

For office use:  
Application No. \_\_\_\_\_

# Land Use Application

---

Applicant(s) Paul Frys

---

Mailing Address: 161 McGowan Rd., Lyle, WA 98635

---

Phone: 503-502-5727

---

Email paulfrys@gmail.com

---

Property Owner(s) Same as above

---

Mailing Address:

---

Phone:

---

Email

---

Street Address  
of Parcel – 161 McGowan Road

---

Township, Range,  
Section, Qtr. Section – SW1/4 of Section 9, Township 3 North, Range 12 East

---

Tax Lot Number(s) - 03120900000800

---

Parcel Size – 12.71 Acres

---

Summary of  
Proposal – see attached Narrative

---

Existing Use  
of Parcel – Single Family Residential

---

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

<b>Building or Structure</b> (do not include fences or roads)	<b>Size</b> (square feet)	<b>Height</b> (measure from lowest point)	<b>Length and Width</b>	<b>Year Built</b> (if known)
Manufactured home	2,200 sf	12'+/-	28'x44'	
Barn 1	1,400 sf	15'+/-	22'x45'	
Barn 2	1,600 sf	14'+/-	40'x40'	

**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.

See attached

## ***Columbia River Gorge Commission – National Scenic Area Land Use Application Narrative***

Paul and Judy Frys are seeking approvals to allow the construction of their new home on a portion of their property to the west of the existing structures. Attached please find the following documents as part of this application:

- 1) Completed Land Use Application
- 2) Site Plan and Key Viewing Site Map / Profiles
- 3) Grading Plan with Cross-Section
- 4) Floor plans and elevations for the proposed 1,728 square foot residence
- 5) Exterior Finishings
- 6) Owners within 500 feet of Subject parcel
- 7) R.A. Edwards survey of property
- 8) Statutory Warranty Deed
- 9) Existing Manufactured home placement permit
- 10) Adjoining landowner deeds

The 12.17 acre property is within an oak forest with scattered pine trees covering approximately 2/3 of the acreage. 3 trees will require removal for construction of the home – see Grading Plan.

Upon completion of the new home, the owners intend to modify the old house to remove the existing kitchen appliances (and cabinets if required) to preclude the use of the old home as a stand-alone residence. The old house will continue its use with guest bedroom, bathroom, music room, home theater and possibly a home office. No structural or other substantive changes are proposed for the old house.

The proposed home includes 1,728 square feet of floor area, 264 square feet of covered deck at main floor level and 432 square feet of covered patio at basement floor level. Due to existing site grades the basement height will be 9' along the upper floor wall height of 9'. (2) of the building elevations label the building heights from adjacent grade. The residence roof is shown at a 6:12 pitch to help avoid excess snow accumulation.

The Site Plan shows the location of the proposed septic drainfield, proposed home and driveway locations. Existing on the site are a 28'x44' manufactured home and 2 adjacent barns along with chicken coop, gardens and small holding pool with irrigation pump hut. A 12'x30' tool shed and (4) 3-sided firewood shelters also exist to the south of the irrigation pool.

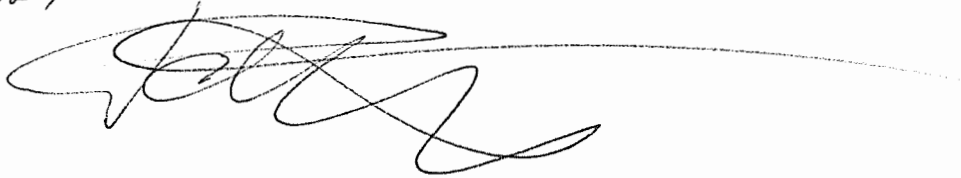
A review of Key Viewing Areas finds that the site is more than 3 miles away from all Key Viewing Areas, or for example 'Old Highway 8,' fully screened by topography. In addition, the house site is a gentle hillside screened from below by dense tree cover and backed above by a rising hillside of trees.

Proposed colors are: Roof (Pabco Premier Architectural Shingles in Sherwood Green), Exterior paint (Behr Havana Coffee), and Trim (Behr Mown Grass). Other than building code required access door lighting, which will be focused and directional, no exterior lighting is proposed.

Excavation for the home construction would include a maximum of 240 cubic yard of foundation excavation with excess fill material to remain on site, just below the homesite. The site grades currently slope downward to the South. No change to site grading is proposed outside the home area.

AFTER THE HOUSE ADDITION IS COMPLETE, BARN 2  
WILL BE REDUCED IN SIZE TO 1,060 sq ft  
TO MEET THE ACCESSORY BUILDING STANDARD.


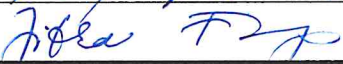
3.19.2024

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

**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.

The parcel abuts McGowan Road on the North side. This is a sparsely populated area of mid to large sized parcels, and is generally developed as residential, small scale agriculture, and forest management. The nearest neighbor dwelling is approximately 700 feet northerly from the northern subject parcel line. To the East, approximately 1,000 feet from the Eastern edge of the subject parcel, is another neighbor dwelling.

**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
	1.23.2023
	1/20/2023
Property owner(s) signature:	Date
Easement and Partial Interest(s) signature:	Date

# NSA LAND USE MAP

TAX PARCEL 03120900000800

IN THE W1/2 OF THE SW1/4

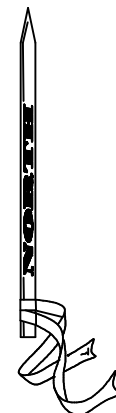
SECTION 9, T3N, R12E, W.M.

