

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

# Land Use Application

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Applicant(s): Eric Blossman

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

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Phone: 713-582-9733

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Email: eric@blossmans.com

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Property Owner(s): Gorge Farms LLC

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Mailing Address: same as above

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Phone: same as above

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Email: same as above

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## Summary of Proposal

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Parcel Address: 101 Lyle Snowden Rd, Lyle WA 98635

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Township, Range,  
Section, Qtr. Section: Township 3 North, Range 12 East, Section 28, Qtr.  
Section SE 1/4

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Tax Lot Number(s): 03122810040300

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Parcel Size : 109.42  
(acres)

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Existing Use  
of Parcel: Residence, Small-Scale Agriculture

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Easement and Partial Interest(s) signature:

Date

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Not Applicable

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## List of Attachments

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## 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 seam 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.

Material Colors:

Roofing: MANSARD BROWN

[34365 Sheffield Metals - 2 versions WEBSCAN](#)

Siding and Door Paint: BROWN

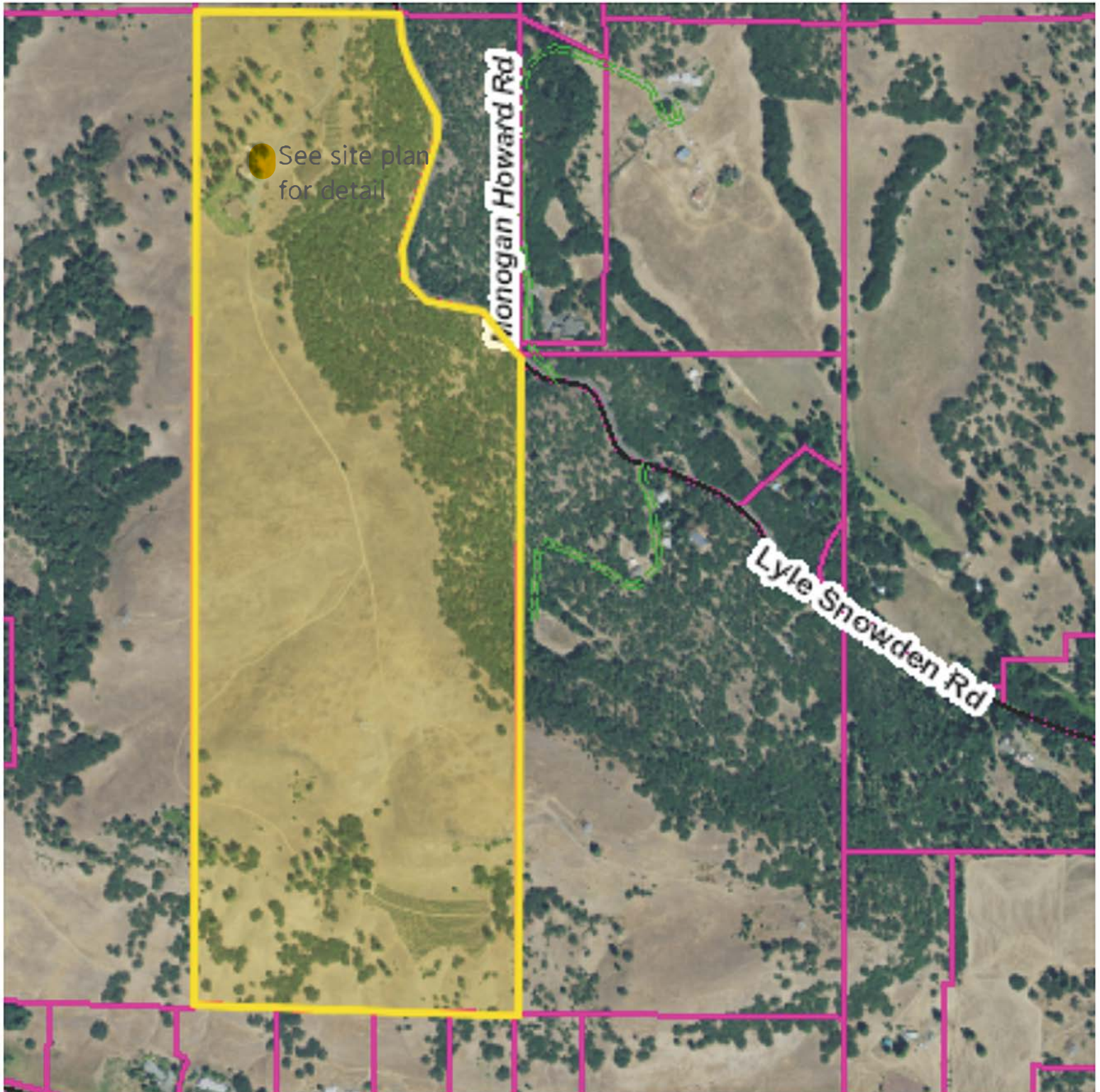
[Brown 2099-10 | Benjamin Moore](#)

## Agricultural Building Description

The 1360 ft<sup>2</sup> 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.

