHEAD	OTHERS	

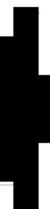
Window Schedule Main Level						
SEE SCHEDULE SHEET FOR WINDOW TYPES AND COMPLETE SCHEDULE						
Unit Type	Width	Height	Head Height (BTH of HDB)	SS Height (TOP of SILL)	Operation	Provided By
101	8'-0"	8'-0"	8'-0"	8'-0"	SLIDER	
102	8'-0"	8'-0"	8'-0"	8'-0"	SLIDER	
103	8'-0"	8'-0"	8'-0"	8'-0"	SLIDER	
104	8'-0"	8'-0"	8'-0"	8'-0"	SLIDER	
105	8'-0"	8'-0"	8'-0"	8'-0"	SLIDER	
106	8'-0"	8'-0"	8'-0"	8'-0"	SLIDER	
107	8'-0"	8'-0"	8'-0"	8'-0"	SLIDER	
108	8'-0"	8'-0"	8'-0"	8'-0"	SLIDER	
109	8'-0"	8'-0"	8'-0"	8'-0"	SLIDER	
110	8'-0"	8'-0"	8'-0"	8'-0"	SLIDER	

11251 SE 252nd AVE



DAMASCUS, OR 97084

BRAZELL SELLWOOD



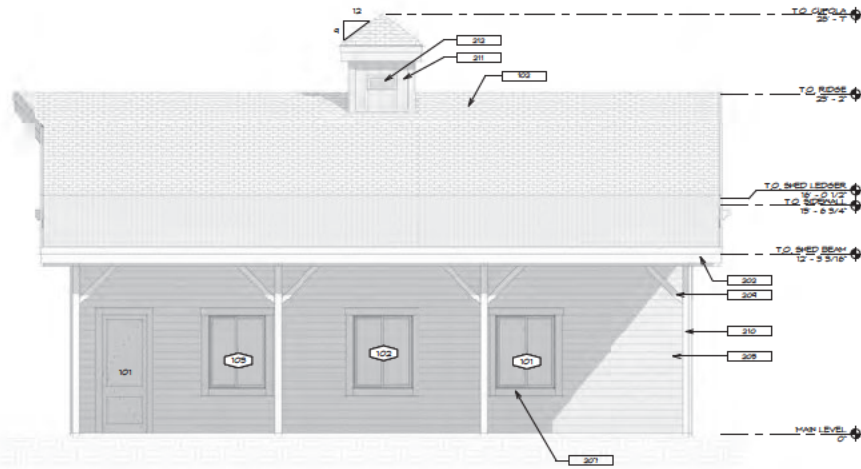
FLOOR & ROOF PLANS

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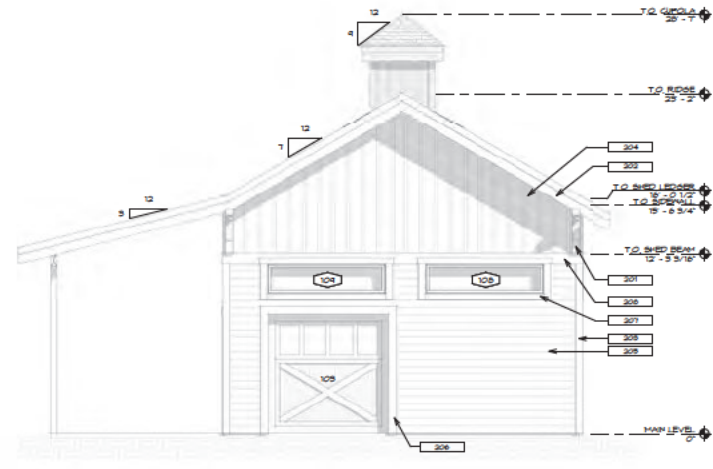
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A-101