Klickitat County, Washington

UPDATE 2024

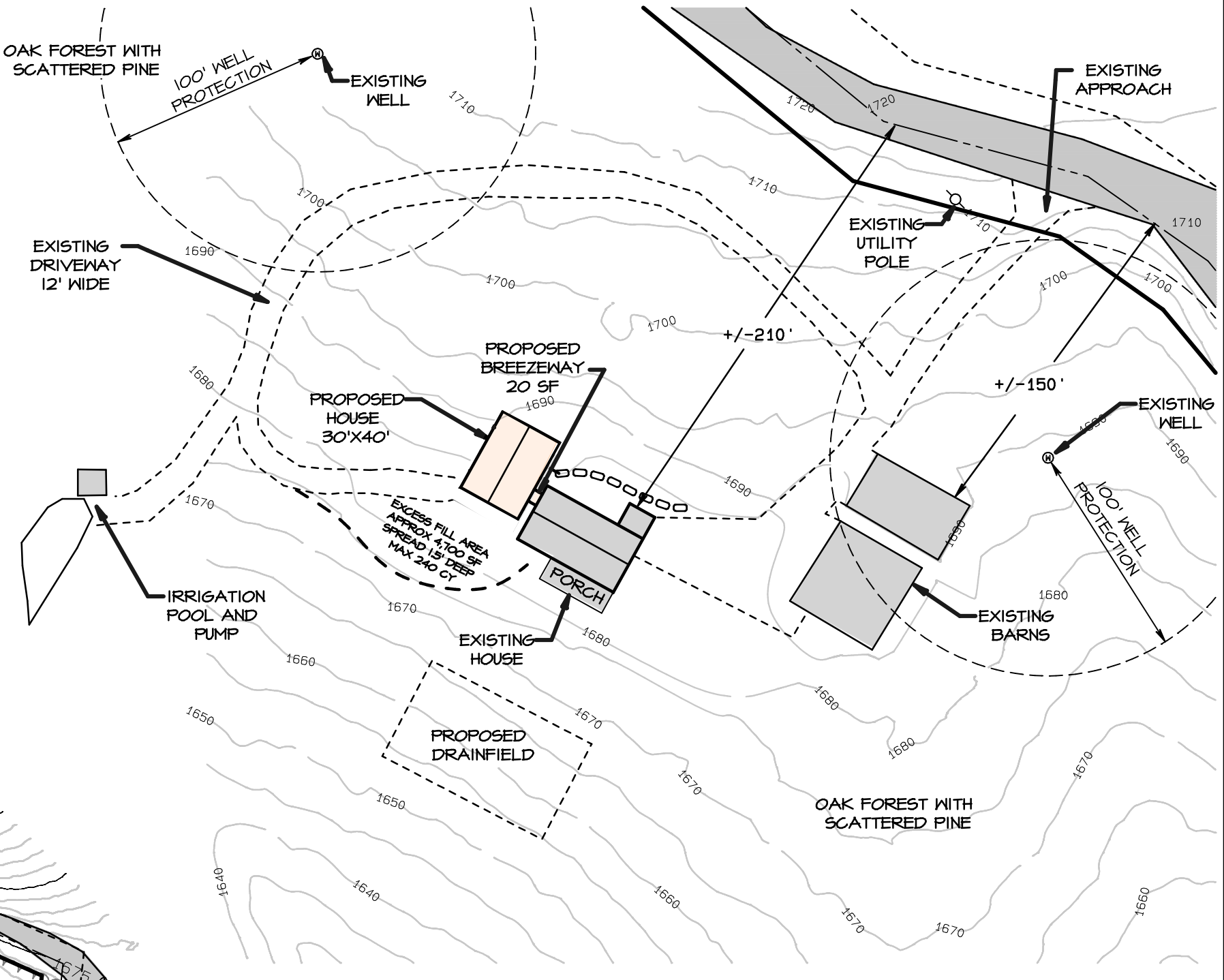
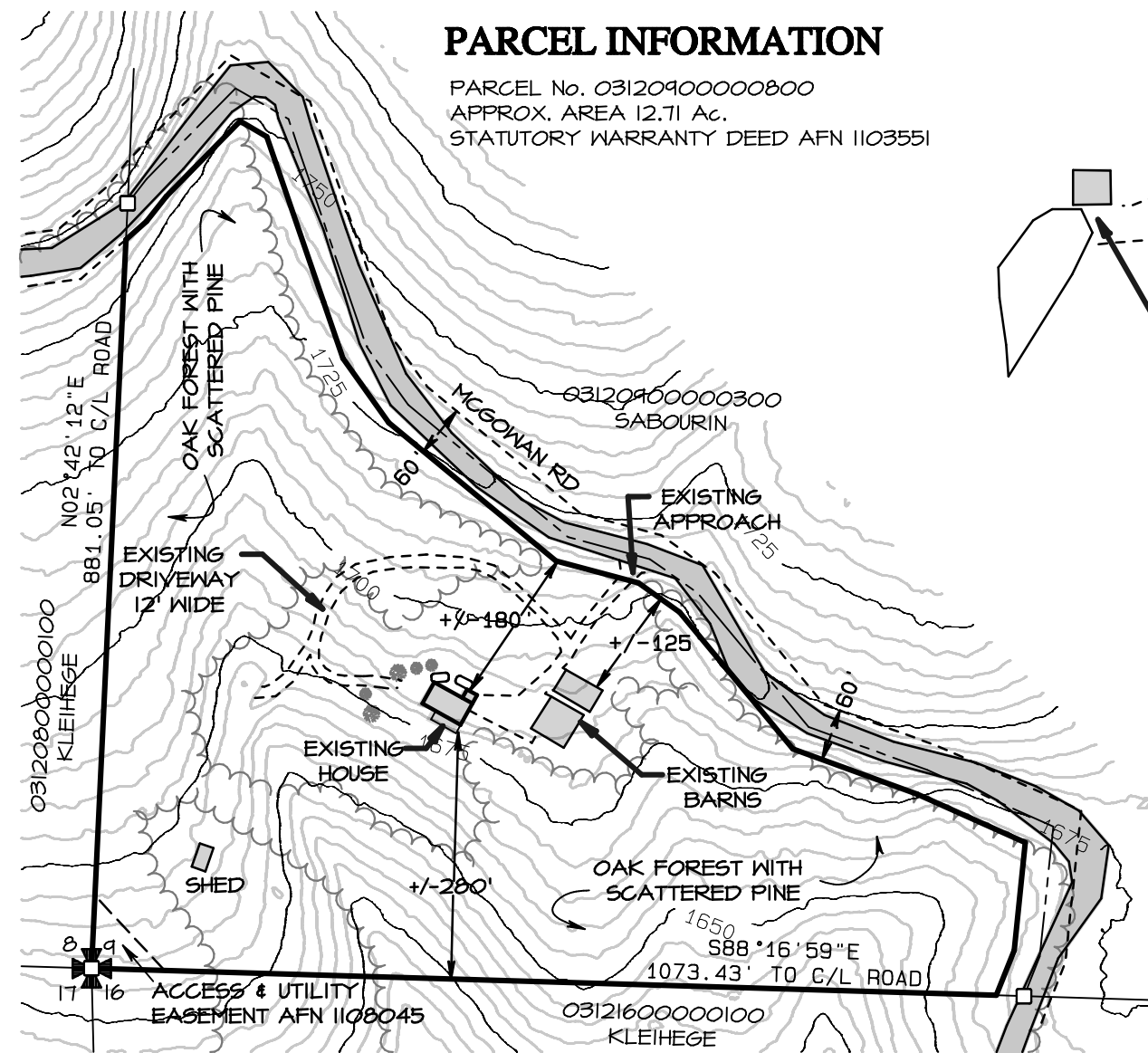
## OVERVIEW

