Notice of Development Review

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

FILE NUMBER:	C26-0014
PROPOSAL:	The Columbia River Gorge Commission has received an application for a new orchard, cidery, and tasting room.
APPLICANTS:	Tyler Bradt
LANDOWNERS:	Tyler Bradt
SIZE and LOCATION:	The subject parcel is approximately 3.59 acres in size and located adjacent to Arnett Road, and is described as Tax Lot Number 03101151000400 in the northeast quarter of Section 11, Township 3 North, Range 10 East, Willamette Meridian, Klickitat County, Washington.
LAND USE DESIGNATION:	General Management Area (GMA) – Large-Scale Agriculture (80)
NOTICE DATE:	August 18, 2026
COMMENT DEADLINE:	September 8, 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 Joanna Kaiserman at (509) 713-0154 or by email at joanna.kaiserman@gorgecommission.org.

C26-0014 Bradt

Taxlots

Taxlot ID: 03101151000400
Acres: 3.59

1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Vantor

For office use:
Application No. _____

COLUMBIA RIVER
GORGE COMMISSION
EST. 1986

Land Use Application

Applicant(s)
Tyler Bradt

Mailing Address:
[redacted]

Phone:
[redacted]

Email
[redacted]

Property Owner(s)
Tyler Bradt (same as applicant)

Mailing Address:
[redacted]

Phone:
Same as above

Email
Same as above

Street Address
of Parcel
[redacted]

Township, Range,
Section, Qtr. Section
Township: 3 Range: 10, Section:11, Qtr. Section

Tax Lot Number(s)
03101151000400

Parcel Size
Approximately 3.54 acres

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.

The proposal includes: (1) planting an orchard of apples, pears, and stone fruit on approximately 0.75 acres (~220 dwarf and semi-dwarf trees); and (2) constructing a single new agricultural building of approximately 3,400 square feet (60' x 50'), two stories, sited on the Southern portion of the property with an upper level covered deck wrapping the West and south sides. The lower (walkout) level houses fruit receiving/press, fermentation, barrel/cellar storage, cold storage, bottling/packaging, a small warehouse, and support spaces (office, bathroom, chemical storage). The upper level houses an accessory tasting room with a bar, seating, and a bathroom, opening onto the covered deck. The building has a single-slope roof, high South side and sloping down to the North. Exterior colors and construction materials: Brown, wood, concrete and metal siding. A gravel parking area to the South and West of the building. Ground disturbance is limited to the building footprint, parking area, septic, well, and proposed runoff water treatment; no existing structures are proposed for removal. Landscaping is limited to the new orchard plantings, as well as bushes and trees planted around the agricultural building; maintenance of all existing Oak trees, and the vegetated buffer along the North, East, and West property line will be retained. The Northern treed portion of the property will be maintained as a natural forest wildlife corridor.

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.

Summary of Proposal

Planting an orchard of apples, pears, and stone fruit on approximately 0.75 acres; constructing a single new agricultural building of approximately 3,400 SF (60' x 50') housing fruit pressing/processing equipment and an accessory tasting room; and operating a cidery that processes local and on-site fruit and offers a custom-pressing service to the local community.

Existing Use of Parcel

Part of a former orchard; a few fruit trees remain, a suitable amount of the land is cleared and ready for new planting. One existing residential structure is located on the parcel.

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)
Residential structure	*1,200*	*39 feet*	*30 X 30*	*1990*

Adjoining parcels including single family residences to the North and West of the property. To the North, there is a single family dwelling and a shop, a little more than 200 feet from the property line. To the West there is a small A-Frame approximately 75 feet from the property line.