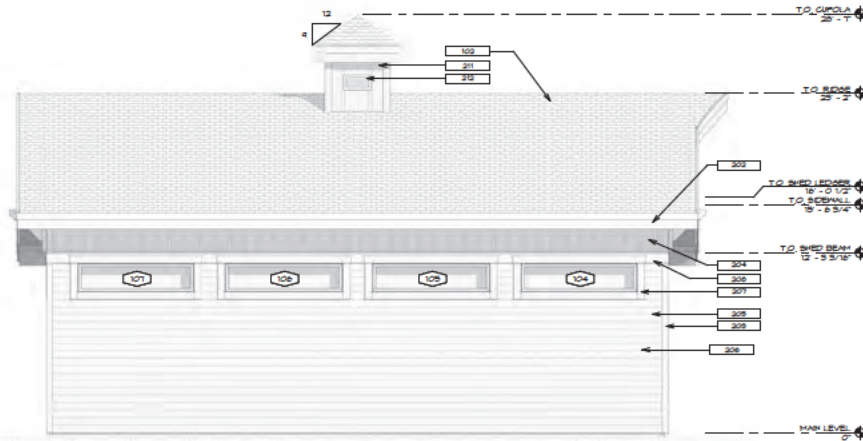
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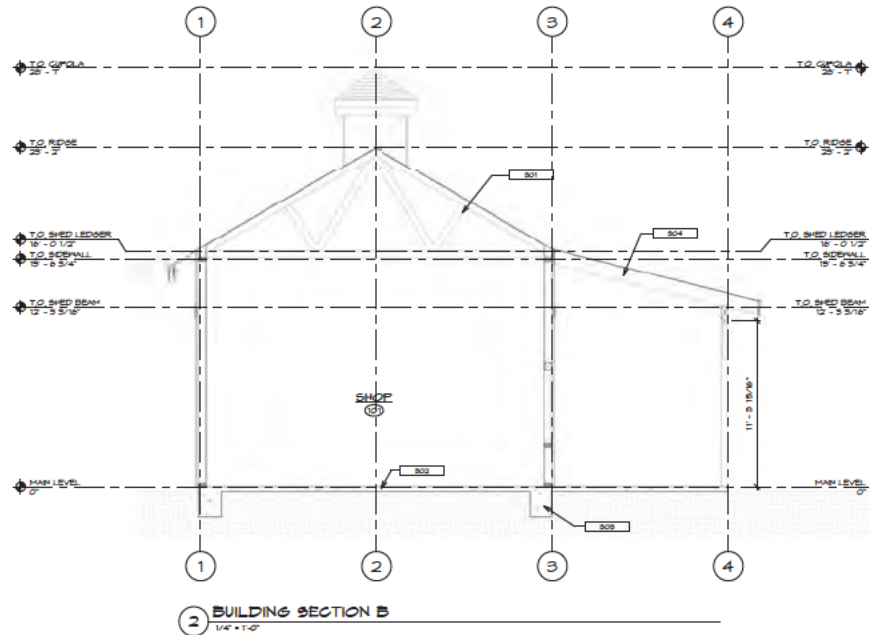
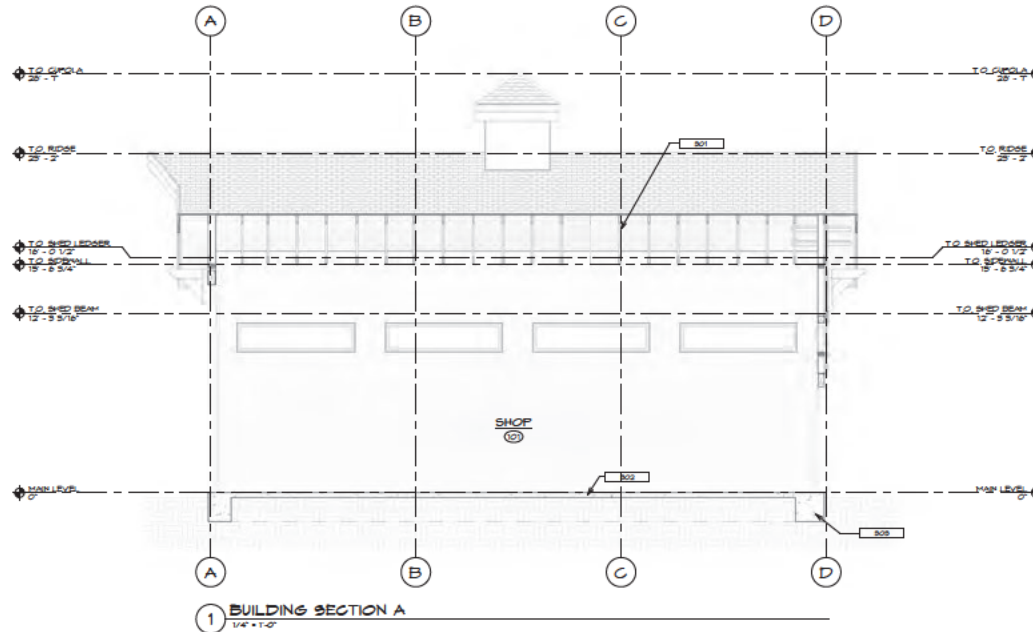