SCALE 1"=200'



## PARCEL INFORMATION

PARCEL No. 03120900000800  
 APPROX. AREA 12.71 Ac.  
 STATUTORY WARRANTY DEED AFN 1103551



## OWNER INFORMATION

PAUL & JUDY FRYS  
 161 MCGOWAN RD.  
 LYLE, WA 98635  
 503-502-5121

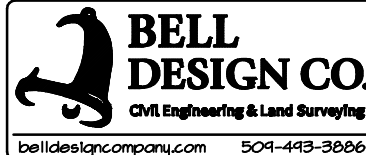
## ZONING

-(Klickitat County) GENERAL RURAL  
 -(NSA Land Use Designation) SMALL WOODLAND

HORIZONTAL SCALE 1"=60'

## SURVEY NOTES

- VERTICAL DATUM BASED ON NAVD 88
- TOPOGRAPHY AS PER WASHINGTON LIDAR CONSORTIUM
- CONTOURS @ 5' INTERVALS
- UTILITY INFORMATION SHOWN AS PER FIELD OBSERVATION.
- CALL 1800-LOCATE BEFORE YOU DIG.



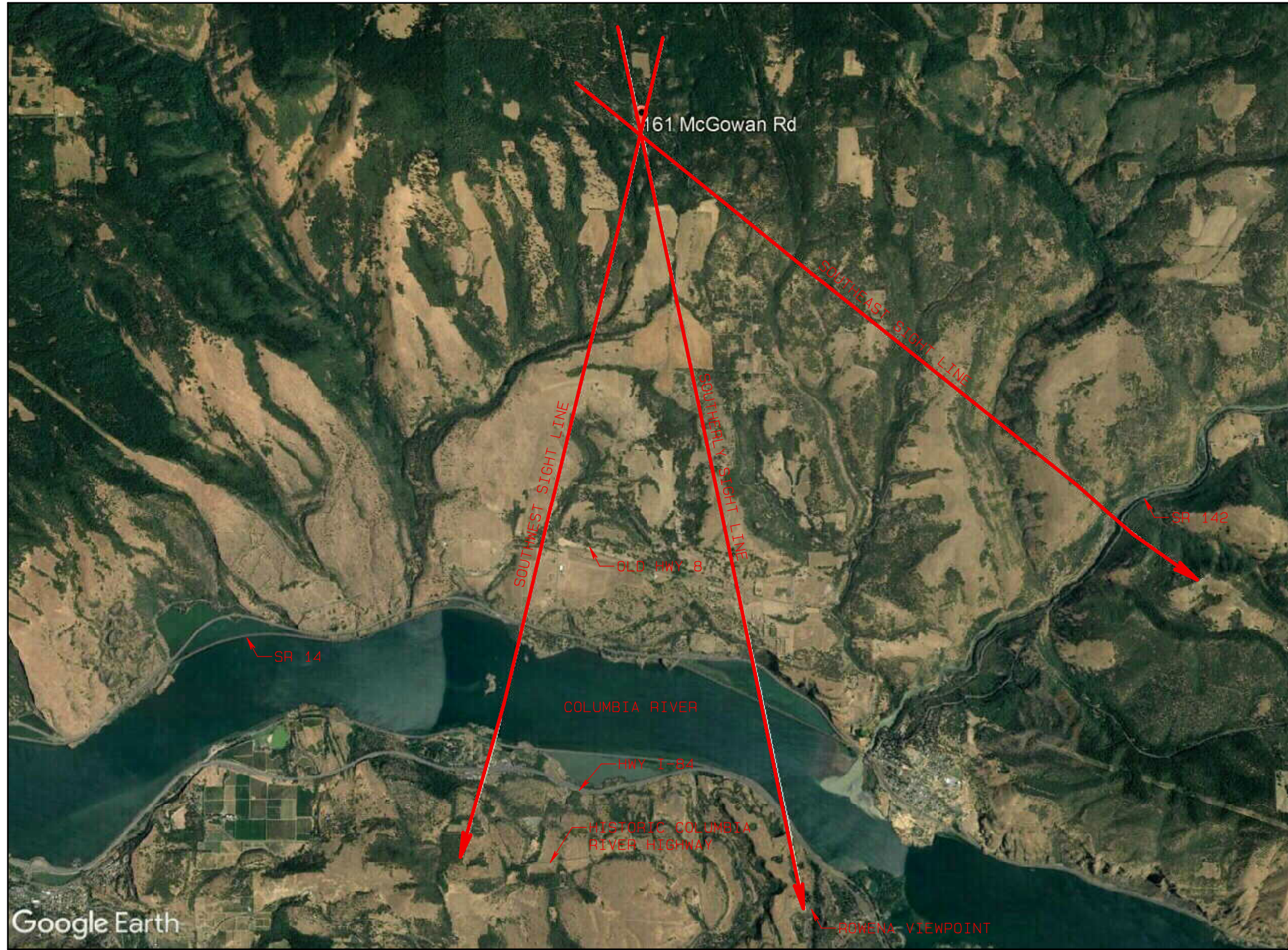
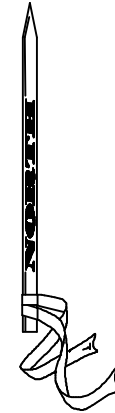
DATE	DESCRIPTION	BY
1/23	DRAFT	HDK
1/23	CHECKED	ARB

**SITE PLAN**  
**FOR PAUL & JUDY FRYS**  
 LYLE, WASHINGTON

SHEET: 1 OF     
 PROJECT: 22B377  
 DATE: Mar 2024

Not intended for recording with the County. Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

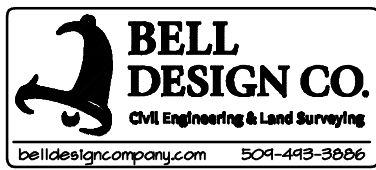
**NSA LAND USE MAP**  
**TAX PARCEL 03120900000800**  
**IN THE W1/2 OF THE SW1/4**  
**SECTION 9, T3N, R12E, W.M.**  
**Klickitat County, Washington**



**OWNER INFORMATION**

PAUL & JUDY FRY'S  
 161 MCGOWAN RD.  
 LYLE, WA 98635  
 503-502-5121

Not intended for recording with the County.  
 Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.