# Klickitat County Map

## SITE MAP 101 Lyle Snowden



### Legend

County Boundary

Towns (Points)

City Limits

Roads

- City
- County
- Other Govt
- Private
- State

Parcels



1000 ft





Map data ©2022, Map data ©2022 20 ft

Google

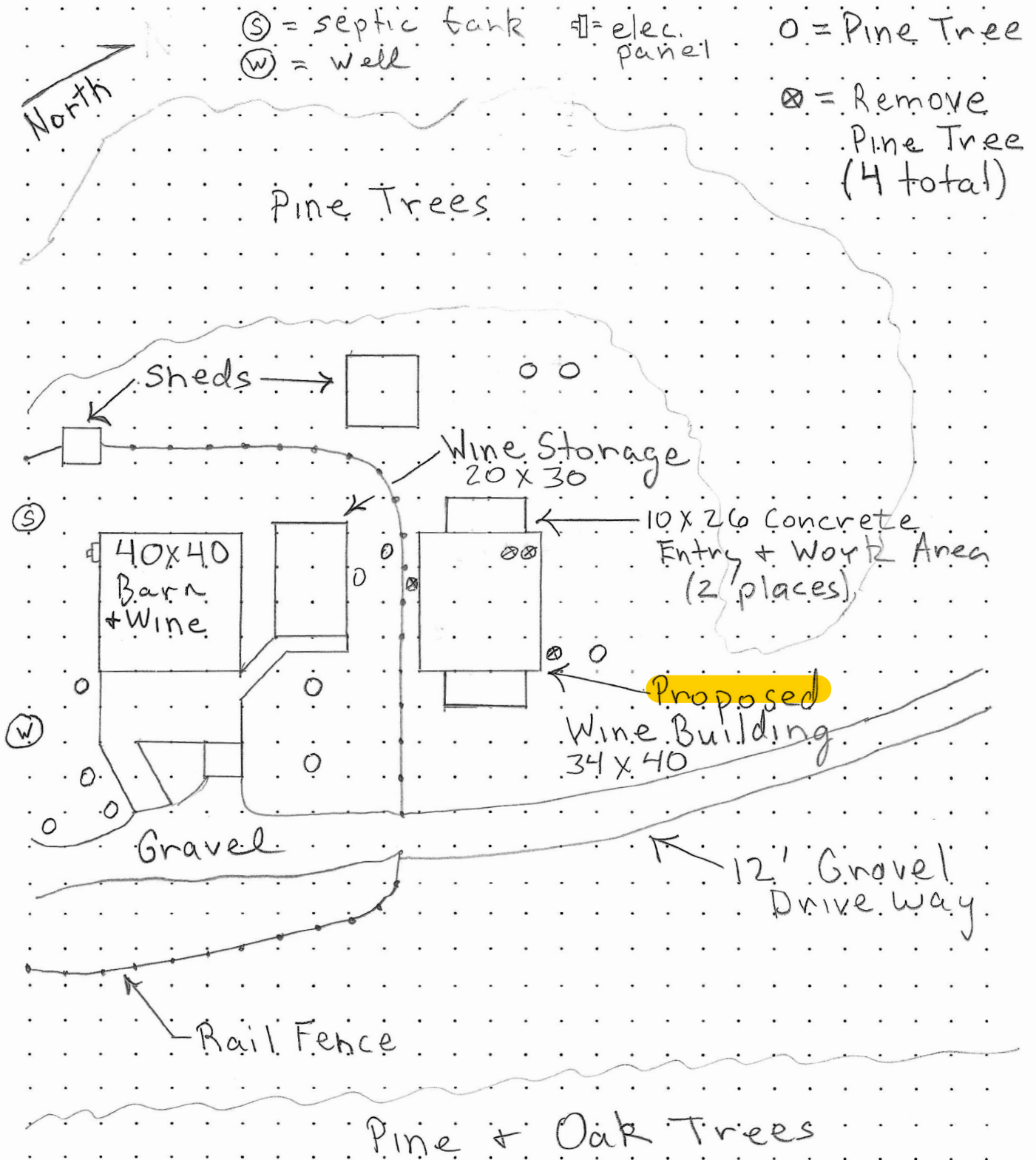
### SITE BIRDS EYE PHOTO

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

(Indicate scale: each grid equals 10 x 10 feet) 1" = 40'