1 SOUTH ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"





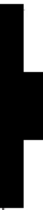
KEYNOTES	
B01	MANUFACTURED TRUSS PER STRUCTURAL
B02	CONCRETE SLAB PER STRUCTURAL
B03	CONCRETE FOUNDATION PER STRUCTURAL
B04	GYP. BOARD PER STRUCTURAL

11251 SE 252nd AVE



DANASGUS, OR 97004

BRAZELL 'SELLWOOD'



SECTIONS

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Sheet Index
Sheet Date Description

A-301

NOT FOR CONSTRUCTION





EXHIBIT 'A'

File No. 499402AM

PARCEL 1:

A tract of land in the Northwest quarter of Section 34, Township 3 North, Range 12 East, of the Willamette Meridian, in the County of Klickitat and State of Washington described as follows:

Beginning at a point in the true one-half section line 1,212 feet South of the quarter section corner between Sections 34 and 27, Township 3 North, Range 12 East, of the Willamette Meridian; thence West 726 feet; thence South $27^{\circ} 13'$ East, 170 feet; thence South $38^{\circ} 48'$ minutes East, 150 feet; thence South $41^{\circ} 12'$ East 210 feet; thence South $40^{\circ} 27'$ East, 125 feet; thence South $59^{\circ} 14'$ East 185 feet; thence South $68^{\circ} 14'$ East 185 feet; thence North $0^{\circ} 44'$ West along true one-half section line 675 feet to the place of beginning.

PARCEL 2:

A tract of land in the Northwest quarter of Section 34, Township 3 North, Range 12 East, of the Willamette Meridian, in the County of Klickitat and State of Washington described as follows:

Beginning at the Northeast corner of the Northwest quarter of Section 34, Township 3 North, Range 12 East, of the Willamette Meridian; thence South $0^{\circ} 44'$ East 1,212 feet; thence West 1,033 feet; thence Northerly along the County Road North 5° East 132 feet; thence North $18^{\circ} 31'$ East 125 feet; thence North $2^{\circ} 16'$ East 225 feet; thence North $33^{\circ} 33'$ East 60 feet, more or less, to the Southwest corner of that certain tract of land more fully described in Book 70, Page 495, Klickitat County Deed Records; thence East 70 feet, more or less, to the Southeast corner thereof; thence North $0^{\circ} 44'$ West 696 feet, along the East side thereof, to the North line of the Northeast quarter of the Northwest quarter of Section 34, Township 3 North, Range 12 East, of the Willamette Meridian; thence East along the Section line to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Washington by deed recorded December 30, 1932, in Book 70, Page 449, Klickitat County Deed Records.