DATE	DESCRIPTION	BY
1/23	DRAFT	HDK
1/23	CHECKED	ARB

**KEY VIEWING SITES**  
**FOR PAUL & JUDY FRY'S**  
 WASHOUGAL, WASHINGTON

SHEET: 2 OF 3  
 PROJECT: 22B377  
 DATE: Feb 2023



**KEY VIEWING SITE – SOUTHWEST\***



**KEY VIEWING SITE – SOUTHERLY\***

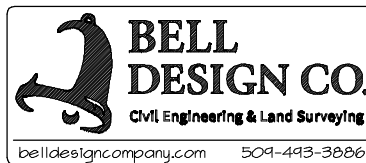


**KEY VIEWING SITE – SOUTHEAST\***

HORIZONTAL SCALE - N.T.S.

\*CROSS SECTION AS PER GOOGLE EARTH PRO - N.T.S.

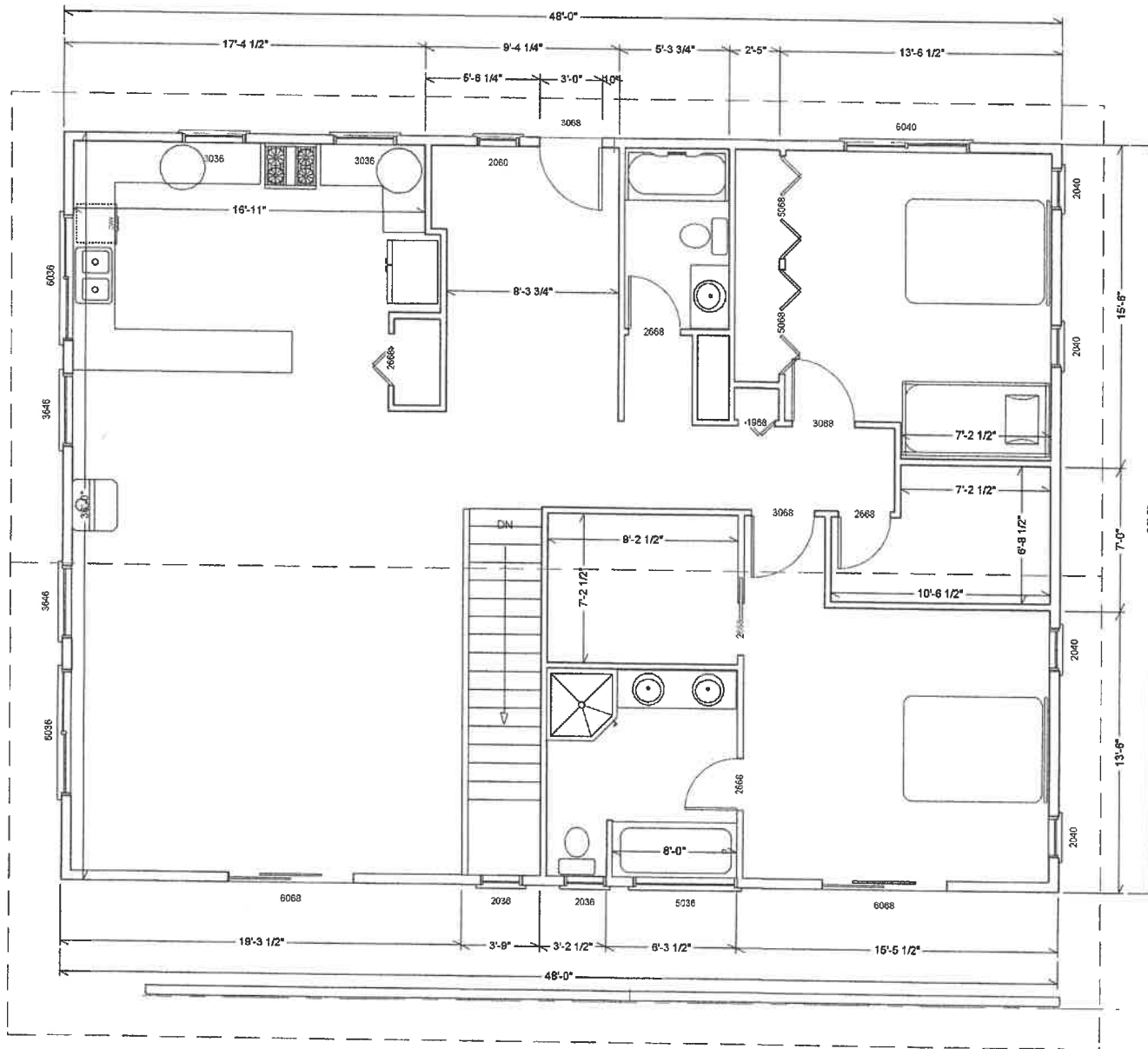
Not intended for recording with the County.  
 Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.



