

Notice of Development Review

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

FILE NUMBER:	C25-0010
PROPOSAL:	The Columbia River Gorge Commission has received an application for an accessory building to replace multiple buildings destroyed by the Burdoin Fire.
APPLICANTS:	Kyle and Anita Brazell
LANDOWNERS:	Kyle and Anita Brazell
SIZE and LOCATION:	The subject parcel is approximately 32 acres in size and located [REDACTED] and is described as Tax Lot Number 03-12-3400-0005/00 in the northwest quarter 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 10, 2025
COMMENT DEADLINE:	December 1, 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/>.

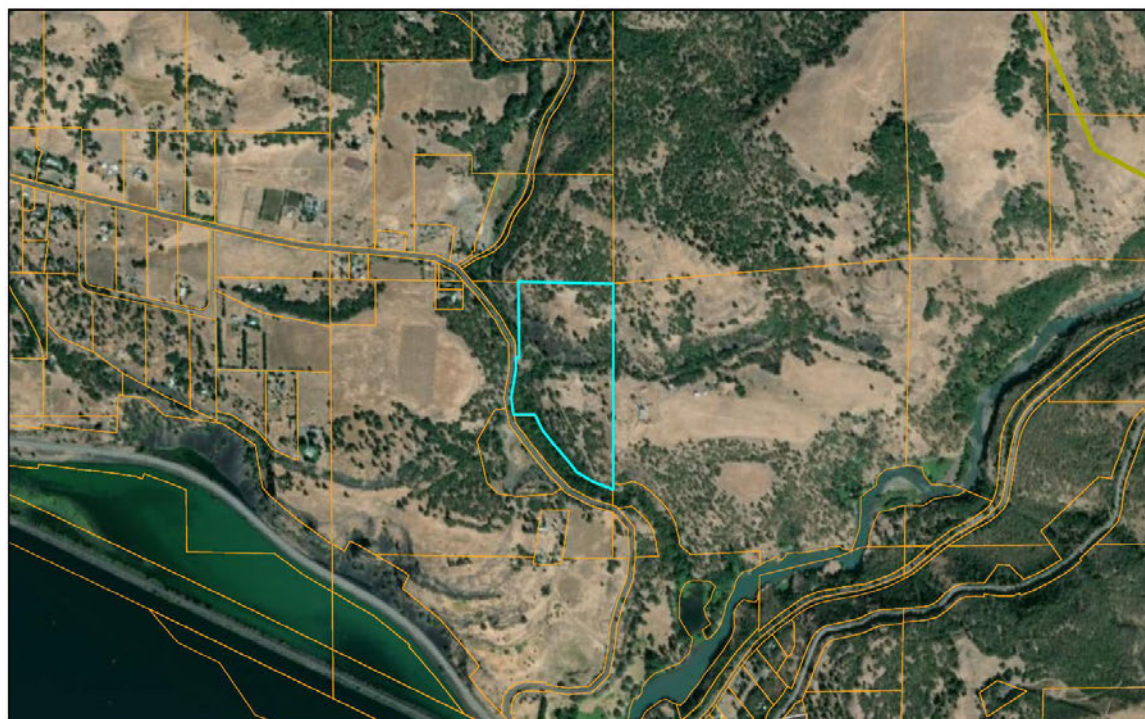
This application will be reviewed for consistency with the Columbia River Gorge Commission's Land Use Ordinance (Commission Rule 350-082). The Gorge Commission may consider comments about consistency with *Management Plan for the Columbia River Gorge National Scenic Area* and the Columbia River Gorge 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 Bryce Guske at (509) 713-9622 or by email at bryce.guske@gorgecommission.org.

C25-0010 Brazell

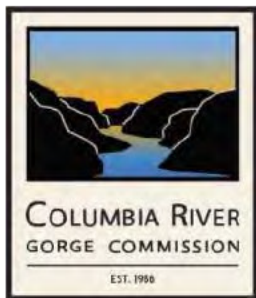


11/6/2025, 2:58:00 PM

 Taxlots  NSA Exterior Boundary
 Urban Areas

1:18,056
0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km
Vantor

Columbia River Gorge Commission
Vantor | Source: USDA NRCS, Esri | Columbia River Gorge Commission | Columbia River Gorge Commission



For office use:
Application No. _____

Land Use Application

Applicant(s) [Kyle and Anita Brazell](#)

Mailing Address:

Phone:

Email

Property Owner(s) [Kyle and Anita Brazell](#)

Mailing Address:

Phone:

Email

Street Address
of Parcel

Township, Range,
Section, Qtr. Section [NW 1/4, SEC 34, T3N, R12E Willamette Meridian](#)

Tax Lot Number(s) [03123400000500](#)

Parcel Size [31.6 acres](#)

Summary of
Proposal

[Replacement of existing structures destroyed by the 2025 Burdoin Fire.
This is not a fire replacement scenario.](#)

Existing Use
of Parcel

[Single-Unit 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)
Residence	1,130 sf	25-ft	38-ft x 38-ft	1932

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.

Replacement of five (5) separate outbuilding destroyed during the Burdoin Fire in 2025. Our intention is to construct a new shop/garage structure to replace the structures destroyed during the fire. The proposed replacement structure is being submitted in accordance with Columbia River Gorge Commission Ordinance 350-082-0200(3). The use of the proposed structure will be to storage our personal vehicles, tractor, and trailers. The proposed structure will have a base footprint of 1,496 square feet. The structure will have a total height from the finished grade to roof peak of 20'-3 7/16". The structural support for the proposed structure will consist of light-framed wood construction. The proposed building roof will consist of standing seam metal roofing with a matte earth tone color. The exterior walls will have a 48-inch river rock wainscoting, matching the existing residential structure. The upper portion of the exterior walls will be finished with Hardi-Board lap siding, with color to match the existing residential structure. For information regarding area of ground disturbance, please see the accompanying Geotechnical/Geologic and Structural Assessment Report prepared by Bell Design Company. Replacement landscaping will be consistent with native species, with particular attention being given to fire-resistant plants recommended by the Mid-Columbia Fire Prevention Cooperative. To further enhance fire resistant construction all exterior wall sheathing will consist of Pyro-Guard plywood that contains an pressure impregnated fire-retardant that provide enhanced fire resistance. All garage doors and man-doors will be of metal construction and painted with a matte earth tone paint consistent with the Gorge Commission design guidelines.

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.

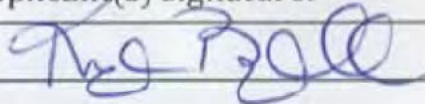
North of the subject parcel is a 23.4 acre parcel owned by Rebecca Worsley [REDACTED] (Parcel # 03122700001900). There were approximately 3 structures on this parcel prior to the Burdoin Fire. Use of this parcel is unknown.

East of the subject parcel is a 150.3 acre parcel owned by Gail Castle [REDACTED] (Parcel #0312400000100). Prior to the fire there were 6 structures. Post-fire all structures were destroyed by the Burdoin Fire. The primary use of this parcel is 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:

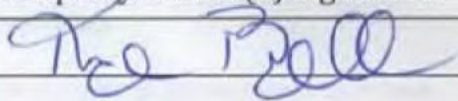
Date



10/23/25

Property owner(s) signature:

Date



10/23/25

Easement and Partial Interest(s) signature:

Date

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Applicant(s) signature:

Date

Property owner(s) signature:

Date

Easement and Partial Interest(s) signature:

Date

Site Plan

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

See attached construction drawings.

Key Viewing Areas

Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery (350-082-0070(108)).

Please check which of the following key viewing areas that can be seen from your proposed development site, even if the building site is blocked by trees. You do not need to check key viewing areas that are blocked by topography.

- ☒ Historic Columbia River Highway
- ☒ Old Highway 8
- ☒ Highway I-84
- ☒ Washington State Route 14
- ☐ Washington State Route 141
- ☐ Washington State Route 142
- ☒ Panorama Point Park
- ☒ Columbia River
- ☐ Rowena Plateau and Nature Conservancy Viewpoint
- ☐ Cook-Underwood Road

If your project could be visible from one or more key viewing areas, then you must submit elevation drawings and landscaping details.

Elevation drawings must show the sides of proposed buildings that could be visible from key viewing areas, must be drawn to scale, and must include the following:

- Geometrical exterior of the length and width of structures as seen from a horizontal view.
- Sizes and dimensions of windows, doors, and covered openings;
- Natural grade
- Finished grade

Landscape details must show how you propose to screen your project from key viewing areas and must include the following:

- Location of plants used
- Number of plants
- Size of plants
- Type of plants
- Irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes
- Location of existing and proposed topographical features, such as berms, that would screen your project.

Elevations and Site Plan Details

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

See attached construction drawings.

A large grid of dots for drawing, consisting of 20 columns and 20 rows of small black dots, providing a guide for scale and proportion in the drawing.

Adjacent Property Owners

You must submit names and address of adjacent property owners within a specified distance (200 feet or 500 feet (350-082-0110)) of the perimeter of your parcel. The following list specifies the distance within which property owners must be notified of your proposal. You only need to provide the names and address (along with the parcel number); the Commission will send the notice.

Klickitat County's Interactive Mapping program can assist in obtaining this property owner information. The mapping program is found on Klickitat County's website at <http://www.klickitatcounty.org/524/Interactive-Mapping-Program>. Use the search function of the mapping tool to find your parcel and the adjacent property owners. Clicking on the parcel will display the owner's name, mailing address, and tax lot number. You may use the form on the next page to record the names and addresses or you may submit forms which the county may provide you.

