



# Notice of Development Review

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

<b>FILE NUMBER:</b>	C26-0007
<b>PROPOSAL:</b>	The Columbia River Gorge Commission has received an application for the replacement of an accessory building.
<b>APPLICANTS:</b>	Audrey Bruce
<b>LANDOWNERS:</b>	Audrey Bruce
<b>SIZE and LOCATION:</b>	The subject parcel is 20 acres in size and is described as Tax Lot Numbers 03-11-3300-0005/00 in the northwest 1/4 of Section 33, Township 3 North, Range 11 East, Willamette Meridian, Klickitat County, Washington.
<b>LAND USE DESIGNATION:</b>	General Management Area(GMA) – Small-Scale Agriculture(80)  Note: The parcel is managed as General Management Area Small-Scale Agriculture pursuant to the provisions of Section 8(o) of the National Scenic Area Act. The proposed development is reviewed according to the applicable GMA land use and resource protection guidelines.
<b>NOTICE DATE:</b>	April 20, 2026
<b>COMMENT DEADLINE:</b>	May 11, 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](mailto: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.

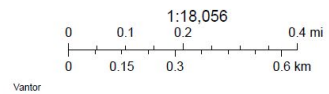
If you have any questions, please contact Bryce Guske at (509) 713-9622 or by email at [bryce.guske@gorgecommission.org](mailto:bryce.guske@gorgecommission.org).

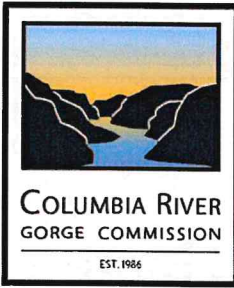
C26-0007 Bruce



1/27/2026, 4:50:54 PM

- Taxlots
- NSA Exterior Boundary
- Urban Areas





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

# Land Use Application

Applicant(s) AUDREY BRUCE

Mailing Address: PO BOX 849  
WHITE SALMON, WA 98672

Phone: 509-310-9423

Email

Property Owner(s) SAME AS ABOVE

Mailing Address:

Phone:

Email

Street Address 61 WINDY BLUFF RD  
of Parcel

Township, Range,  
Section, Qtr. Section T3N, R11E, SE 1/4 SECTION 33

Tax Lot Number(s) 03-11-3300-0005/00

Parcel Size 20 ACRES

Summary of Proposal REPLACEMENT OF 3 AG BUILDING DESTROYED BY FIRE APPROX WITH A METAL BUILDING.

Existing Use of Parcel RESIDENTIAL

**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.

**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.

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Applicant(s) signature:	Date
<i>Audrey M. Bruce</i>	<i>3-30-26</i>

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Property owner(s) signature:	Date
<i>Audrey M. Bruce</i>	<i>3-30-26</i>

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Easement and Partial Interest(s) signature:	Date

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**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)

**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.

# Key Viewing Areas

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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.

**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) D = DESTROYED IN FIRE	Size (square feet)	Height (measure from lowest point)	Length and Width	Year Built (if known)
HOUSE AND GARAGE D	2504 sq ft		34' x 76' (28' x 52' MOBILE HOME)	1985
STORAGE SHED D	620 sq ft	10 FT	20' x 31'	1985
CHICKEN HOUSE D	576 sq ft	10 FT	16' x 36'	1985
STEEL BUILDING survived fire	400 sq ft	10 FT	20' x 20'	1986
WELL HOUSE D	64 sq ft	8 FT	8' x 8'	2000
GREEN HOUSE D	80 sq ft	8 FT	8' x 10'	1992

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ADD A CARPORT (10' x 30' x 8') TO REPLACE THREE BUILDINGS (BARN, LEAN-TO, LOADING SIDED) THAT WERE DESTROYED BY THE BURDOIN FIRE. ALL BUILDINGS ON THE PROPERTY WERE DESTROYED EXCEPT FOR STEEL BUILDING (20 x 20).

NEW MANUFACTURED HOME WAS APPROVED IN U26-0003, BUT NOT PLACED YET.

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Applicant(s) signature:	Date
<i>Audrey M. Bruce</i>	<i>08-26-2025</i>

Property owner(s) signature:	Date

Easement and Partial Interest(s) signature:	Date

**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)
LOADING SHED D	308 sq ft	12 FT	28' x 11'	1985-1990?
BARN D	190 sq ft	10 FT	18' x 10'	1985 BEFORE HOUSE
LEAN - TO "BARN" D	144 sq ft	10 FT	18' x 8'	1985
HAY SHED LEAN TO D	240 sq ft	8 FT	24' x 8'	85-90?
PROPOSED CARPORT	540 sq ft	8'	18' x 30'	