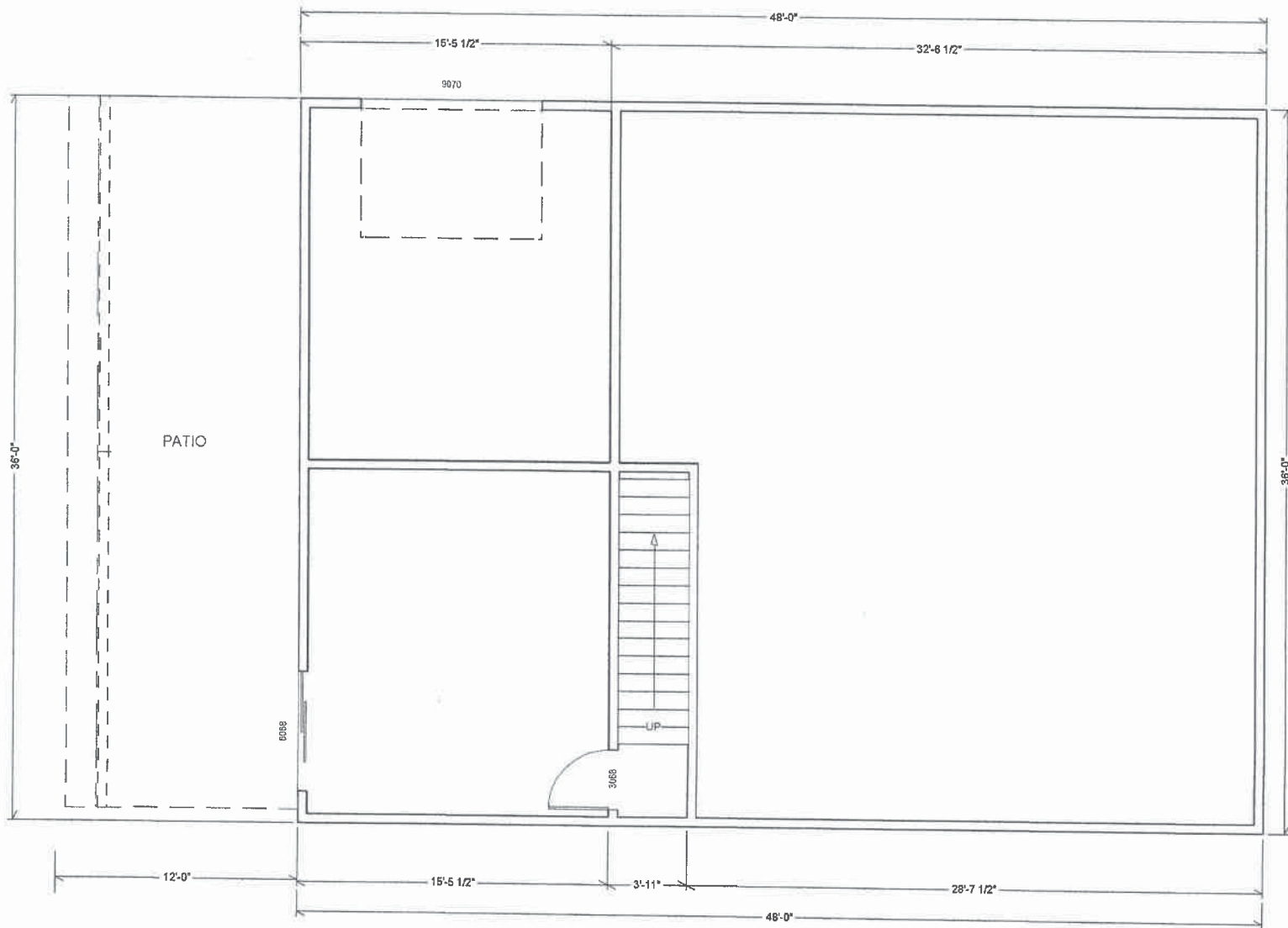
DATE	DESCRIPTION	BY
1/23	DRAFT	HDK
1/23	CHECKED	ARB

**KEY VIEWING SITES**  
**FOR PAUL & JUDY FRYS**  
 WASHOUGAL, WASHINGTON

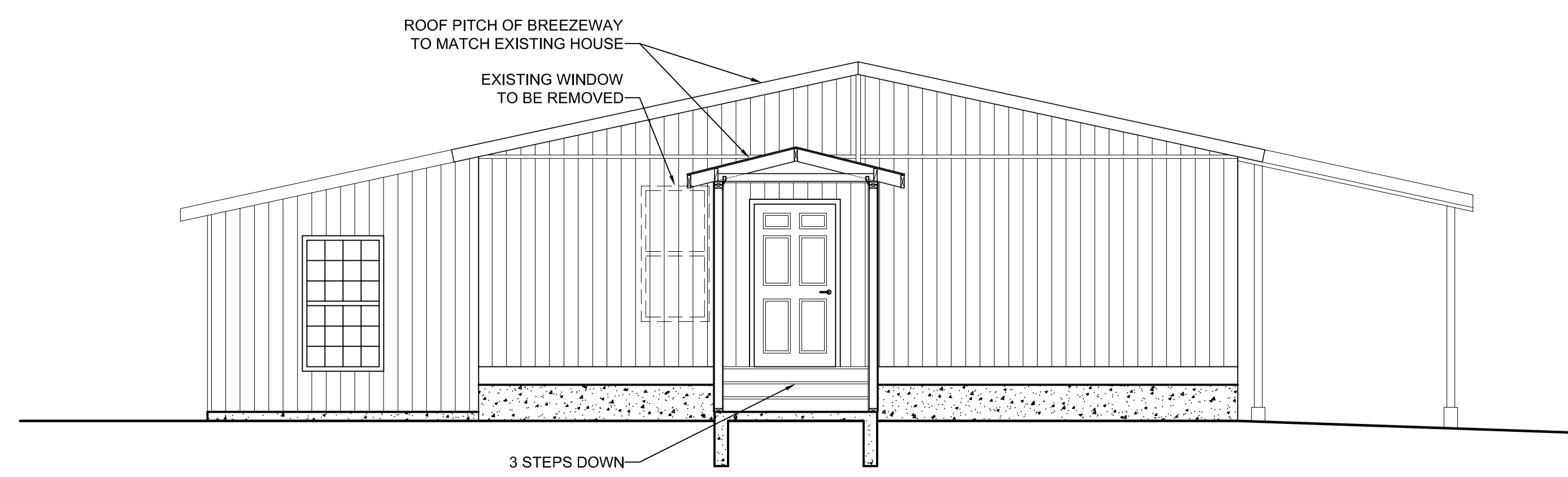
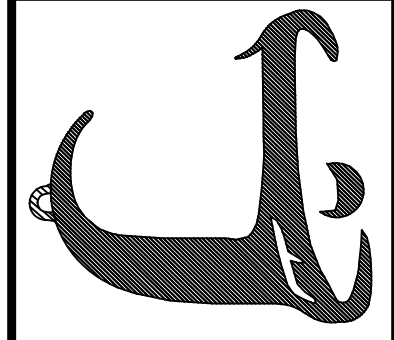
SHEET: 3 OF 3  
 PROJECT: 22B377  
 DATE: Feb 2023