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

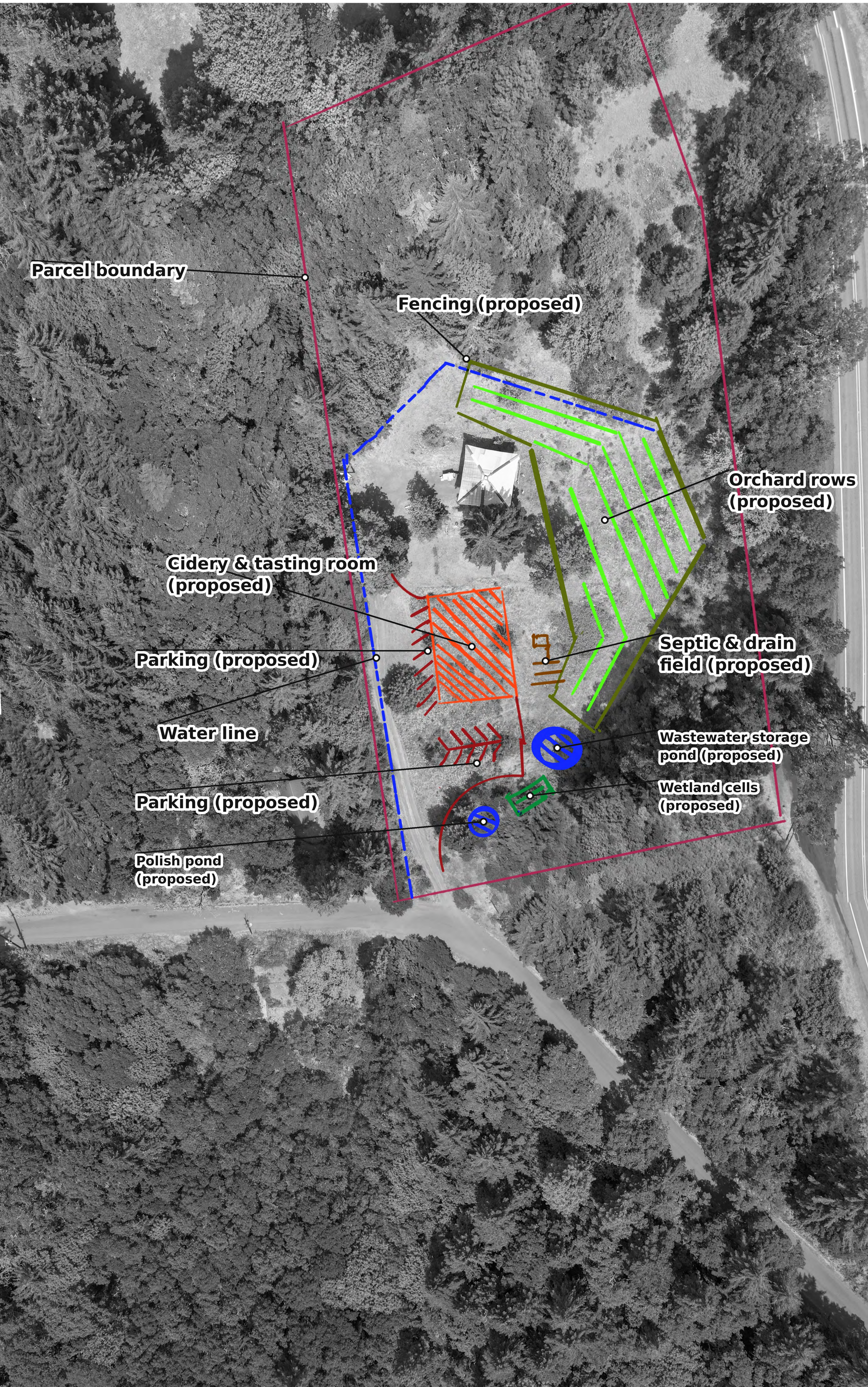
Tyler Bradt 08/03/2026

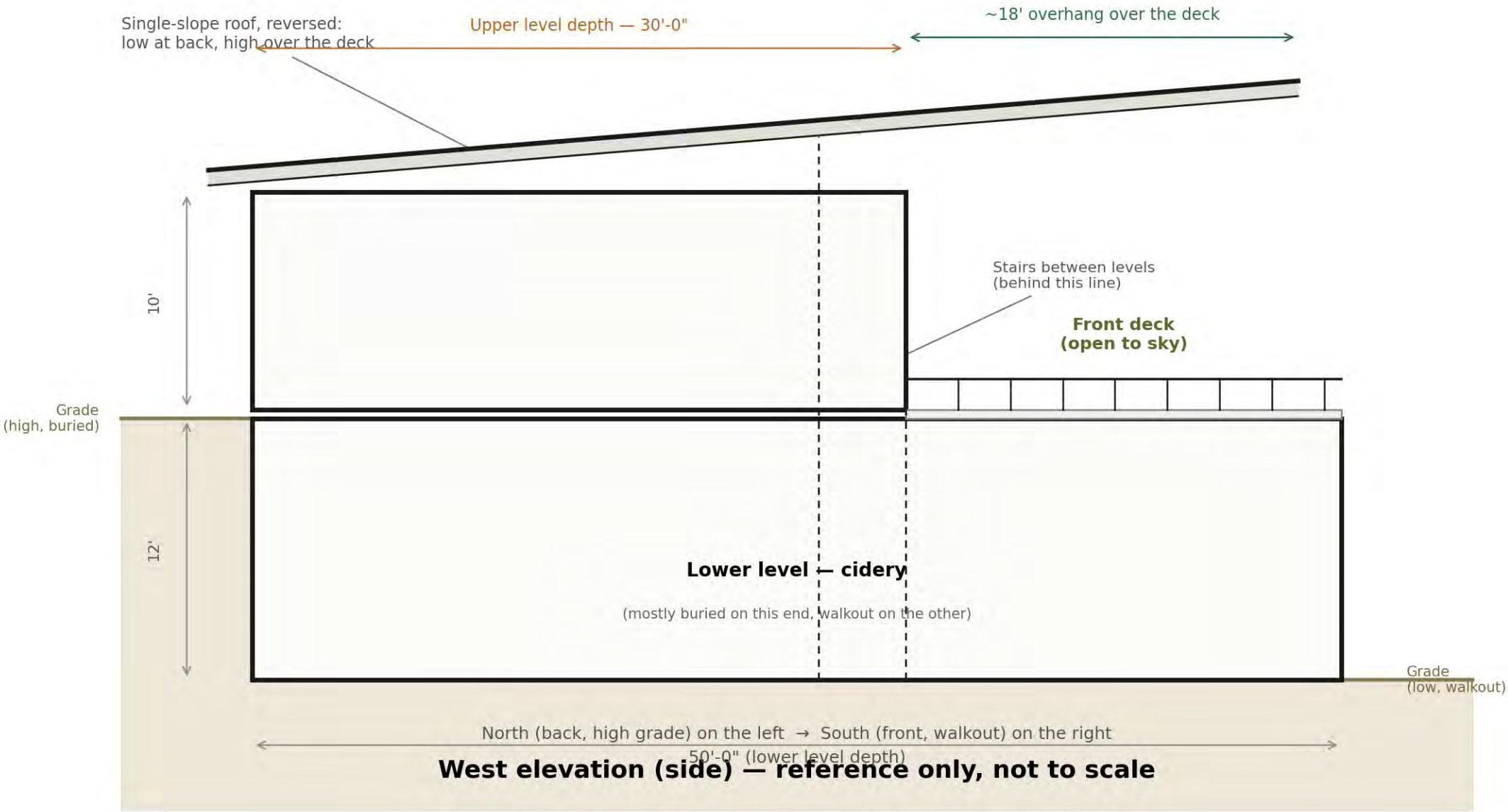
