

### **Land Use**

## **Application**

Applicant(s): Eric Blossman

Mailing Address: 2149 Cascade Ave Ste 106A-219, Hood River OR 97031

Phone: 713-582-9733

Email: eric@blossmans.com

Property Owner(s): Gorge Farms LLC

Mailing Address: same as above

Phone: same as above

Email: same as above

Summary of Proposal

Parcel Address: 101 Lyle Snowden Rd, Lyle WA 98635

Township, Range,

Section, Qtr. Section: Township 3 North, Range 12 East, Section 28, Qtr.

Section SE 1/4

Tax Lot Number(s): 03122810040300

Parcel Size: 109.42

(acres)

**Existing Use** 

of Parcel: Residence, Small-Scale Agriculture

Use of Adjacent
Parcels: Mix of rural residential, small-scale agriculture, forestry, and rangeland
Project Description: Please describe all proposed development and use of the

**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.

PROJECT DESCRIPTION IS ON PAGE 6
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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
JE15	226Oct222
Property owner(s) signature:	Date
J45	26Oct222

Easement and Partial Interest(s) signature:	Date
Not Applicable	

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#### **List of Attachments**

Project and Agricultural Building Descriptions page 6
Site Map page 7
Site Birds Eye Photo page 8
Site Plan page 9

Elevations pages 10 and 11 Floor Plan page 12

#### **Project Description**

New shed building for wine making and storage.

The proposed wine building is 34 ft wide and 40 ft long. Intended materials are wood siding and stand seem metal roofing similar to the existing cellar building. Colors to be used, dark brown of a low reflective finish, see specifics below. Glazing on the doors will be low reflectivity. Building to be as close to monotone as reasonably possible.

New wine building will be placed in line with the other out buildings. This will reduce its visibility, and use the existing buildings as screening.

Exterior lighting will be directed downwards with hoods/shields to reduce light visibility.

Water, electric, and septic will be tied into existing systems of the barn/winery.

Grading will be minimal, as only the concrete foundation and entry / work areas will require scrapping. The area is fairly flat, thus the grading work will be minimal. Total soil moved estimated at 20 cubic yards.

Four (4) pine trees will need to be removed for this building. All of the proposed trees to be removed are in areas with multiple trees, thus effect on screening of the buildings will be minimal.

Materail Collors:

Roofing: MANSARD BROWN

34365 Sheffield Metals - 2 versions WEBSCAN

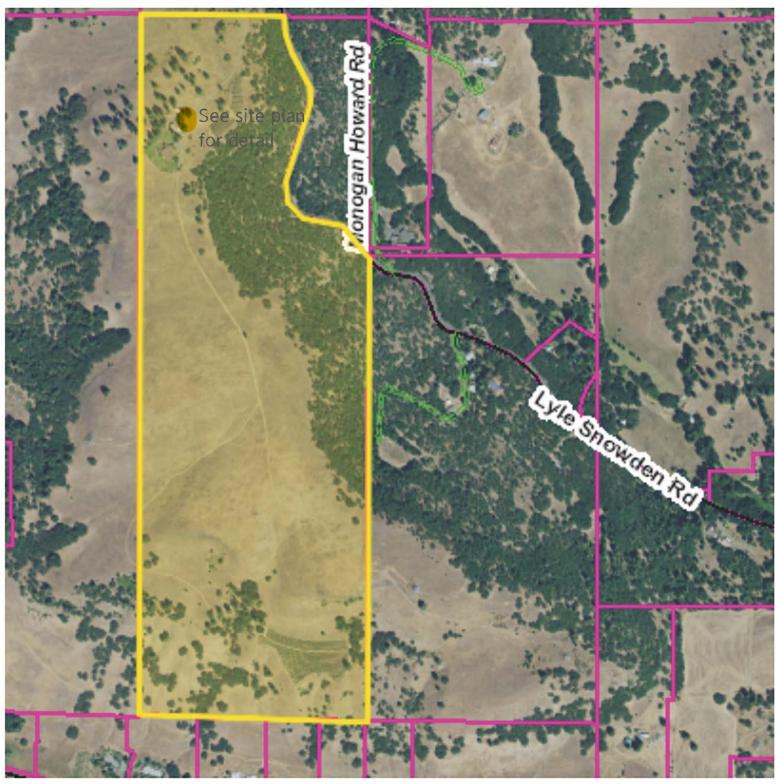
Siding and Door Paint: BROWN Brown 2099-10 | Benjamin Moore

#### **Agricultural Building Description**

The 1360 ft2 wine building will support a new winery start up as the main wine making facility. Its open design and size will allow for efficient production and addition of equipment as the winery grows. Further the open floor plan will allow forklift access to all wine making steps, and transfer of barreled and finished product to the cellar building. The original barn and winery will be used as storage, existing bathroom, office, and small batch wine making.

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# Klickitat County Map SITE MAP 101 Lyle Snowden





County Boundary

Towns (Points)

City Limits

Roads

--- City

— County Other Govt

== Private State

**Parcels** 

1000 ft



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#### SITE BIRDS EYE PHOTO

This is the approximate area shown in the Site Plan, showing existing condition and the proposed new building site highlighted in yellow.

## Site Plan

10 Oct 22

1000/22
(Indicate scale: each grid equals $10 \times 10$ feet) $1'' = 40'$
S= septic tank == elec. 0= Pine Tree  W= well  Pine Trees  Pine Trees  (4 total)
Wine Storage
(5) 10 x 2 6 Concrete. Entry + Work Area
Barn (2 places)
Proposed
Wine Building.
Drive way
-Rail Fence
Pine + Oak Trees