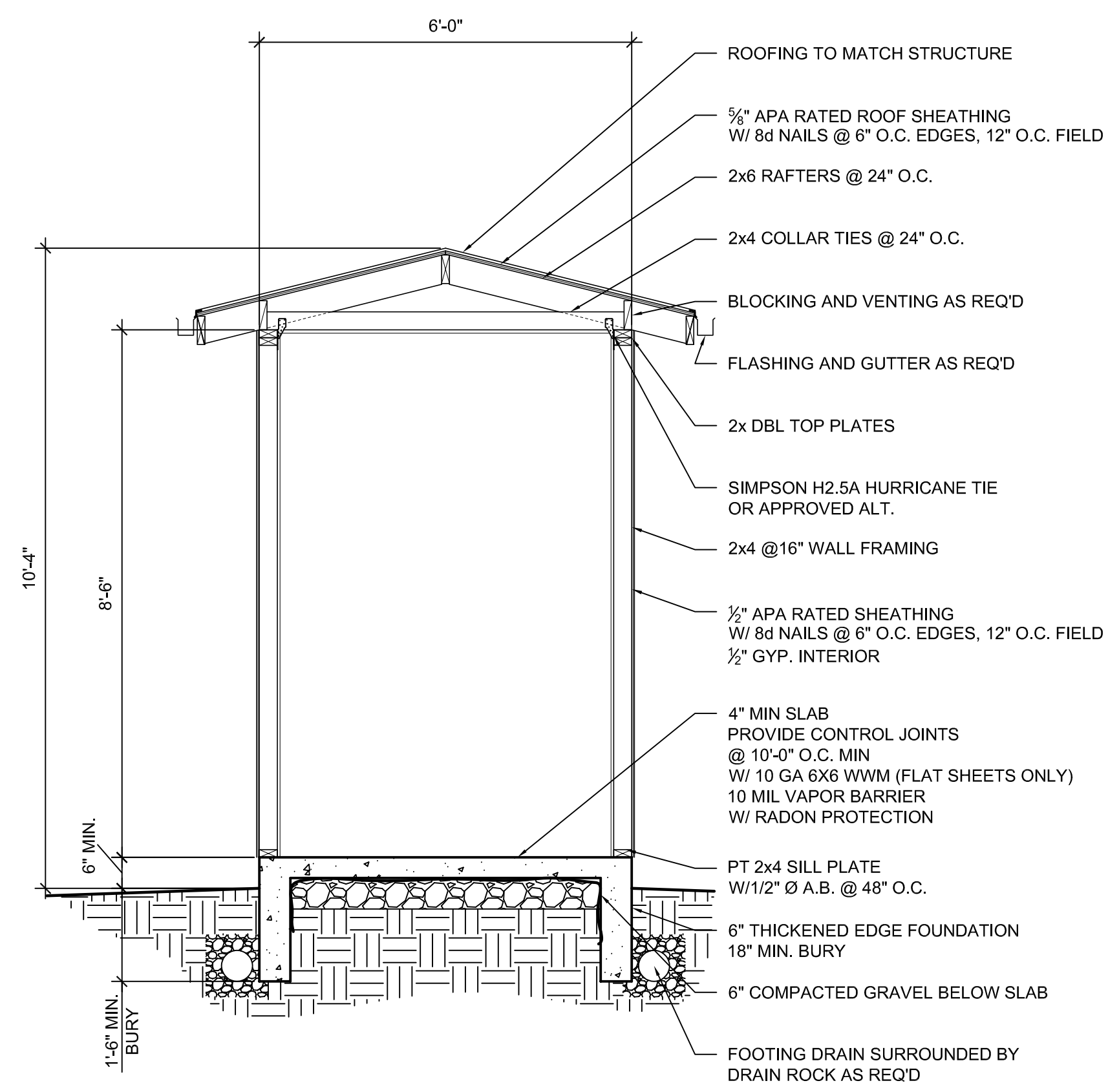
MAIN FLOOR PLAN



BASEMENT PLAN



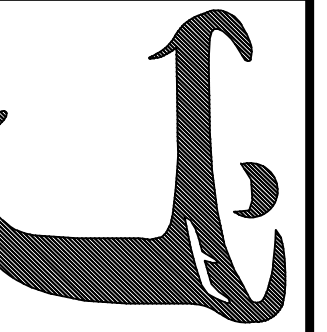
**B-2**  
**A1.1**  
**EXISTING STRUCTURE, WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



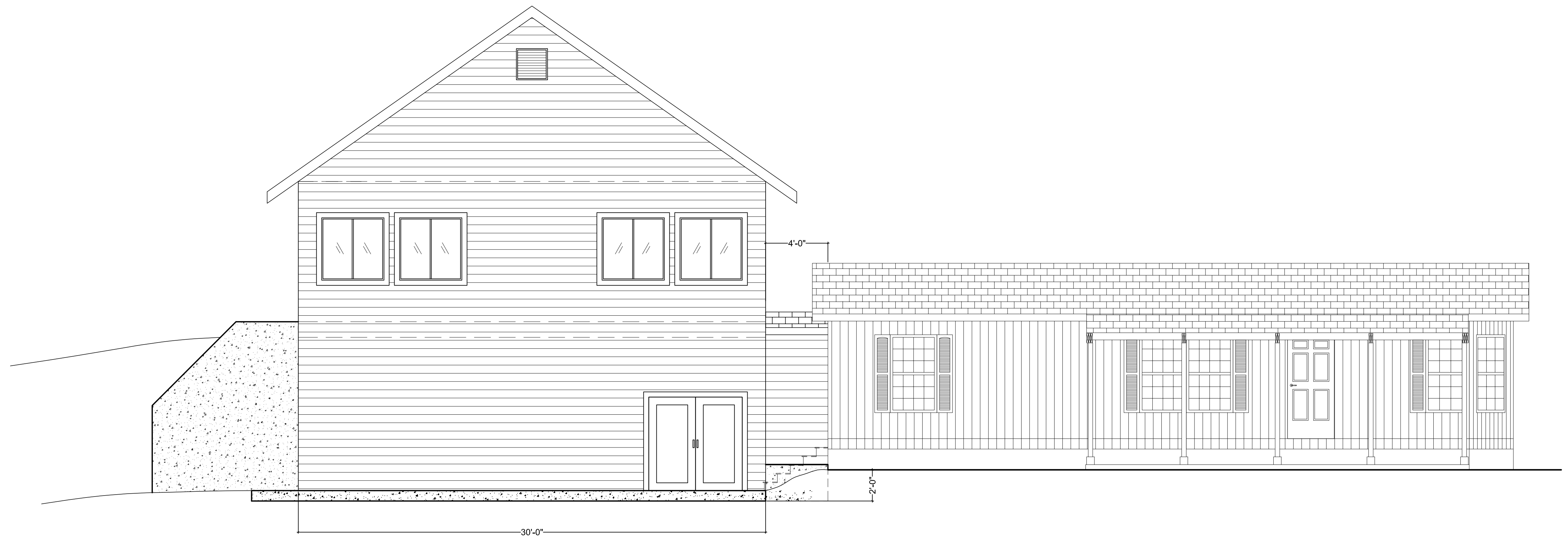
**C-1**  
**A1.1**  
**BREEZEWAY SECTION**  
 SCALE: 1/2" = 1'-0"