Landowners within 200 feet

- All applications, except those listed below

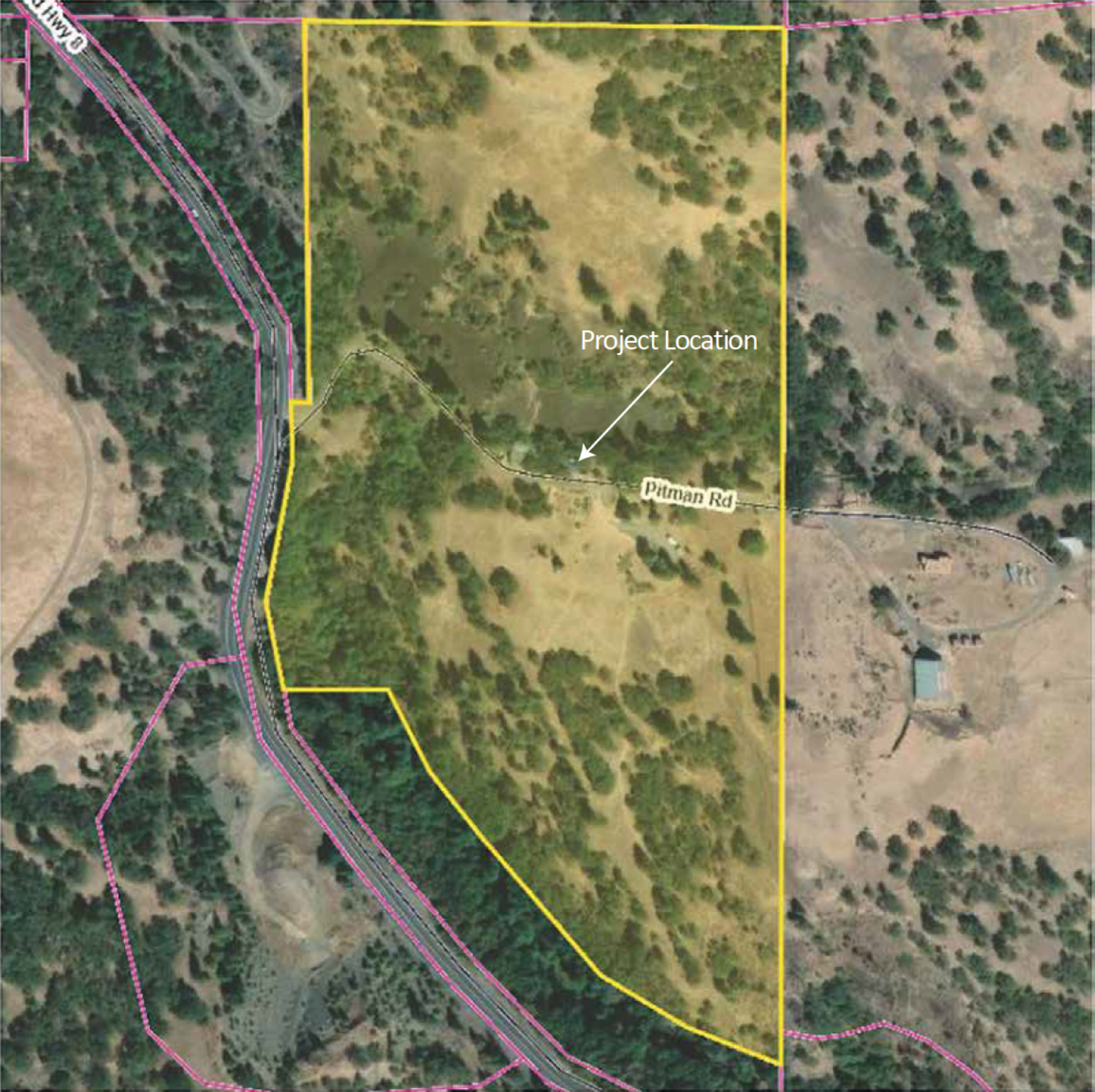
Landowners within 500 feet

- Single family dwellings in the GMA Residential Land Use Designation adjacent to GMA Agriculture or Forest Land Use Designations
- Commercial events and special uses in historic buildings adjacent to GMA Agriculture or Forest Land Use Designations
- Non-farm single family dwellings in the GMA Large-Scale Agriculture Land Use Designation
- Within GMA Forest Land Use Designations: utility facilities, railroads, home occupations, fruit & produce stands, wineries, wine sales/tasting rooms, ag. product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of non-profit camps/retreats/conference centers, bed and breakfasts, non-profit learning/research facilities, fish processing operations, road spoils disposal sites

Adjacent Property Owners

[illegible]

Brazell Site Plan



Legend

County Boundary

Towns (Points)

City Limits

Roads

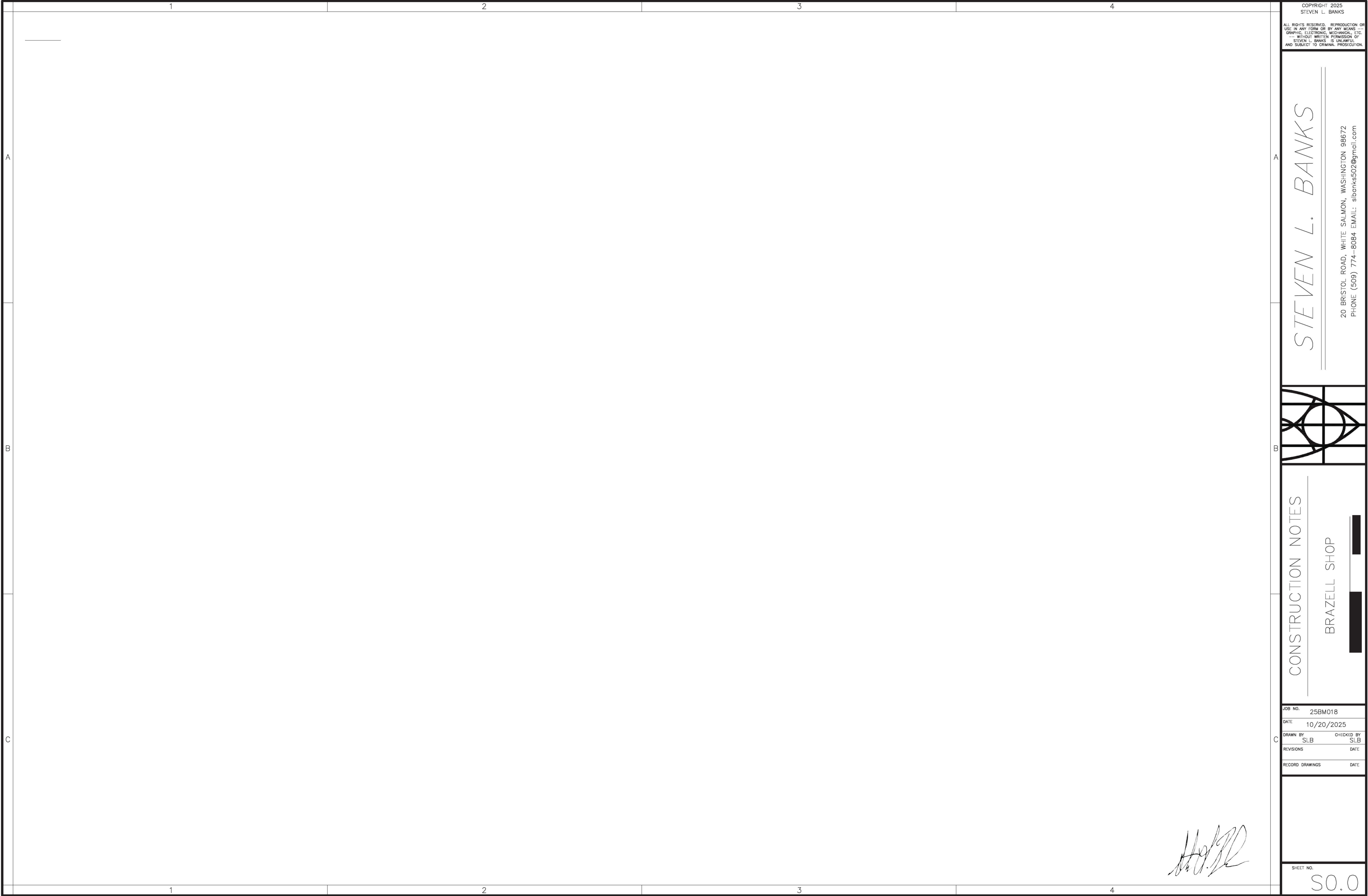
- City
- County
- OtherGovt
- Private
- State

Parcels

200 ft



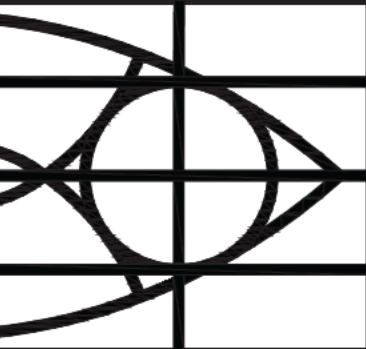
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PHONE (509) 774-8084 EMAIL: slbanks502@gmail.com



CONSTRUCTION NOTES

BRAZELL SHOP

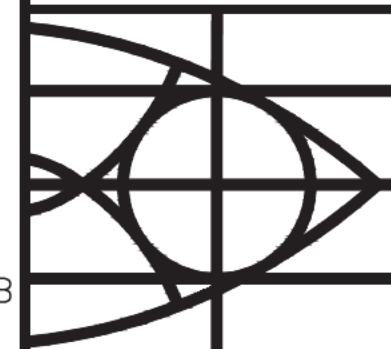
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DATE 10/20/2025	
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REVISIONS	DATE
RECORD DRAWINGS	DATE