Property owner(s) signature: Date

Tyler Bradt 08/03/2026

Easement and Partial Interest(s) signature: Date

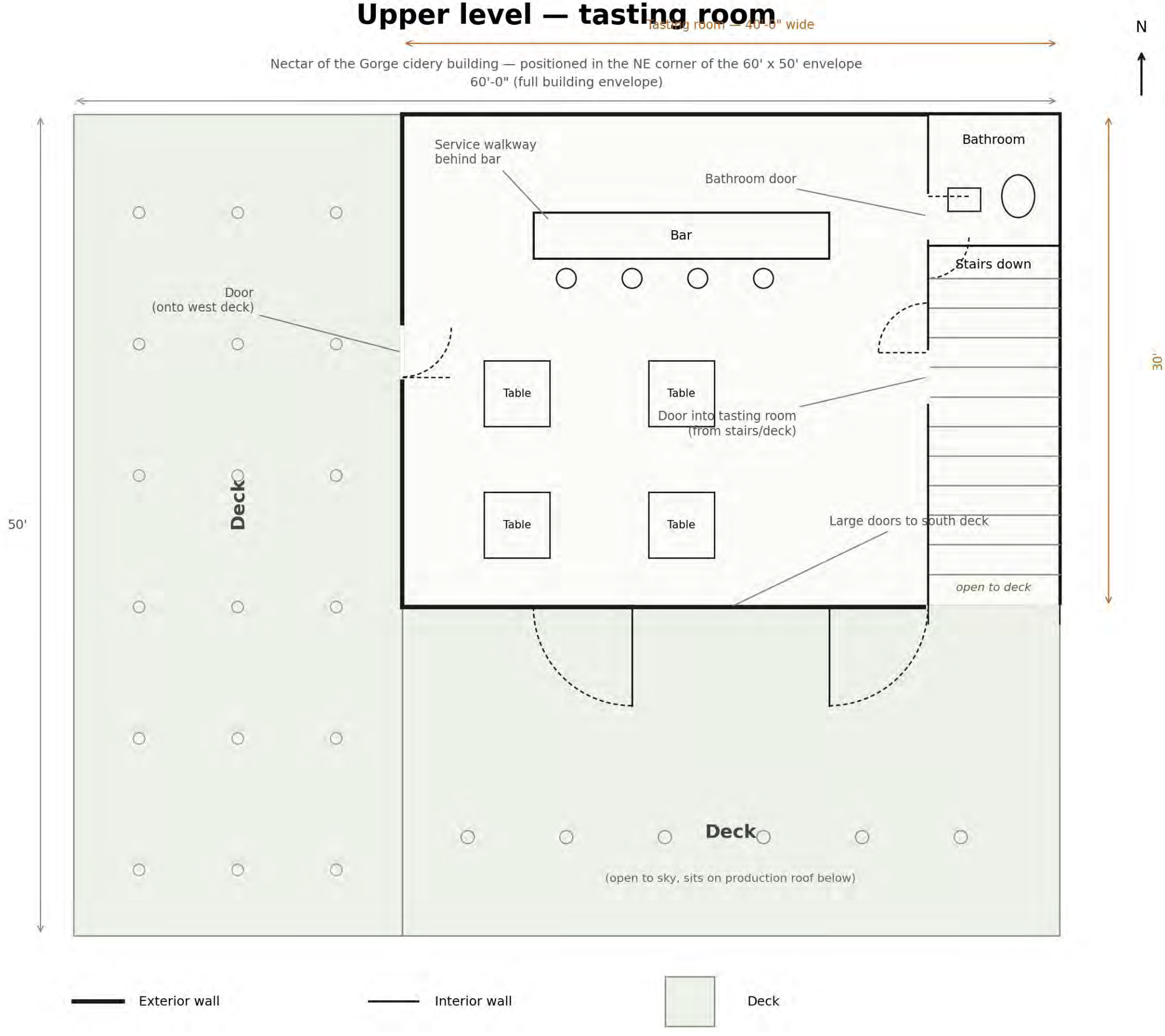
Nectar of the Gorge Site Plan

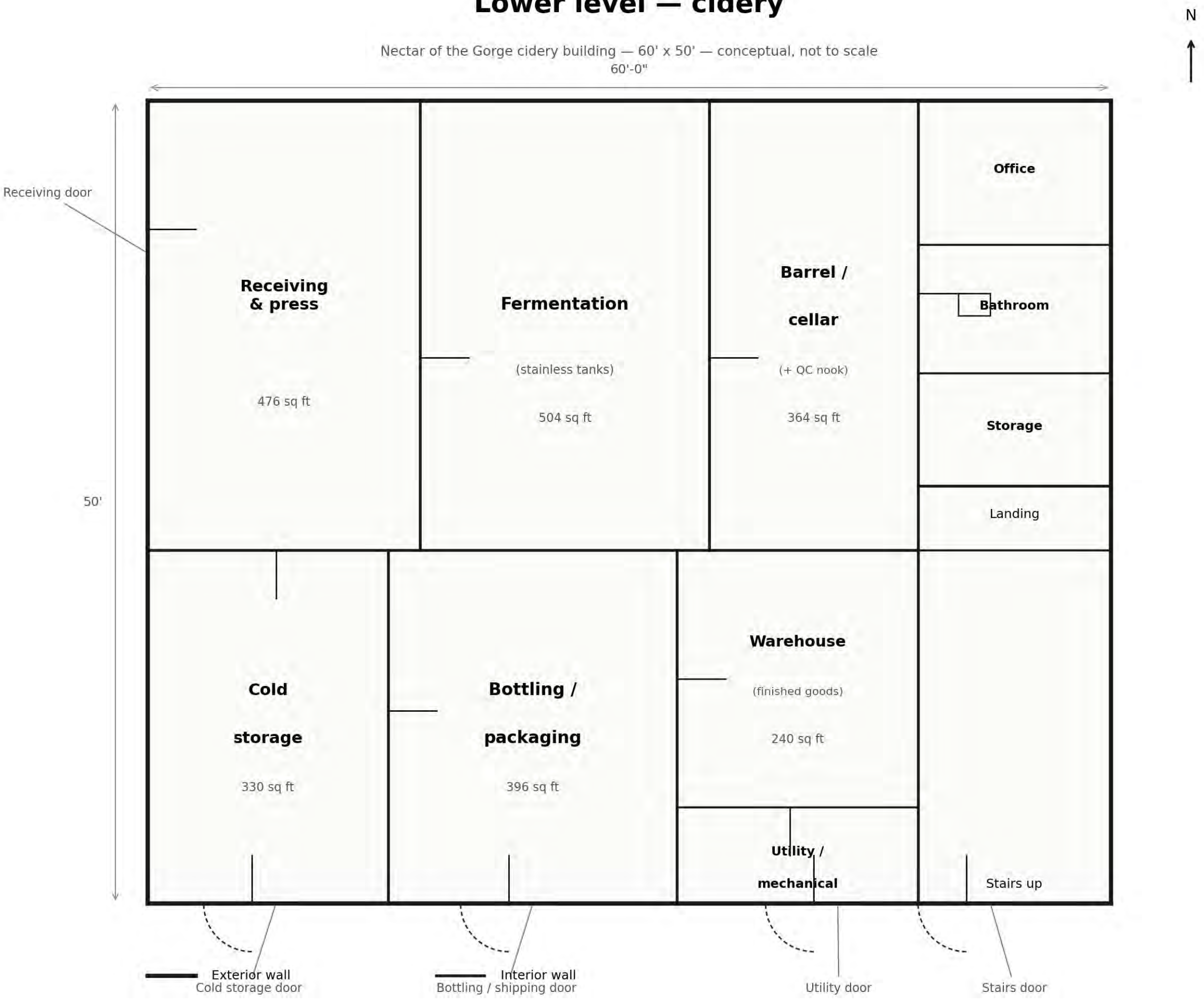




West elevation (side) — reference only, not to scale

Upper level — tasting room



Lower level — cidery

Nectar of the Gorge cidery building — 60' x 50' — conceptual, not to scale