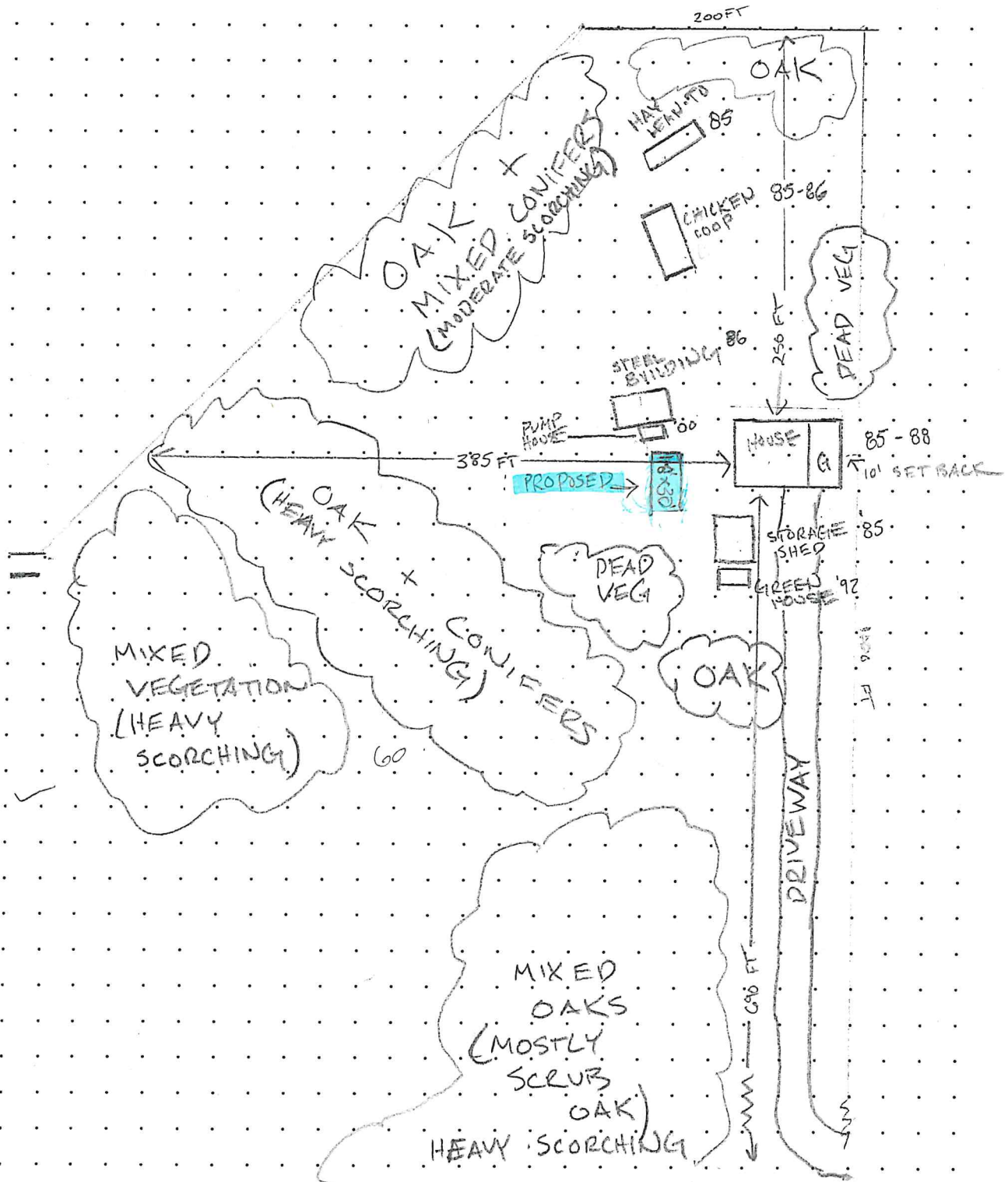
EW  
SHED  
REPLACING  
+  
THESE  
THREE  
BUILDINGS  
+

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# Site Plan

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(Indicate scale: each grid equals 1 x ~~25~~ feet)