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EXISTING CONDITIONS

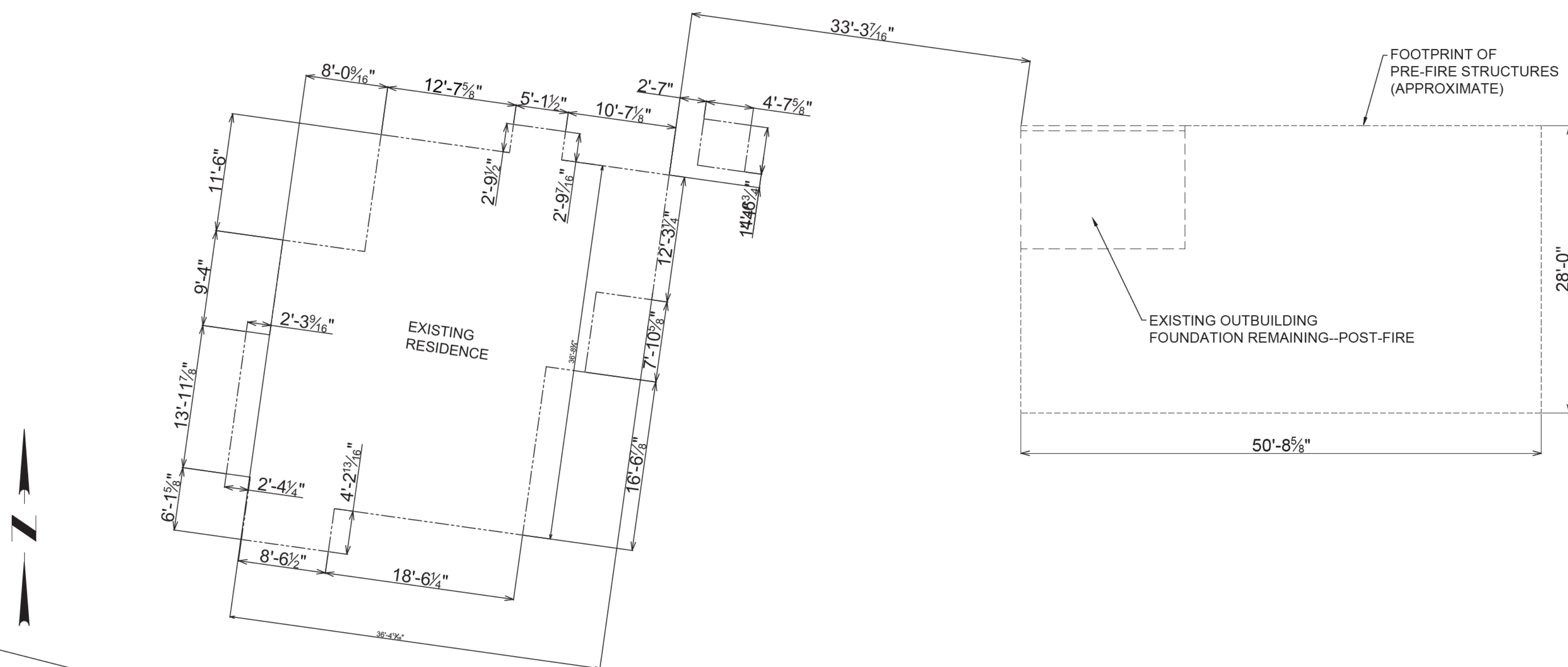
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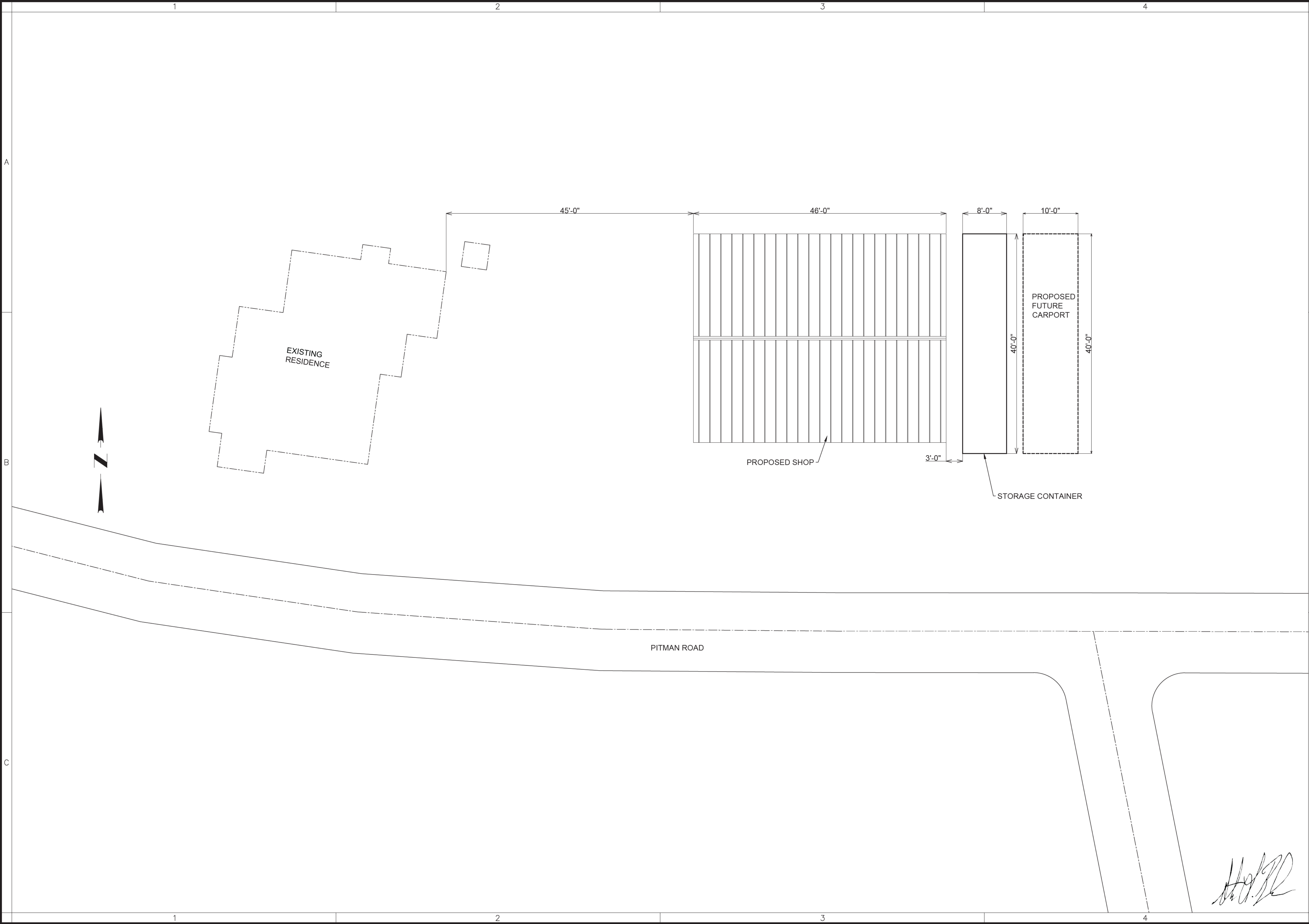
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PITMAN ROAD



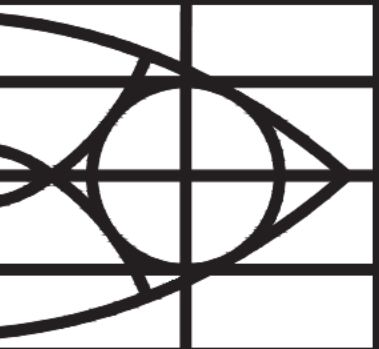


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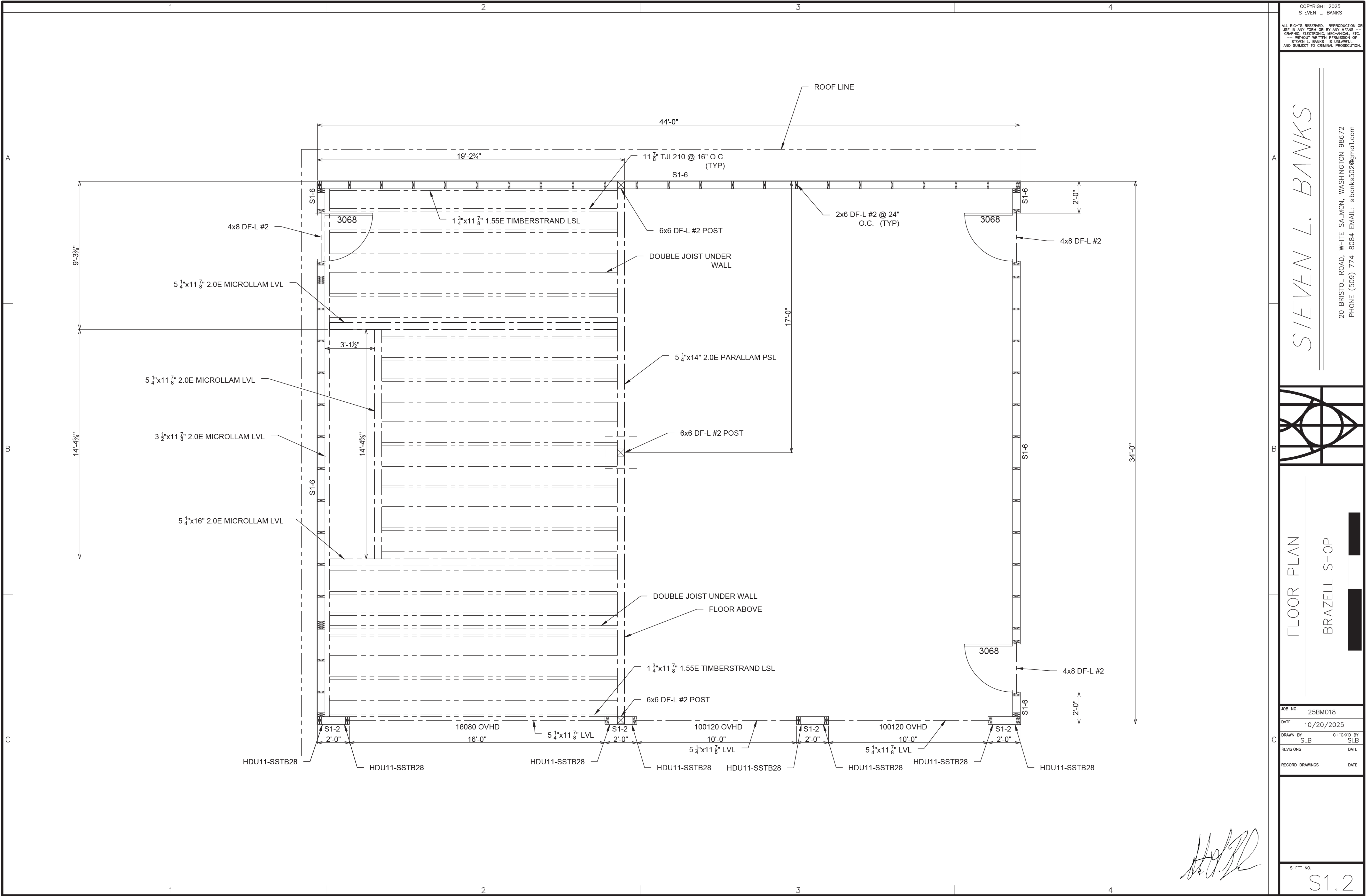
PROPOSED CONDITIONS

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FLOOR PLAN

BRAZELL SHOP

JOB NO. 25BM018

DATE 10/20/2025

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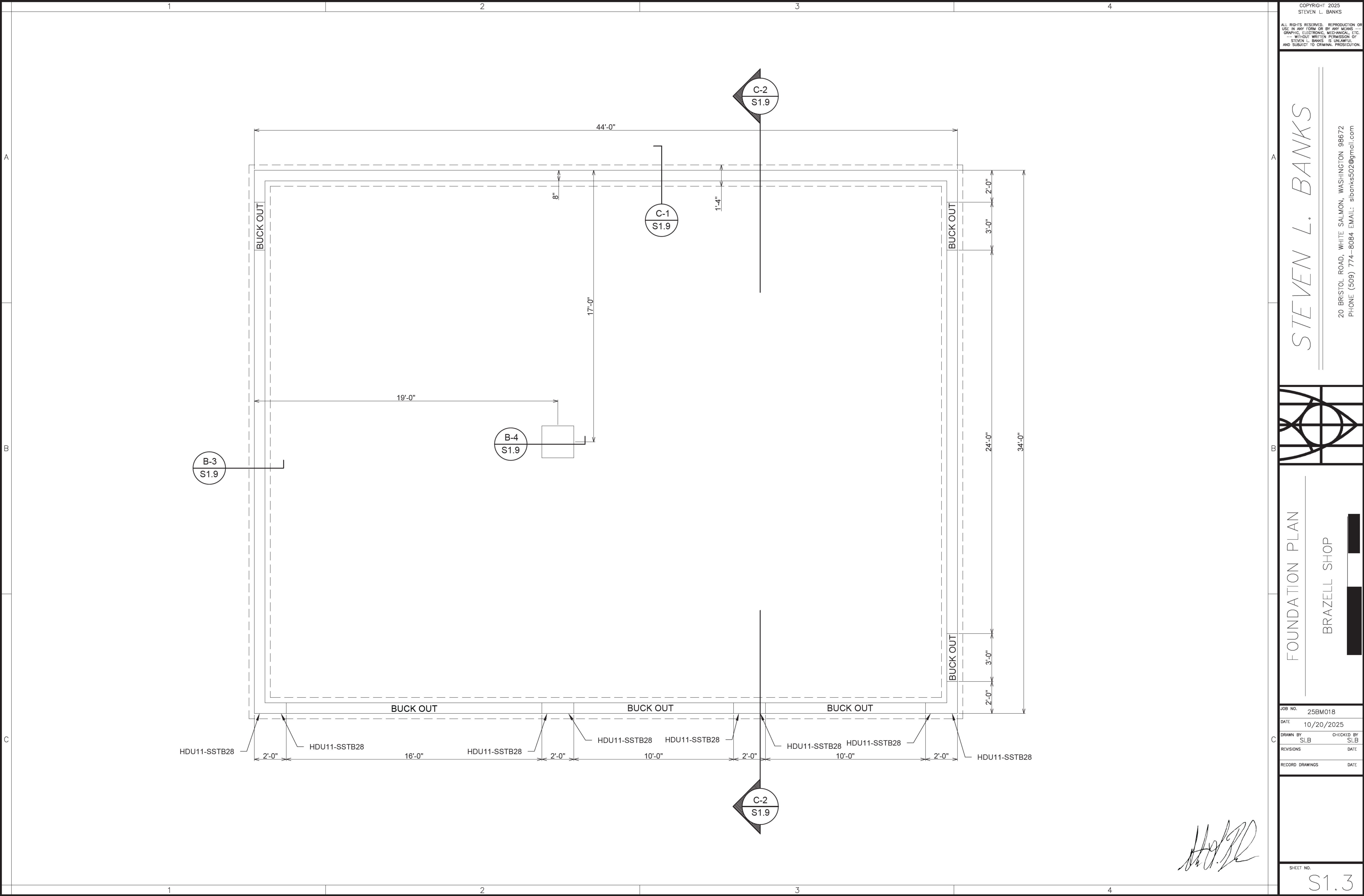
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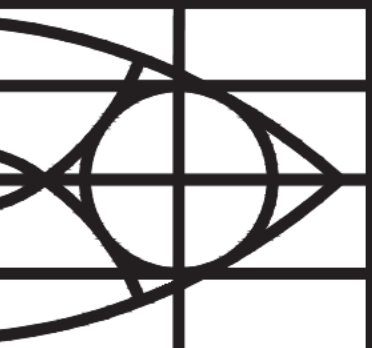