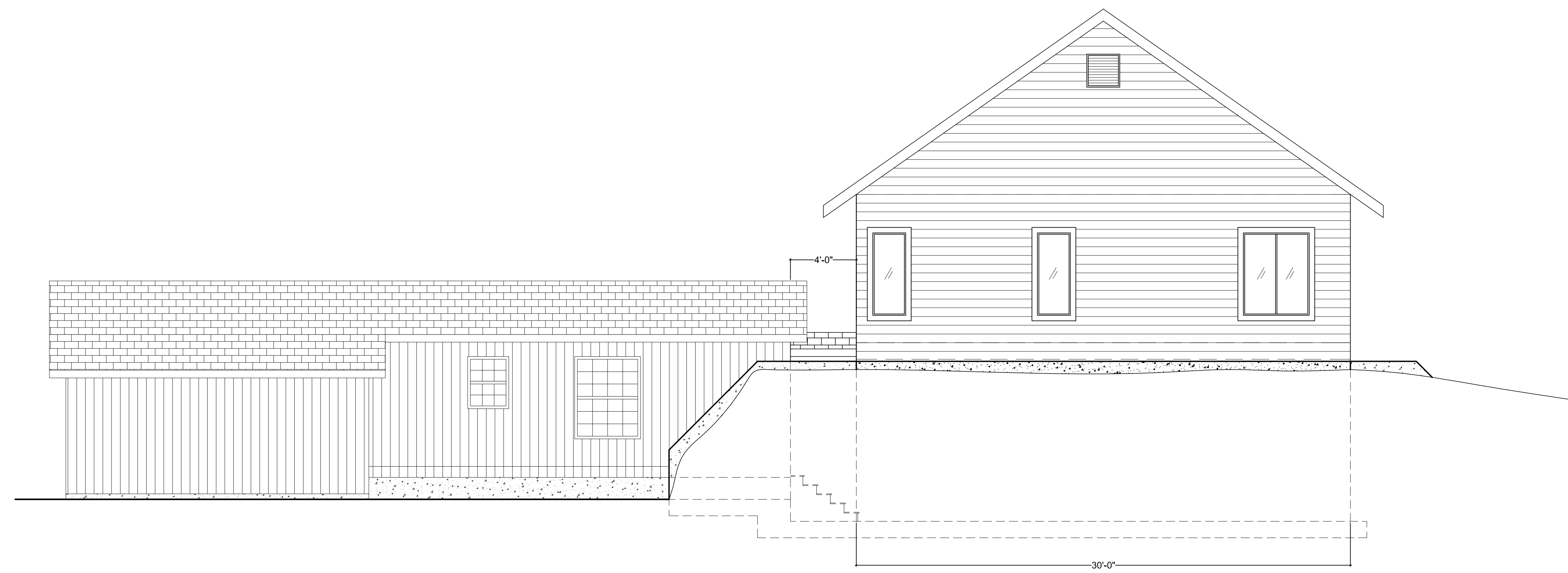
**C-2**  
**A1.1**  
**NEW STRUCTURE, EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



JOB NO.	22B377
DATE	3/8/2024
DRAWN BY	JKR
CHECKED BY	DAB
REVISIONS	DATE
RECORD DRAWINGS	DATE

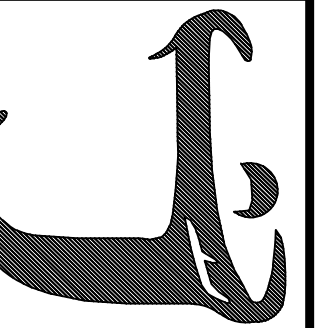


B-2 SOUTH ELEVATION  
A1.0 SCALE: 1/4" = 1'-0"



C-2 NORTH ELEVATION  
A1.0 SCALE: 1/4" = 1'-0"