**BUILDING VIEW**

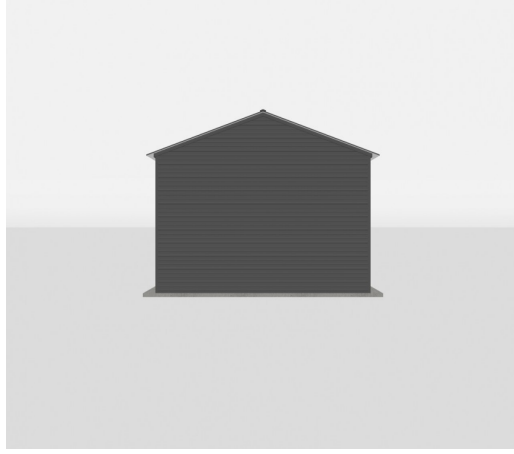


**FRONT**

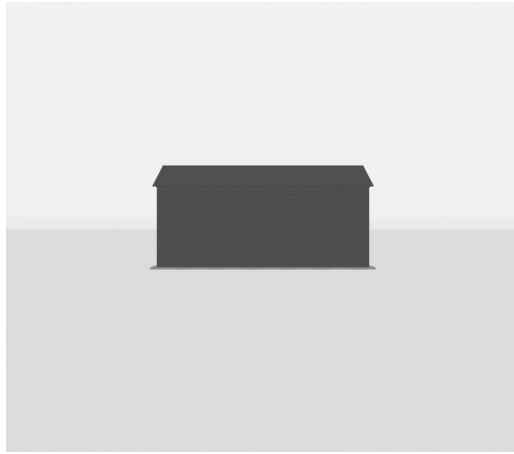


**RIGHT**

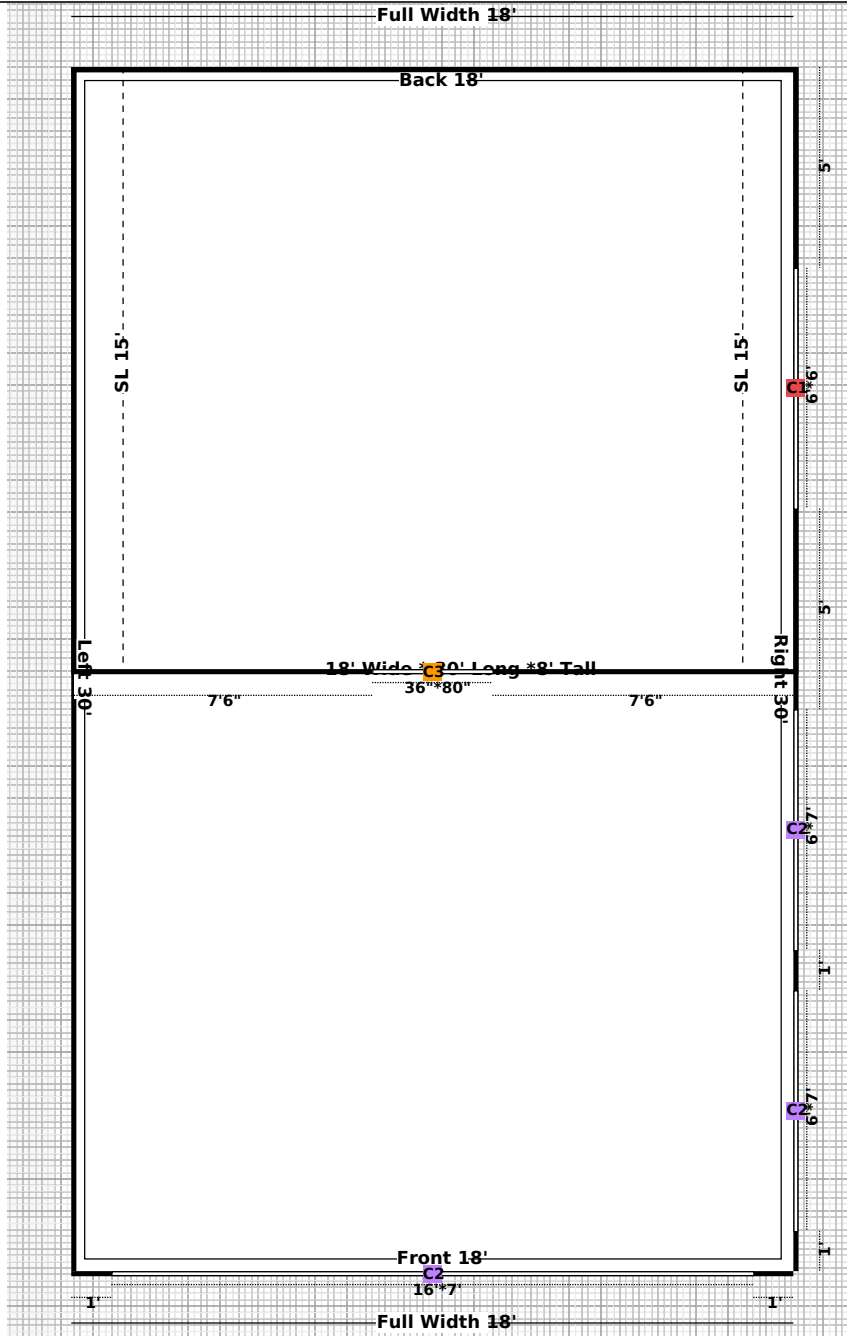
**BUILDING VIEW**



**BACK**



**LEFT**



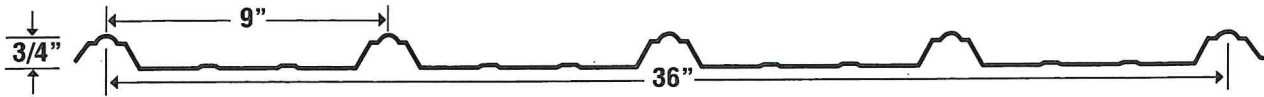
**LEGENDS**

- C1 Garage Door
- C2 Garage Door Frameout
- C3 Walk in Door
- C4 Walk in Door Frameout
- C5 Windows
- C6 Windows Frameout
- C7 Open Wall
- C8 Close Wall
- C9 Distance
- C10 Storage Length (Utility)
- C Cupola

# ROOFING AND SIDING COLORS

COAST TO COAST CARPORTS, INC. OFFERS 17 DIFFERENT COLOR OPTIONS THAT YOU CAN CHOOSE FROM, MAKING IT EASIER TO

MATCH THE SURROUNDINGS.



White



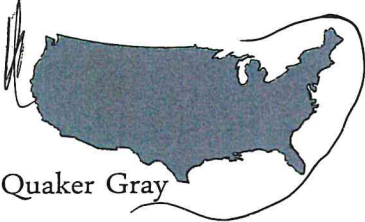
Black



Evergreen



Slate Blue



Quaker Gray



Pewter Gray



Earth Brown



Burgundy