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FOUNDATION PLAN

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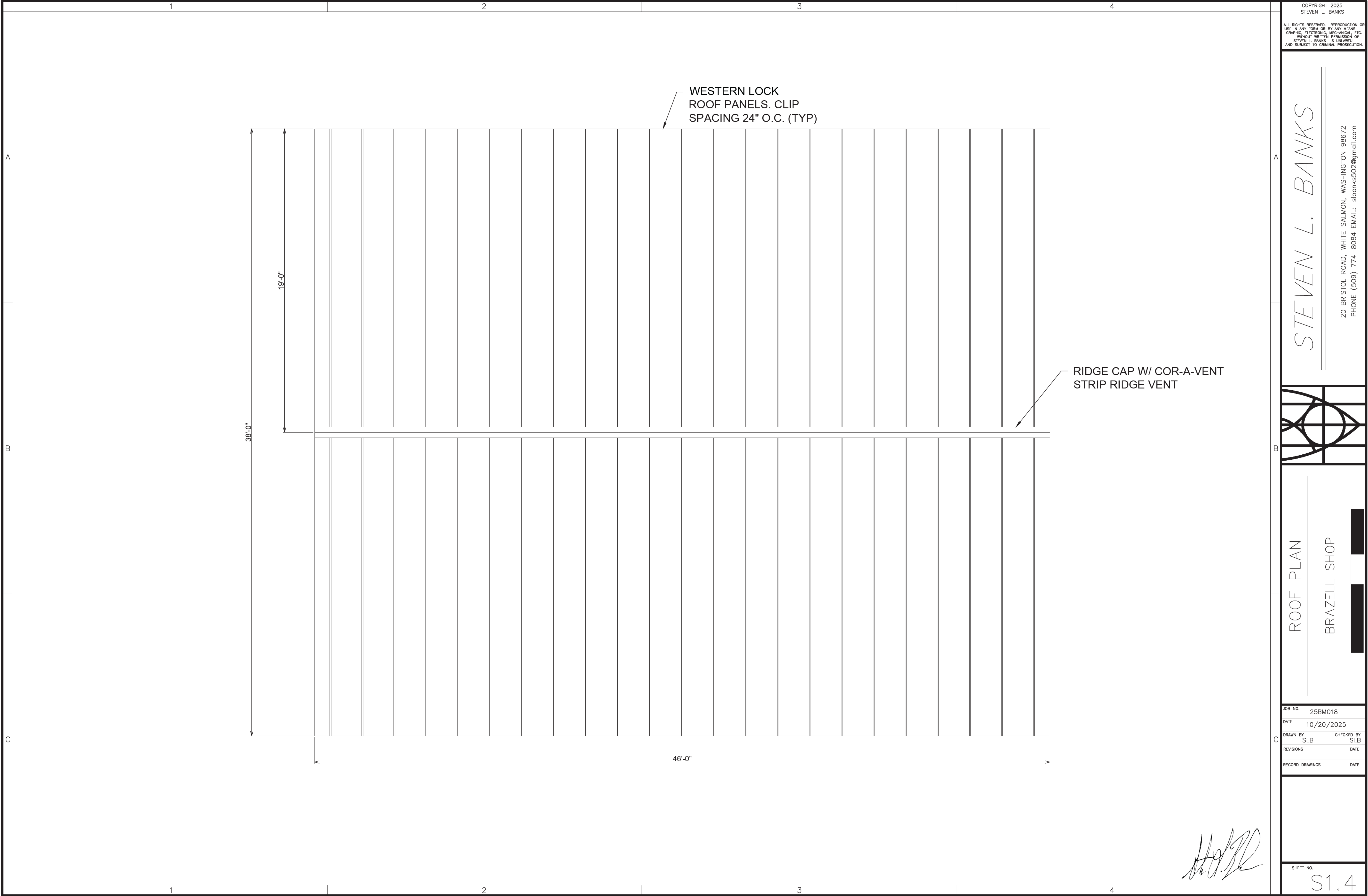
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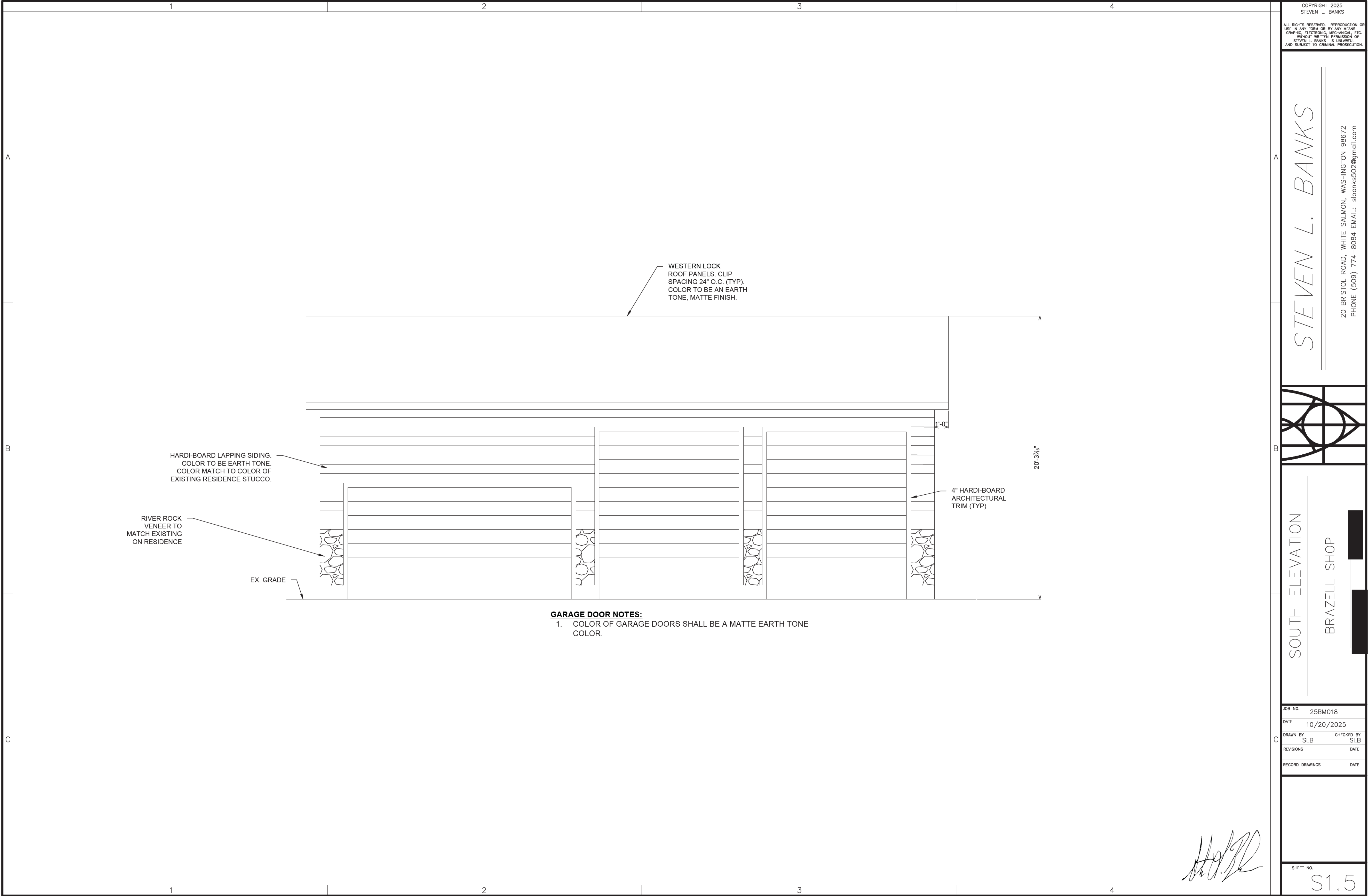
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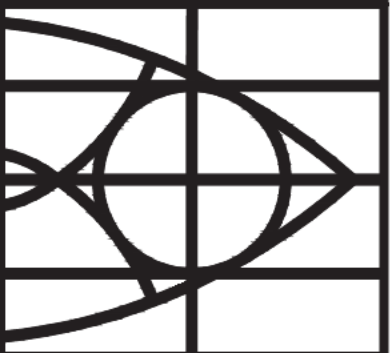


