



Rebuilding After the Burdoin Fire

What You Need to Know

We know there are a lot of questions about rebuilding after the fire, and we want to help make the National Scenic Area permitting process clear and straightforward. Here are answers to several shared questions about permits for homes and other buildings and structures that were damaged or destroyed by the fire. We strongly encourage you to make an appointment with our planning staff for a personal consultation, and to reach out with additional questions.

What is the quickest process for replacing your destroyed home or structure?

The fastest way to replace your home or structure is a “like-for-like” replacement. This means you are replacing the destroyed structure in the same spot and the same size as before the fire. National Scenic Area rules reduce the amount of resource protection guidelines that apply to replacement structures after a disaster and therefore create a shorter timeline for review. Additionally, a cultural survey is not required for this type of replacement criteria.

To process a “like-for-like” replacement structure, we need documentation of the destroyed structure. Our staff will be able to collect most of the necessary records in coordination with Klickitat County Planning Department. However, if you have pictures of the structures that were destroyed, collecting those photos in advance of your application is helpful for the planning team.

Can I increase the size of my replacement home or structure?

When replacing your home or structure damaged by disaster with a “like-for-like” replacement, **you can increase its footprint by up to 10% of the original size of the structure destroyed.** The "footprint" includes covered decks, porches, and attached garages. The wall height of the replacement structure cannot increase unless a minor increase is needed to meet current building codes.

What if I must move the location of the replacement home or structure?

If you must move your home, building or structure to a new location, it will still qualify as a “like-for-like” replacement if:

1. A licensed professional, like a civil engineer or geologist, demonstrates the original site is no longer suitable for rebuilding due to the disaster; and
2. The new building site is **not more visible** from key viewing areas than the original site.

Timeline for Review: Three to four weeks after receiving a complete application. We will do our best to meet these timelines, however, the stated timelines may be delayed depending on the quantity of applications received at a given time.

What if I want my replacement home or structure to be in a different location and have a larger size?

If you plan to build a new home or make significant changes, like increasing the size or changing the location, a "Full Review" is required. We strongly encourage you to make an appointment with our planning staff as you plan your development.

Timeline for Review: 2 – 4 months or longer if cultural or natural resource issues arise.

Can I temporarily live in an RV or other temporary structure on my property after the fire?

Yes, you can live in an RV or temporary structure on your property for up to 60 days during a 12-month period. If you intend to live on your property for longer, the RV or temporary structure will need to be part of your rebuilding application and will also need to meet Klickitat County health and building code requirements.

Repair and Maintenance

Can I make repairs to my home and the structures that were damaged?

Yes, “like-for-like” repair, maintenance, and operation of existing structures is allowed without review. However, any changes to an existing use or modification to

the exterior of an existing structure requires review. Different exterior building materials, window patterns, and additions may require a National Scenic Area review. Please make an appointment with our planning staff to discuss these changes and we can determine the most efficient way to review them.

Accessory Structures

Can I put up a new accessory structure, like a shed, on my property?

One new 60-square-foot, 10-foot-tall structure is allowed without review. An "accessory structure" is something that supports the main use of the property. If you want a larger accessory structure, it will need to be reviewed at the same time as an application to replace your home or other main use structure on your property.

What about other temporary emergency structures and other temporary emergency developments?

Structures and actions installed or erected for emergency and temporary use in response to the fire (e.g., sandbags, check dams, plastic sheeting, chain link fences, debris walls) are allowed without prior review but need to be removed within one year. If you need them for more than one year, they need to be reviewed as permanent structures. To further discuss these types of structures on your property, please make an appointment with our planning staff to discuss the most efficient way to review them.

When can I apply to rebuild my home or structure?

You may apply for a "like-for-like" replacement any time within the next two years. Our approvals are good for two years and may be extended for another year, so you may apply right away even if you need time to start construction.

We are here to assist you. Our office is open Monday through Thursday, from 8:00 a.m. to 5:00 p.m. and by appointment.

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