Barn Red



Rawhide



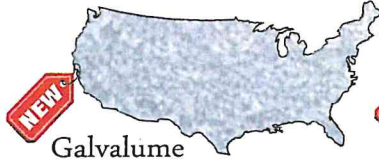
Clay



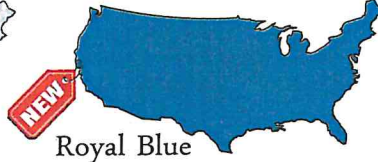
Pebble Beige



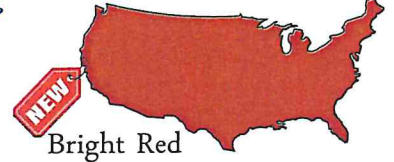
Sandstone



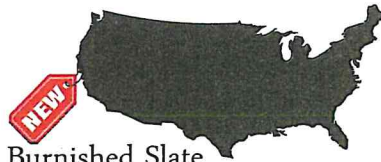
Galvalume



Royal Blue



Bright Red

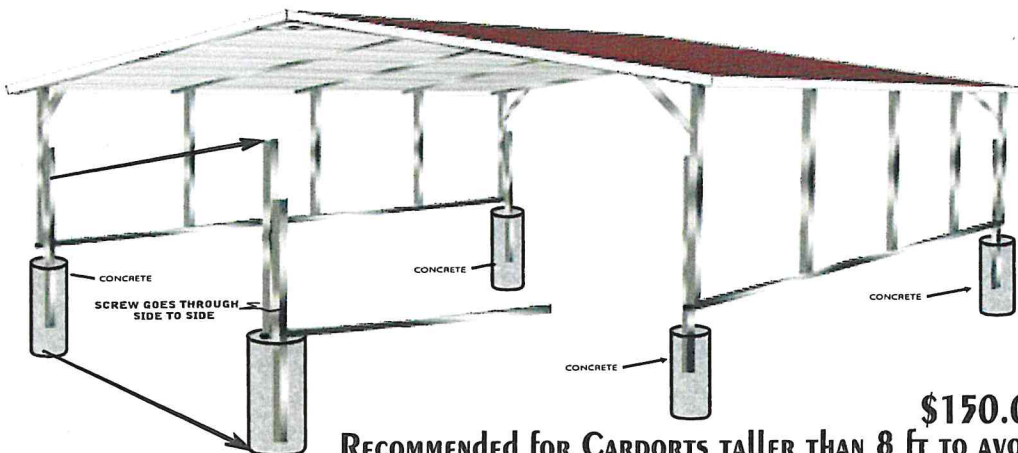


Burnished Slate

COLORS MAY VARY SLIGHTLY

## Optional Ground Concrete Support

NOTE: This is not an anchor.



**\$150.00 Each**  
**RECOMMENDED FOR CARPORTS TALLER THAN 8 ft TO AVOID SWAY.**

**WE ACCEPT**



NOTE: If you are needing special drawings or wet stamped drawings for your building, there will be an additional charge.  
 NOTE: Site-Specific drawings required on 13' or taller at additional cost.

\*Rent to Own Available Only In Participation States and Participating Dealerships