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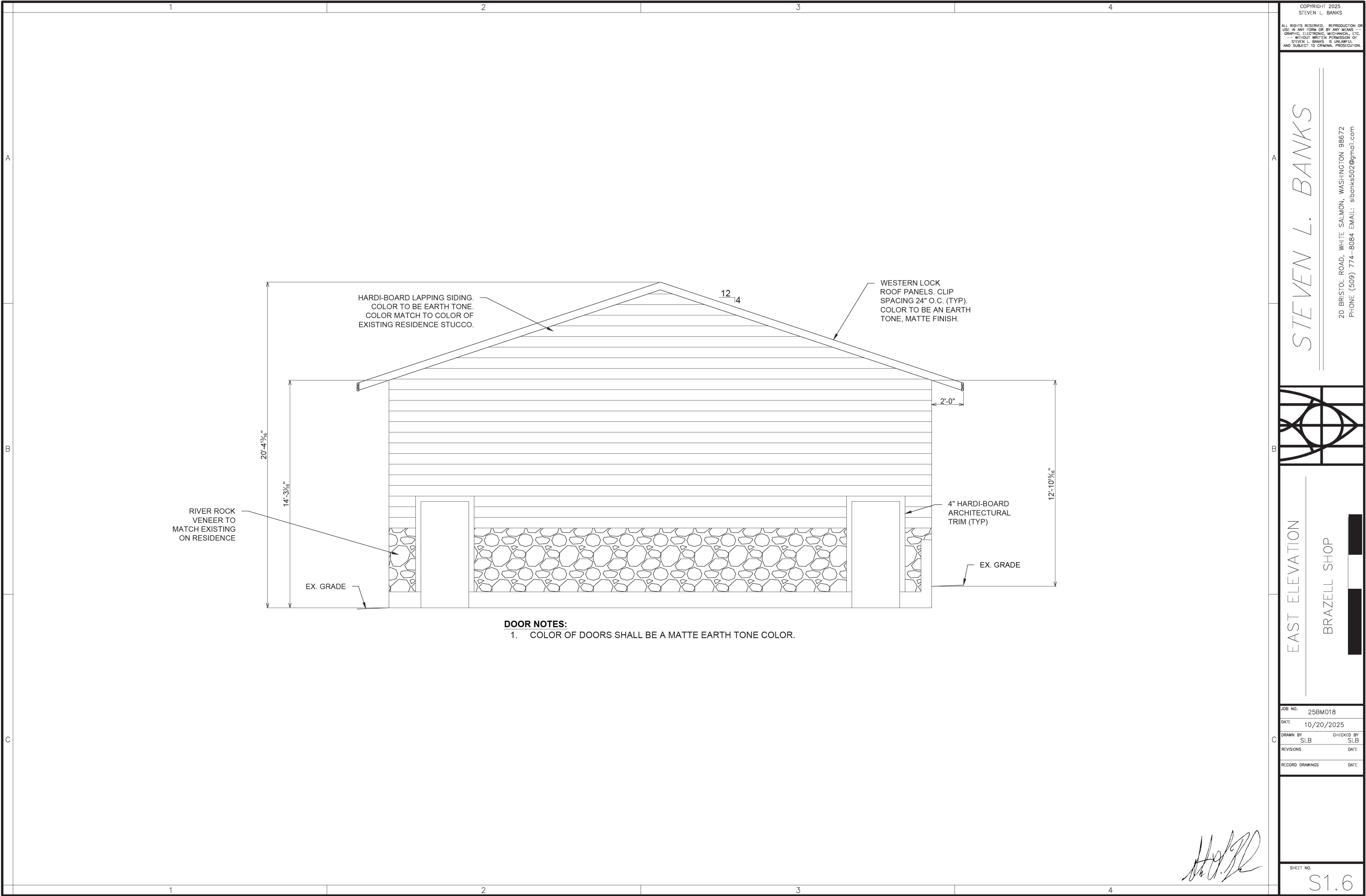
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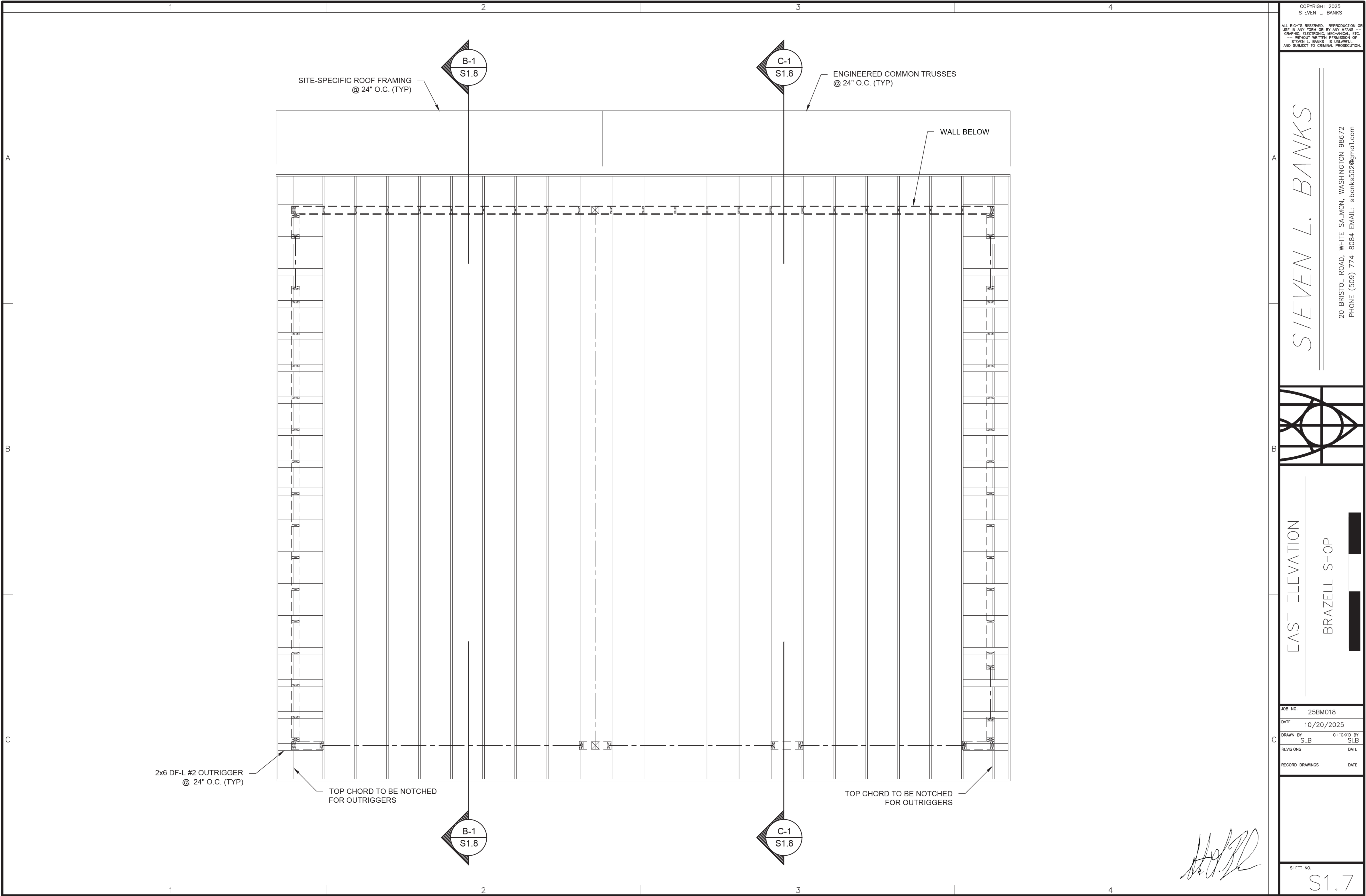
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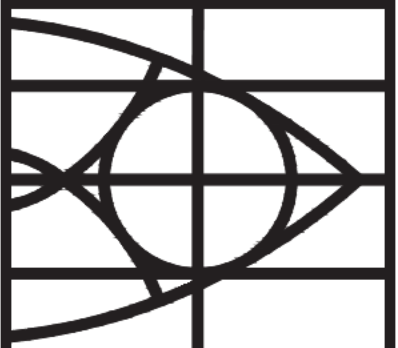


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EAST ELEVATION

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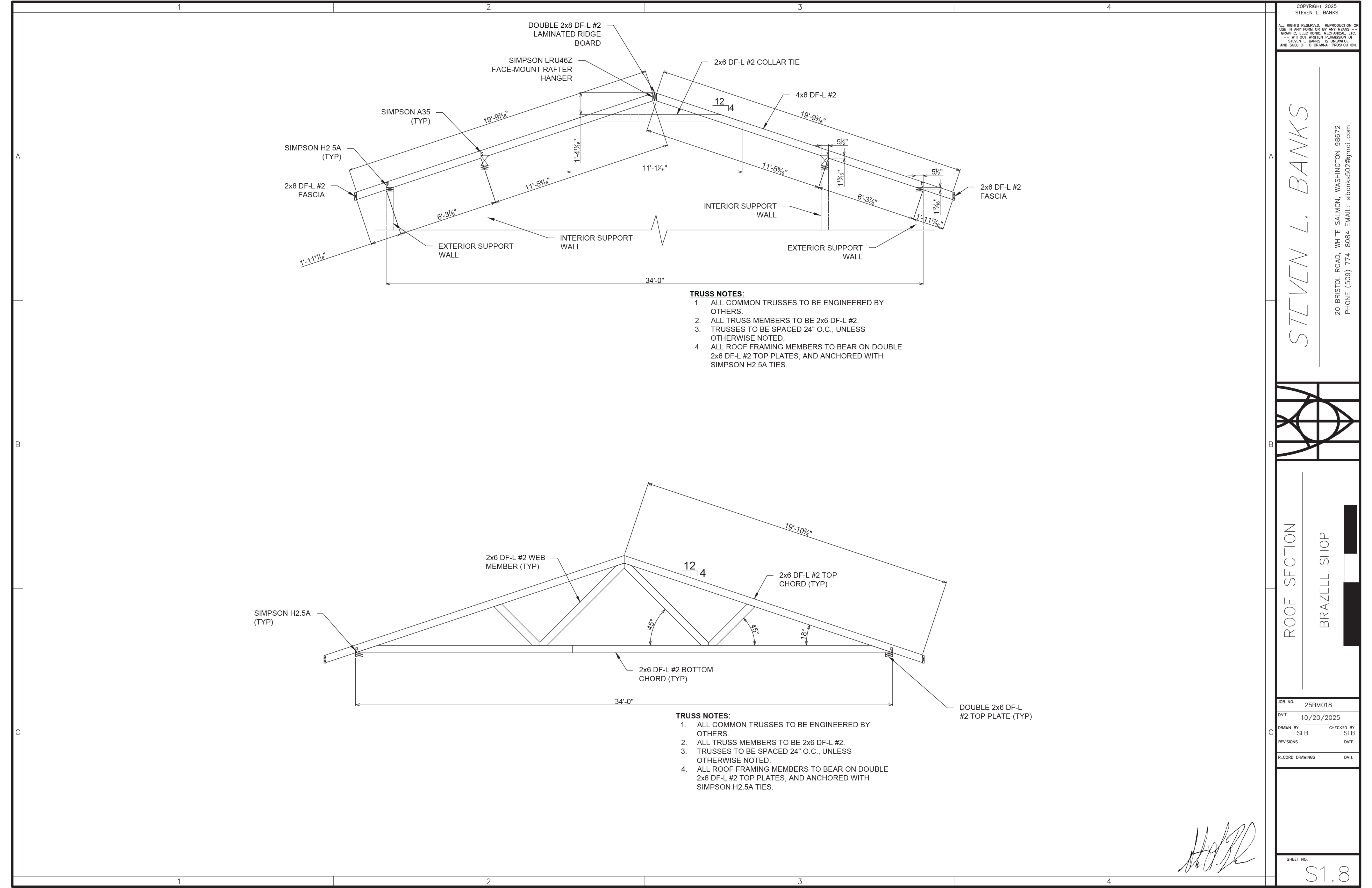
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ROOF SECTION