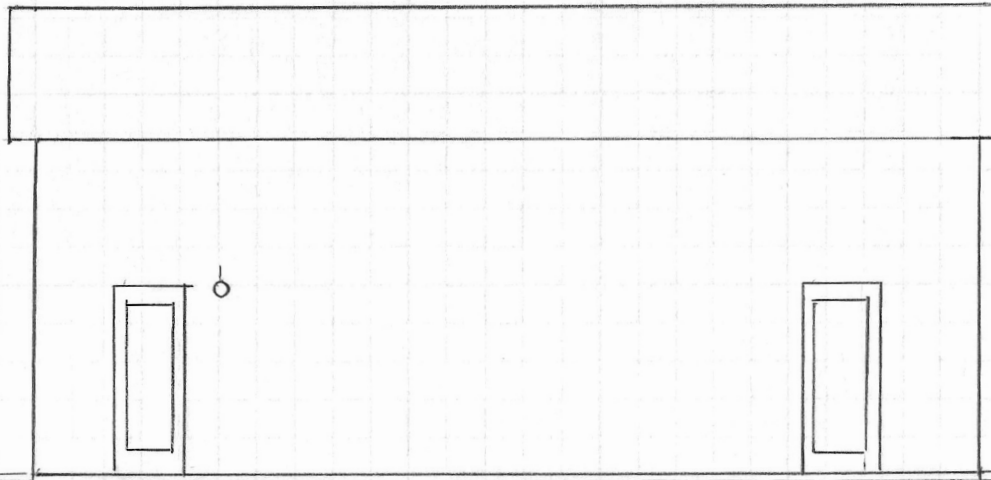


Blossman - Wine Bldg. 03 Oct 22

Scale  $\frac{1}{8}'' = 1'$   
o = sconce light

26 Oct 22

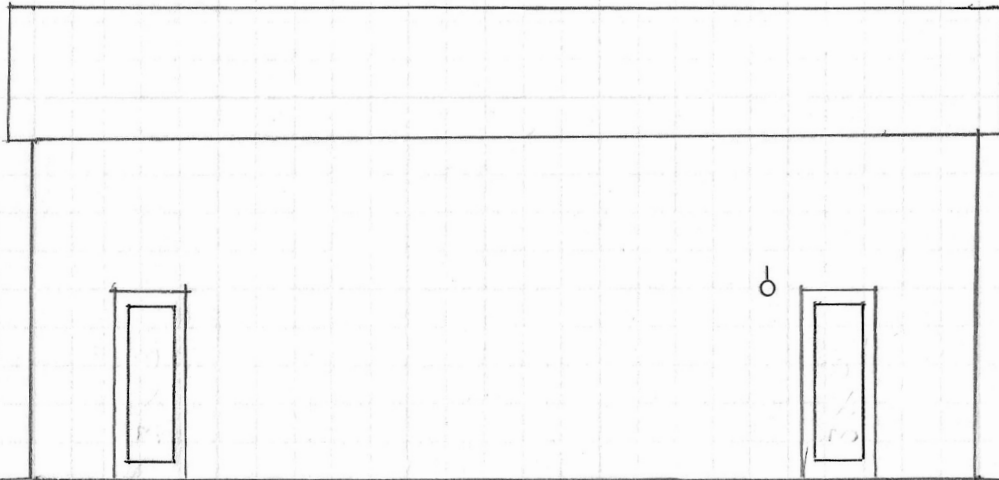
19'-6"



North Elev.

/// FG

~5'-6"



South Elev.

/// FG

14'

4"

4'

35'

4'

40'

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# Blossman - Wine Bldg.

03 Oct 22

Scale 1/8" = 1'

☼ = flood light

26 Oct 22

36'

34'

19'-6"

East Elev.

EG

~5'-6"

West Elev.

14'

EG

4' | 12' | 4' | 10' | 4'

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