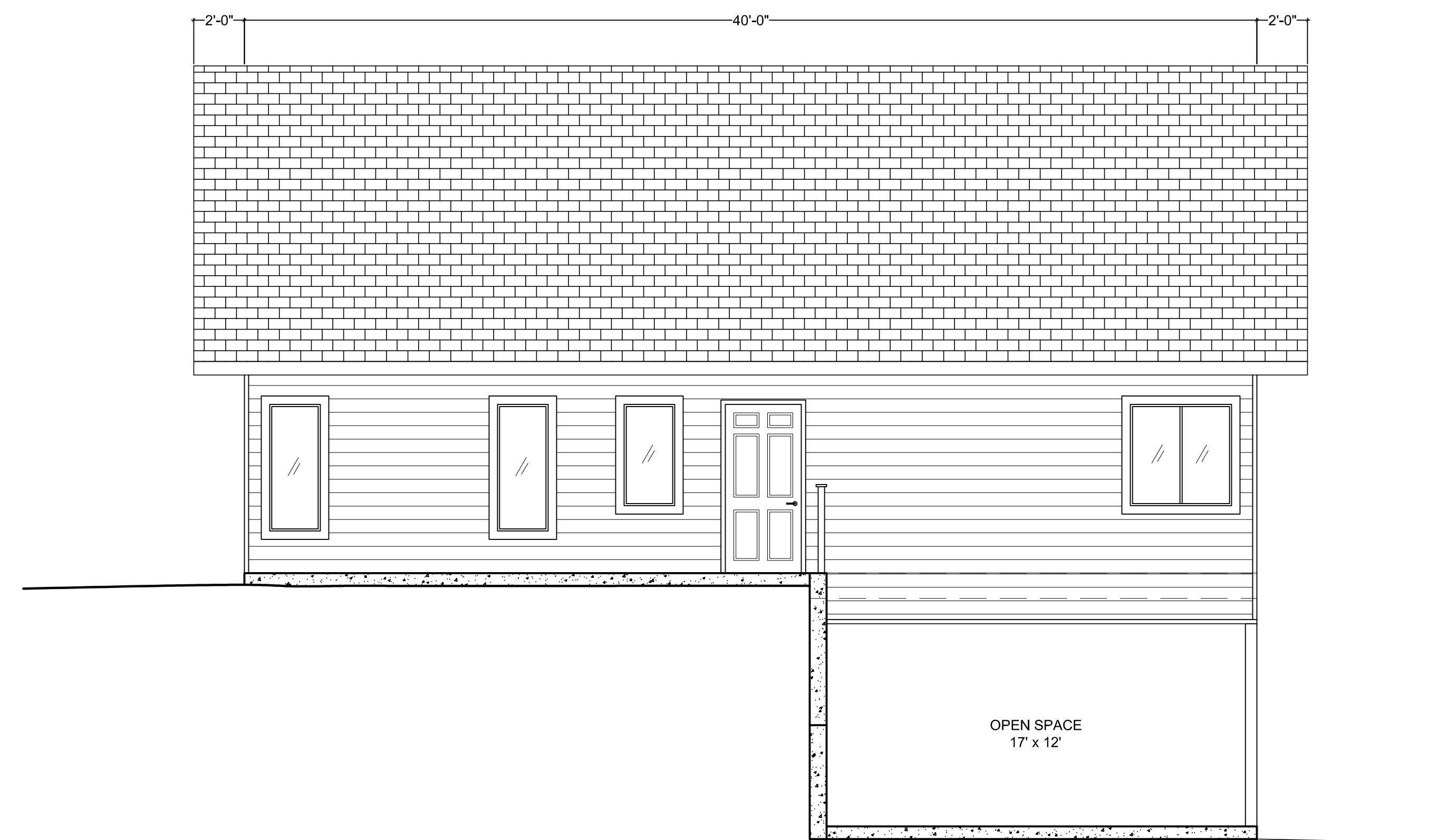
**PRELIMINARY, NOT FOR CONSTRUCTION**



JOB NO.	22B377
DATE	3/8/2024
DRAWN BY	JKR
CHECKED BY	DAB
REVISIONS	DATE
RECORD DRAWINGS	DATE



**B-3 NEW STRUCTURE, EAST ELEVATION**  
A1.1 SCALE: 1/4" = 1'-0"



**C-3 NEW STRUCTURE, WEST ELEVATION**  
A1.1 SCALE: 1/4" = 1'-0"

**PRELIMINARY, NOT FOR CONSTRUCTION**

# PROPOSED EXTERIOR FINISHINGS

Paul & Judy Frys Residence  
NSA APPLICATION

## Building Exterior

**Siding: Smart Board siding or similar, painted** – Color:  
Behr Havana Coffee



**Roof: Pabco Premier Architectural** – Color: Sherwood Green



**Trim/Exposed wood: painted** – Color: Behr Mown  
Grass



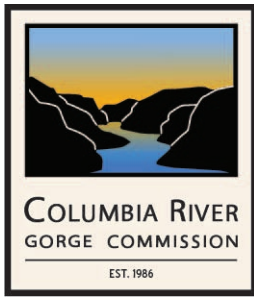
**NOTE:**

Images from Pabco / Behr  
Some variation may occur.

**OWNER:**

Paul & Judy Frys  
161 McGowan Road  
Lyle, WA 98635





TO: Paul Frys  
FROM: Krystyna U. Wolniakowski, Executive Director  
DATE: March 3, 2024  
RE: Compatibility Analysis and Next Steps to Complete Your Application

Dear Paul,

Thank you for coming into our office today to meet with me and Bryce Guske to finalize the next steps you need to take to finalize your permit application.

**Maximum Size of the Addition:** As we mentioned in our last meeting:

- the maximum allowable footprint for your existing plus your new addition is **3382 square feet**.
- your current home is **1,725 square feet**
- therefore, the total additional square footage of the two-story addition (that includes the daylight basement) plus the 20 sq ft breezeway can be about **1657 square feet to be compatible with surrounding dwellings.**
- A **30x40 addition** would be
  - 1200 square feet on the main floor,
  - 600 square feet calculated for the daylight basement (50% of the main floor), which is 1800 square feet total.
  - The 20 square feet breezeway increases the total to 1820. This is 163 square feet over but given your location, at this point, it will be allowable. Please make sure the dimensions of the addition do not exceed 30x40 square feet.

Finally, **you will need to bury the house 2 feet deeper** in order to make sure the daylight basement is buried enough so that you qualify for the 50% less square footage in order to reach the maximum allowable size.

**Accessory buildings:** When Bryce reviewed your pre-application and site plans, he did let you know in an email dated February 28, 2023, that you have more square footage of accessory structures on the property than is allowed and that one of the two barns did not receive a permit from us. All structures greater than 60 sq ft need permits in the National Scenic Area. In Bryce's email to you and Dev at Bell on February 28, 2023, he stated that **some structures may need to be removed** to bring the property into compliance. Since your property is over 10 acres, you can have up to **2,500 sq ft total of accessory structures**, but the largest accessory structure cannot exceed **1,500 sq ft in size**. If you need a copy of the February 28, 2023 email, we are happy to re-forward it to you.

According to the application you submitted, there are three existing buildings on the property over 60 sq ft:

- Barn 1: 1,440 sq ft (this has a permit)
- Barn 2: 1,600 sq ft which was built with no NSA permit and is in violation
- Tool Shed: 360 sq ft (this was not listed under “Existing Building and Structures” but was mentioned in the project narrative)

The total combined area for the three structures is 3,400 sq ft.

Since the combined total of these accessory buildings is already 3,400 sq ft, **you will need to reduce the total combined sq footage by 900 sq ft** to meet the **2,500 sq ft limit**. This could be achieved by either removing one of the barns, or reducing the size of one of the barns by 900 sq ft, or by removing the tool shed and reducing the size of one of the barns so that the total sq footage is 2,500. Since the second barn is already over the 1,500 sq ft limit for any one accessory building, we suggest removing this building to bring your property into compliance. **In order to process your application for the new addition, you must agree to bring the rest of the property into compliance within six months of the end of your construction.**

#### **Next Steps in your permit application process:**

1. Submit an updated floor plan for the existing house and new addition with measurements and dimensions for each room. Please make sure to remove the kitchen from the existing house.
2. Submit an updated site plan for the grading and elevations of the house and grounds to clearly demonstrate your daylight basement.
3. Once your application is deemed complete, then we will do a 21-day public notice.
4. Bryce will work on the analysis and application during the summer. He is the only land use planner we have in the office this summer to review all the NSA applications in 6 counties.

You can reach me at 509-713-9623, or by email: [Krystyna.wolniakowski@gorgecommission.org](mailto:Krystyna.wolniakowski@gorgecommission.org). Also, please feel free to contact Bryce Bryce.guske@gorgecommission.org if you have any additional questions.

3/4/2024

To Do:

Send updated Plans elevations,

- Get updated Site Plan “NSA Land Use Map” from Bell.
- Get updated elevations from Bell