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DATE 10/20/2025

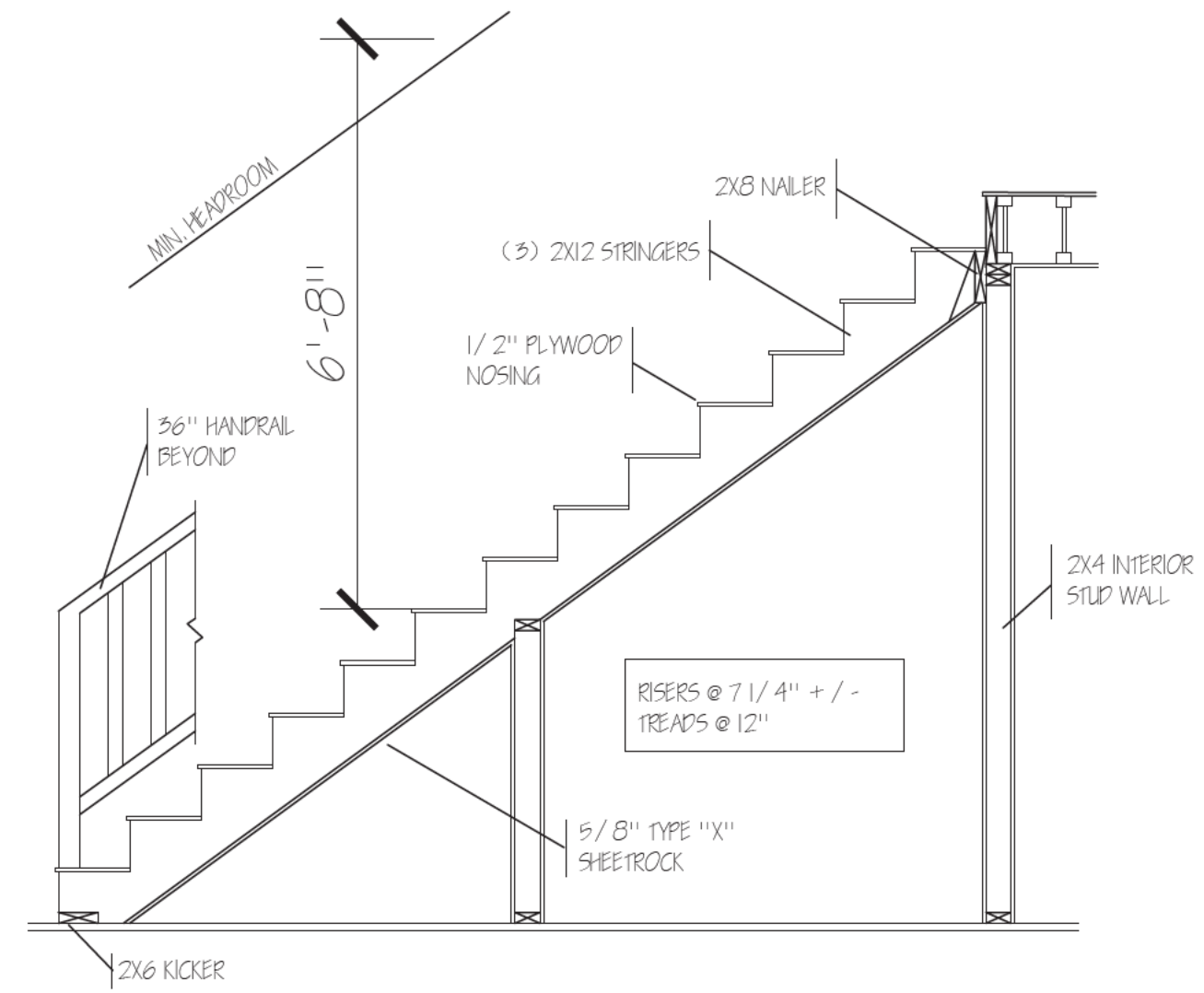
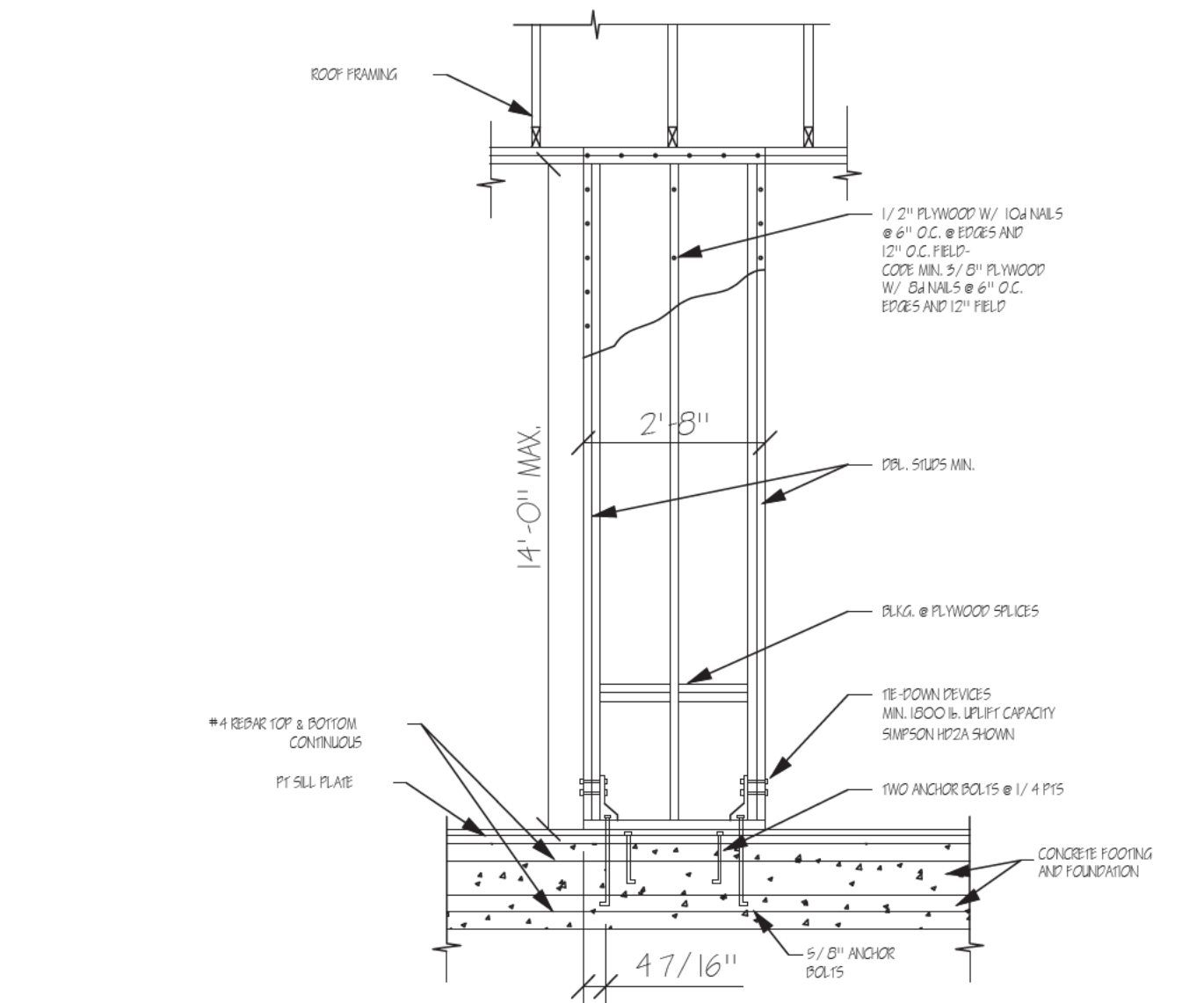
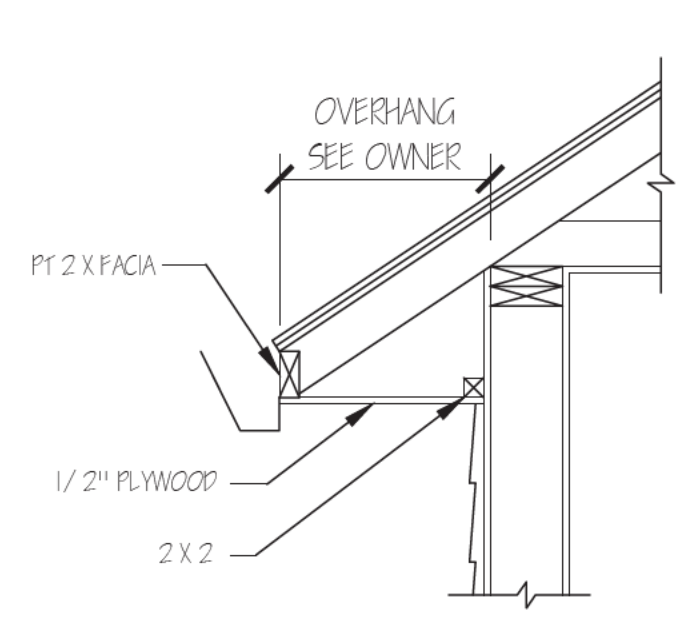
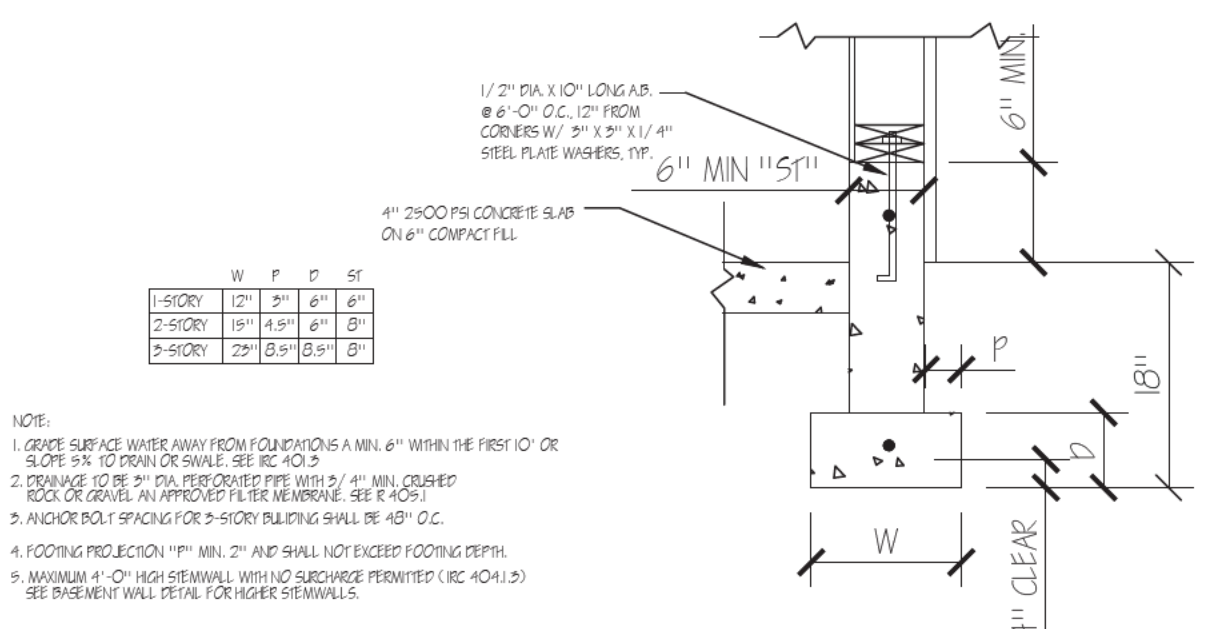
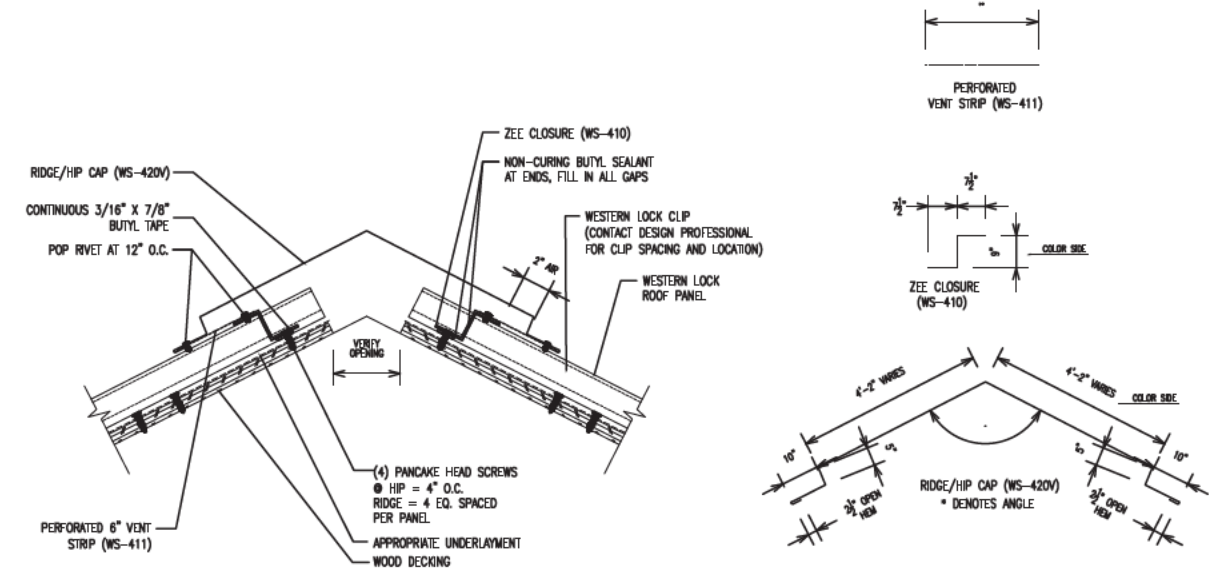
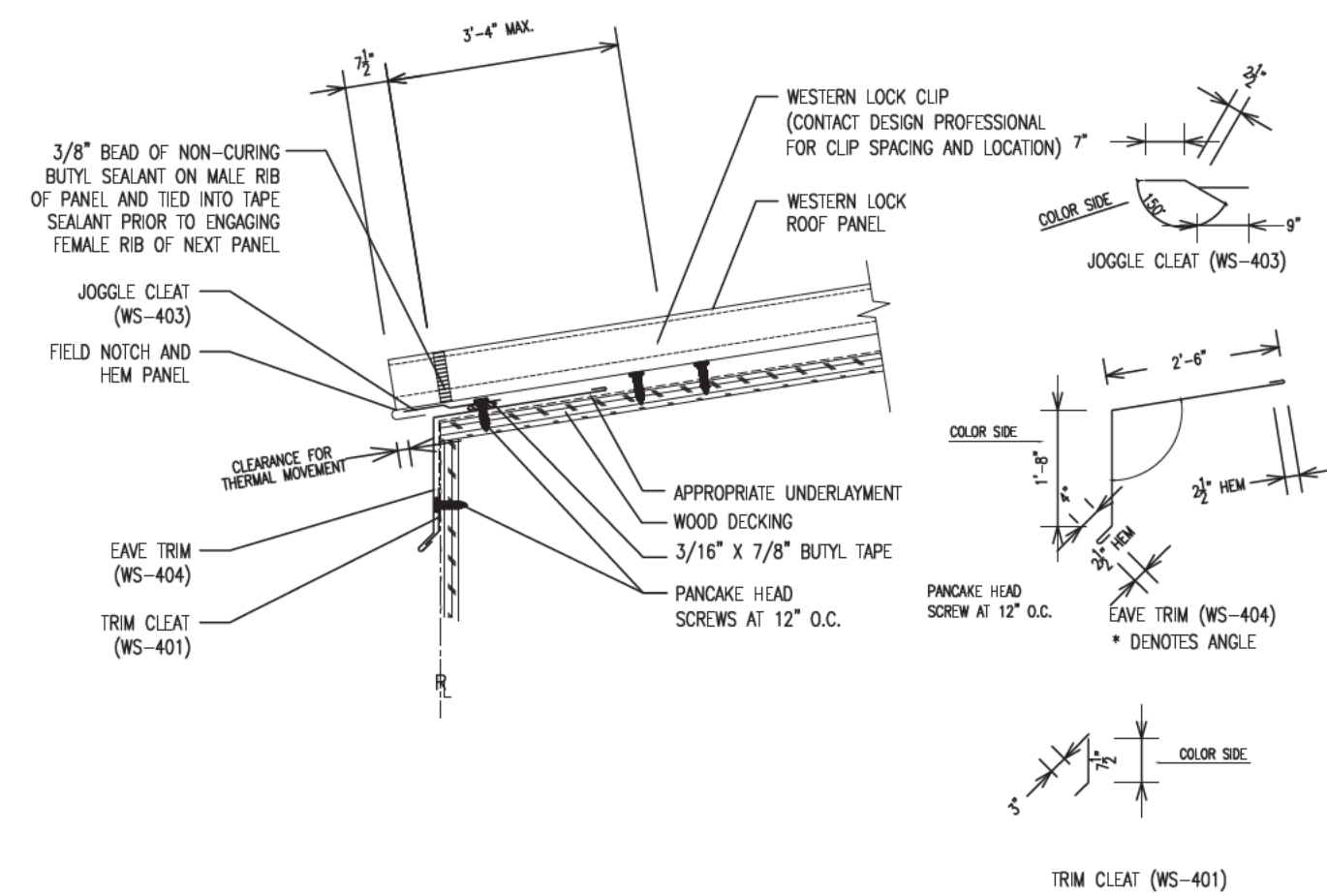
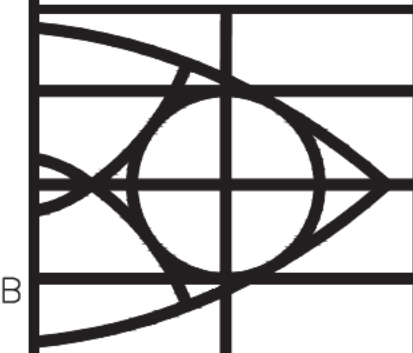
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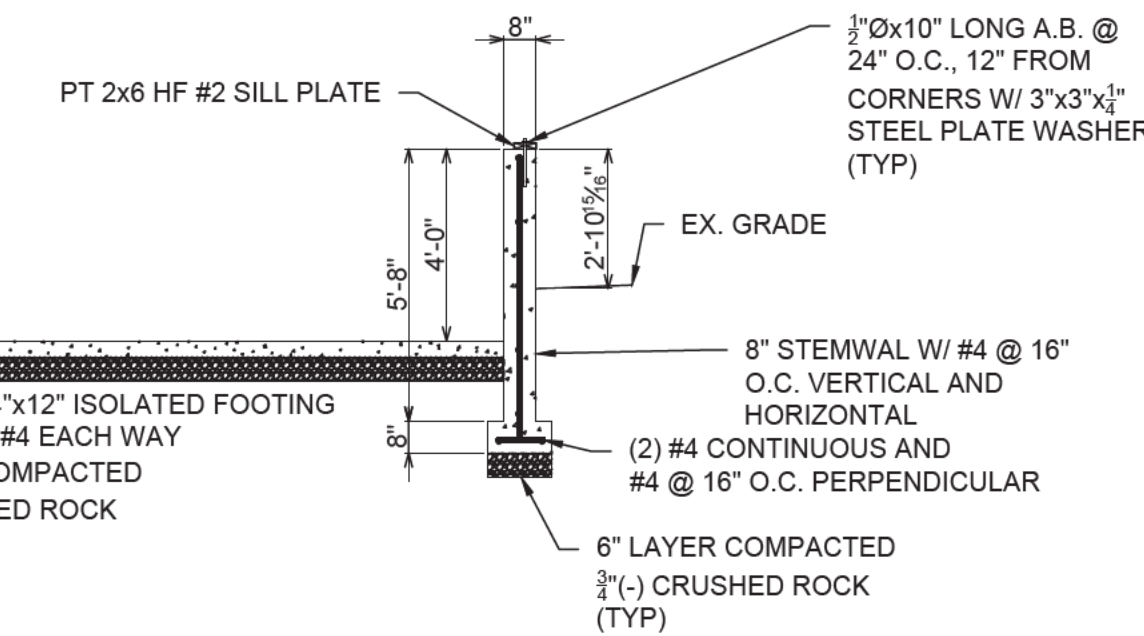
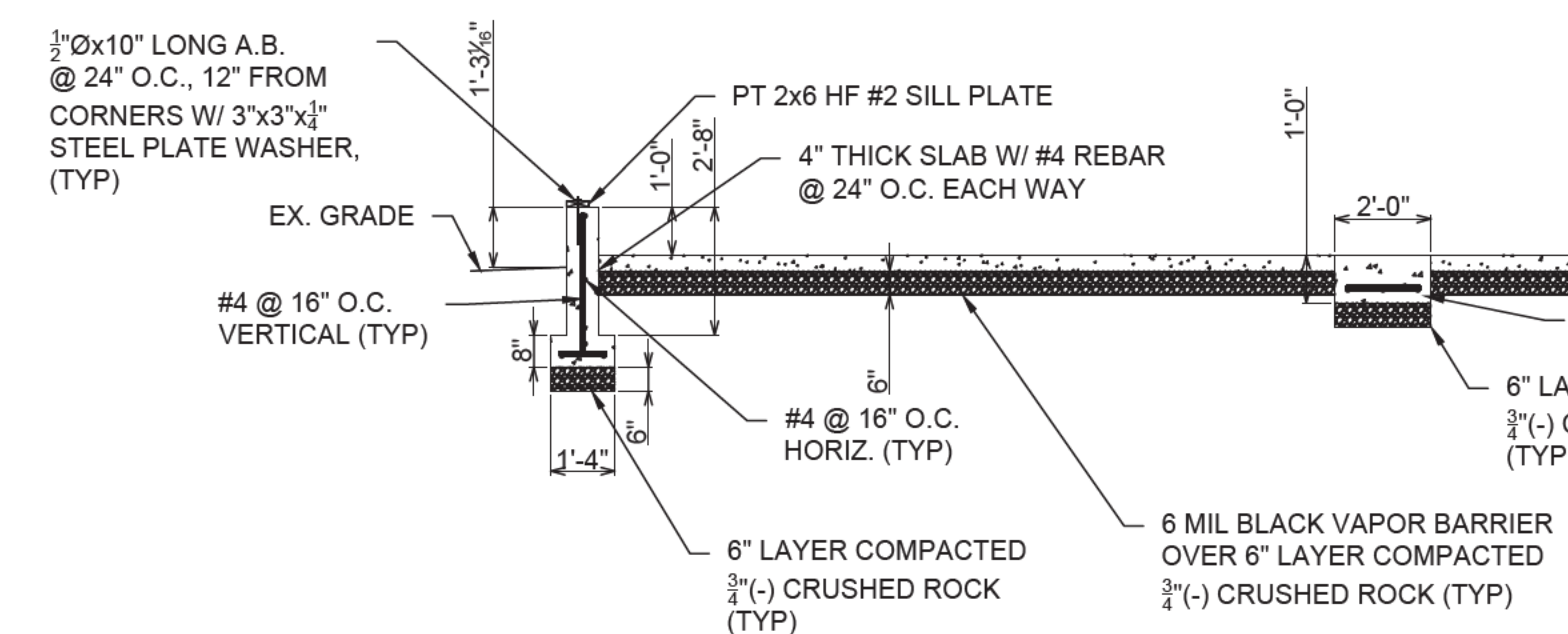
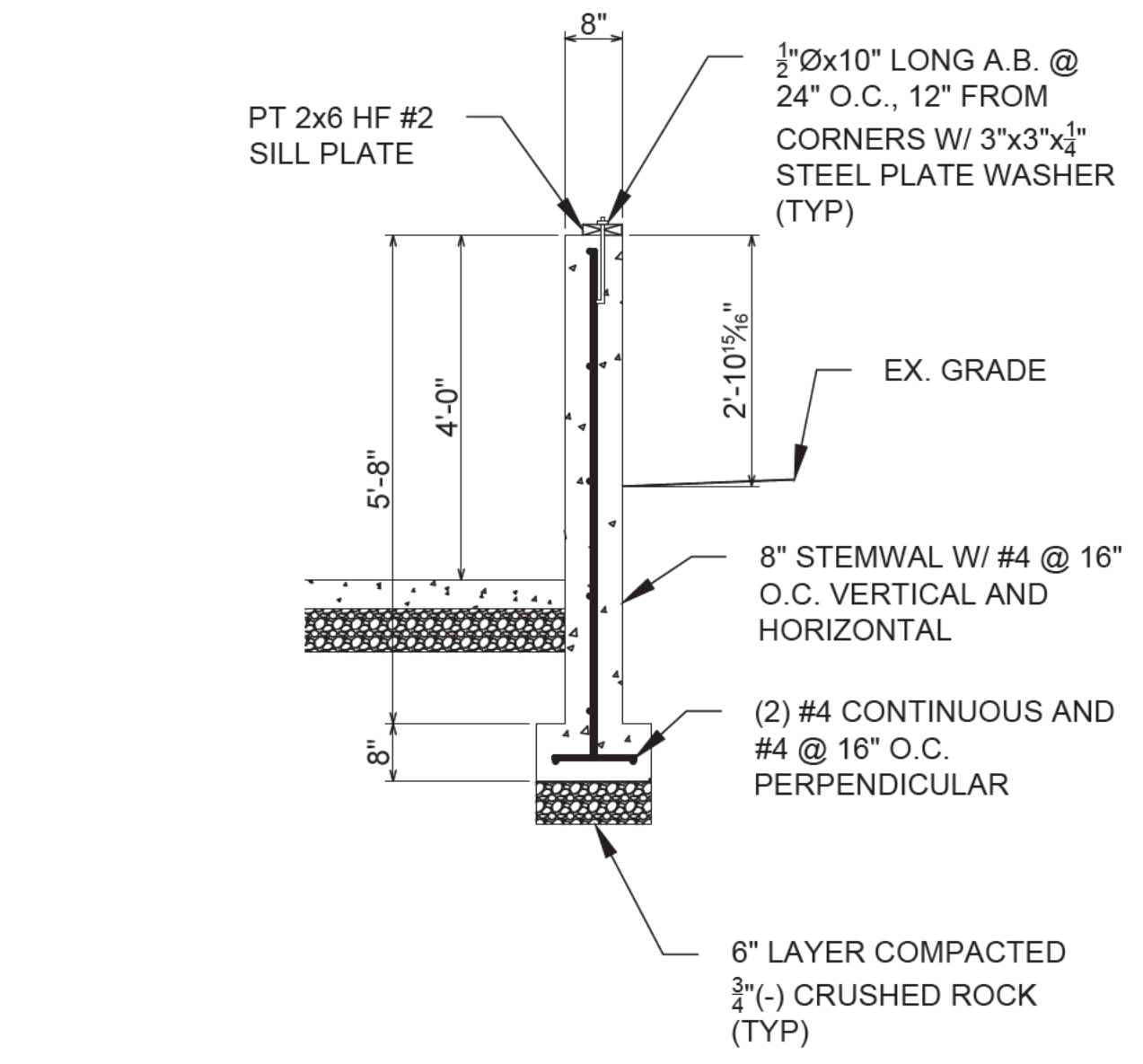
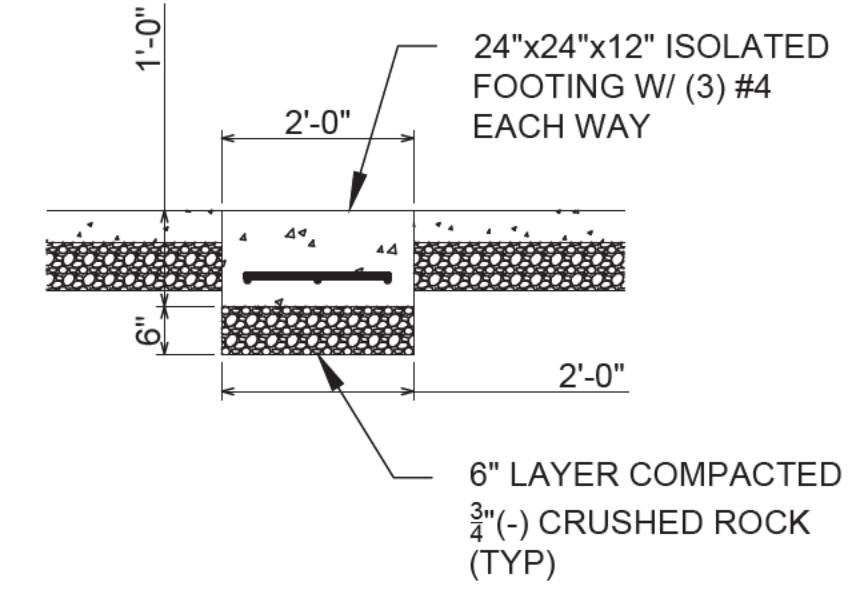
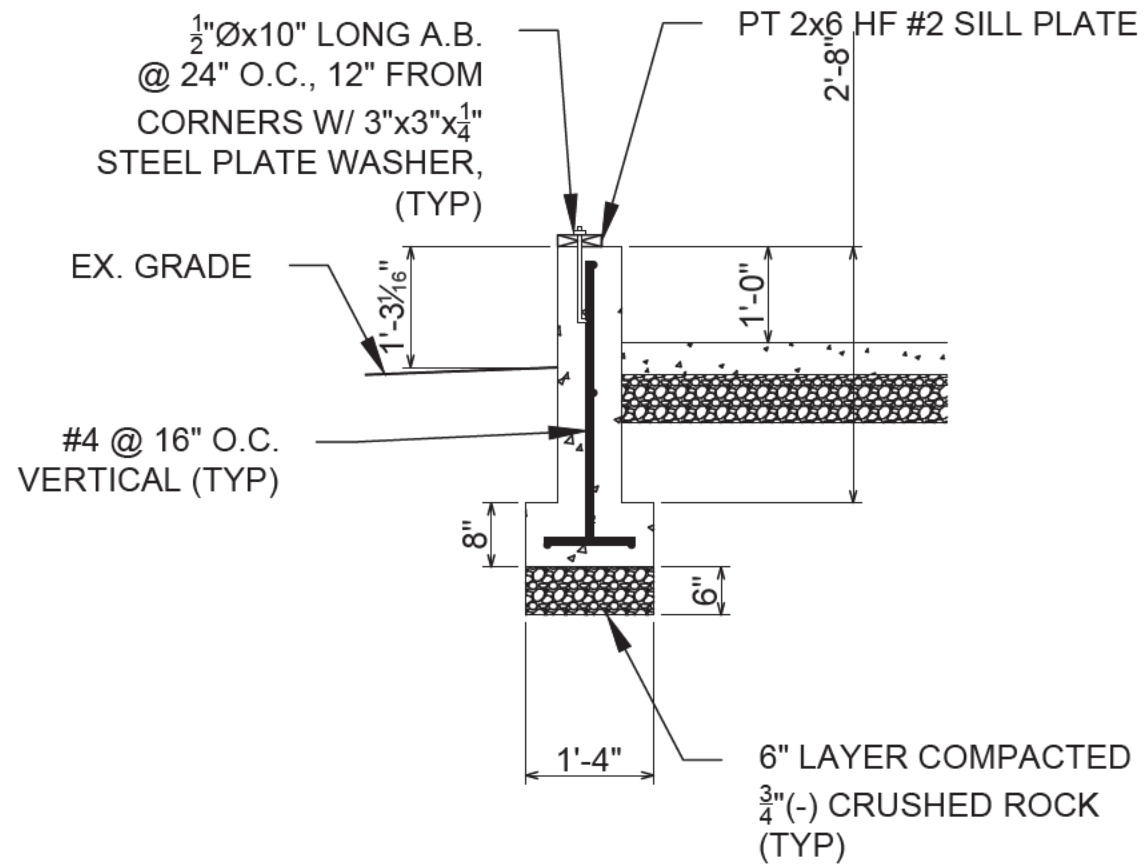
RECORD DRAWINGS DATE

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S1.8



B-2
S1.9
STAIR DETAIL
SCALE: N.T.S.



- FOUNDATION NOTES:
1. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI AT 7 DAYS.
 2. ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 40.
 3. ALL FOOTING SHALL BEAR ON COMPACTED 3/4\"/>

Handwritten signature or initials.

STEVEN L. BANKS

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ROOF DETAILS

BRAZELL SHOP

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S1.10

