



Notice of Development Review

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

FILE NUMBER:	C25-0005
PROPOSAL:	The Columbia River Gorge Commission has received an application for the replacement of a single-family dwelling and three accessory buildings that were destroyed during the Burdoin Fire.
APPLICANT:	Joseph Billette
LANDOWNERS:	Joseph Billette
SIZE and LOCATION:	The subject property is located at 186 Old Highway 8, and is described as Tax Lot Number 03-12-2853-0001/00 in the southeast corner of Section 28, Township 3 North, Range 12 East, Willamette Meridian, Klickitat County, Washington. The property is located on a parcel that is approximately 5 acres in size.
LAND USE DESIGNATION:	General Management Area (GMA) – Residential (10)
NOTICE DATE:	August 7, 2025
COMMENT DEADLINE:	August 28, 2025

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.

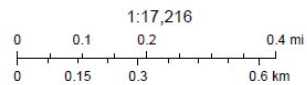
If you have any questions, please contact Bryce Guske at (509) 713-9622 or by email at bryce.guske@gorgecommission.org.

C25-0005 Billette

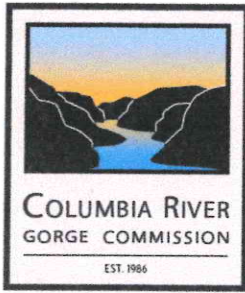


8/7/2025, 10:02:03 AM

-  Taxlots
-  NSA Exterior Boundary



Maxar



For office use:
Application No. _____

Land Use Application

Applicant(s) Joseph L Billette

Mailing Address:

186 old highway 8, Lyle WA 98635

Phone: 541-993-5410 / 541-980-7476

Email JSBillette@live.com

Property Owner(s) Joseph L Billette

Mailing Address:

186 old highway 8, Lyle WA 98635

Phone: 541-993-5410 / 541-980-7476

Email JSBillette@live.com

Street Address

of Parcel 186 old highway 8, Lyle WA

Township, Range,

Section, Qtr. Section Section 28, Township 3 North, Range 12 East, W1M

Tax Lot Number(s) 03-12-2853-0001/00

Parcel Size 5 Acres

Summary of
Proposal

rebuild after fire loss/ single family residence

Existing Use
of Parcel

single family residence

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)
24X60 mobile home	1,440	13'6"	24X60	1978
BARN	1,200	24'	30X40	Unknow Pre 1950
Garage	576	14'	24X24	1994
Pump house/well	64	10'	8X8	1978
Tractor Shed/ ^{Farm} eq.	512	14'	16X32	Unknow Pre 1950
garden shed	100	10'	10X10	1981

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.

All structures were burned to the ground / complete loss during Burdoin Fire, clean up all fire damaged structures, vehicles, and landscape. Assess damage to infrastructure: Power, WATER, sewer, fix as needed. replace mobile home with new mobile home of existing size or smaller, rebuild barn, pumphouse, and garden shed in original locations matching pre fire sizes. out building to have James hardie siding and metal roofs. Colors will be greys, black, and browns. existing road access to be reused. 24X24 garage and 16X32 Tractor shed will not be rebuilt.

After my current home search I have learned that standard width of new mobile homes is 28 FT not 24 FT. replacement home will likely be slightly wider than original mobile home.

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.

5 Acre single Family residence, most are small family farm type properties, garages and barns are common, most owners have direct access to highway 8 for parcel access.

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 7-25-25

Joseph L Billette

Property owner(s) signature:

Date 7-25-25

Joseph L Billette

Easement and Partial Interest(s) signature:

Date

Elevations and Site Plan Details

(Indicate scale: each grid equals 5 x 5 feet)

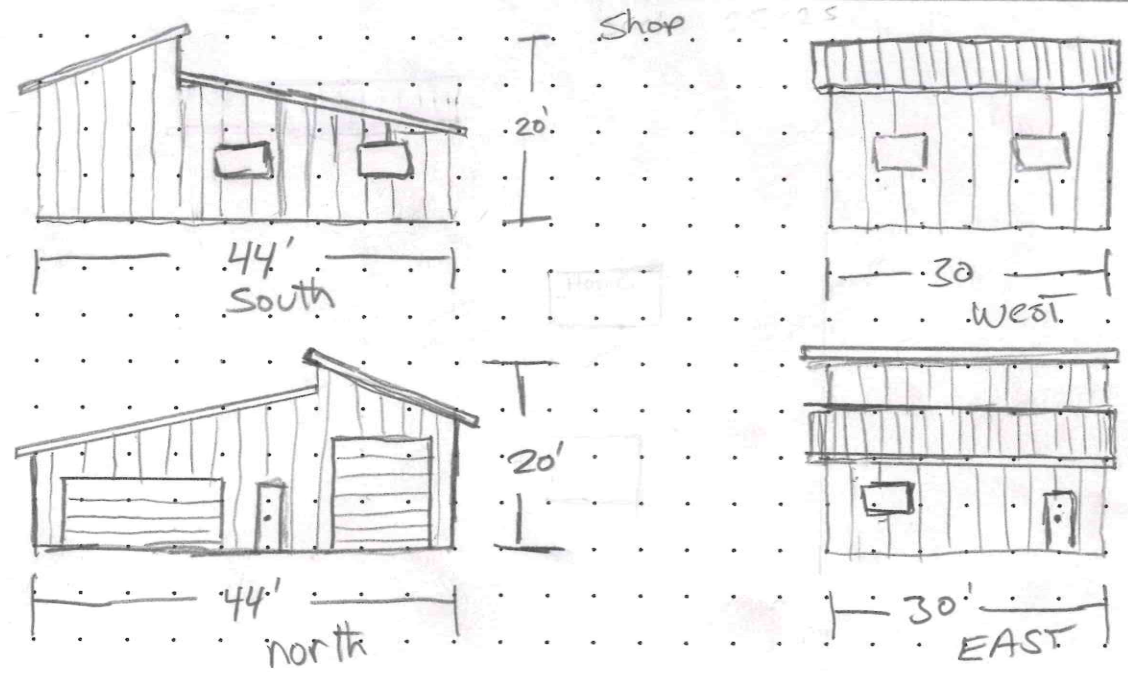
Lean to



House



Shop



Key Viewing Areas

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

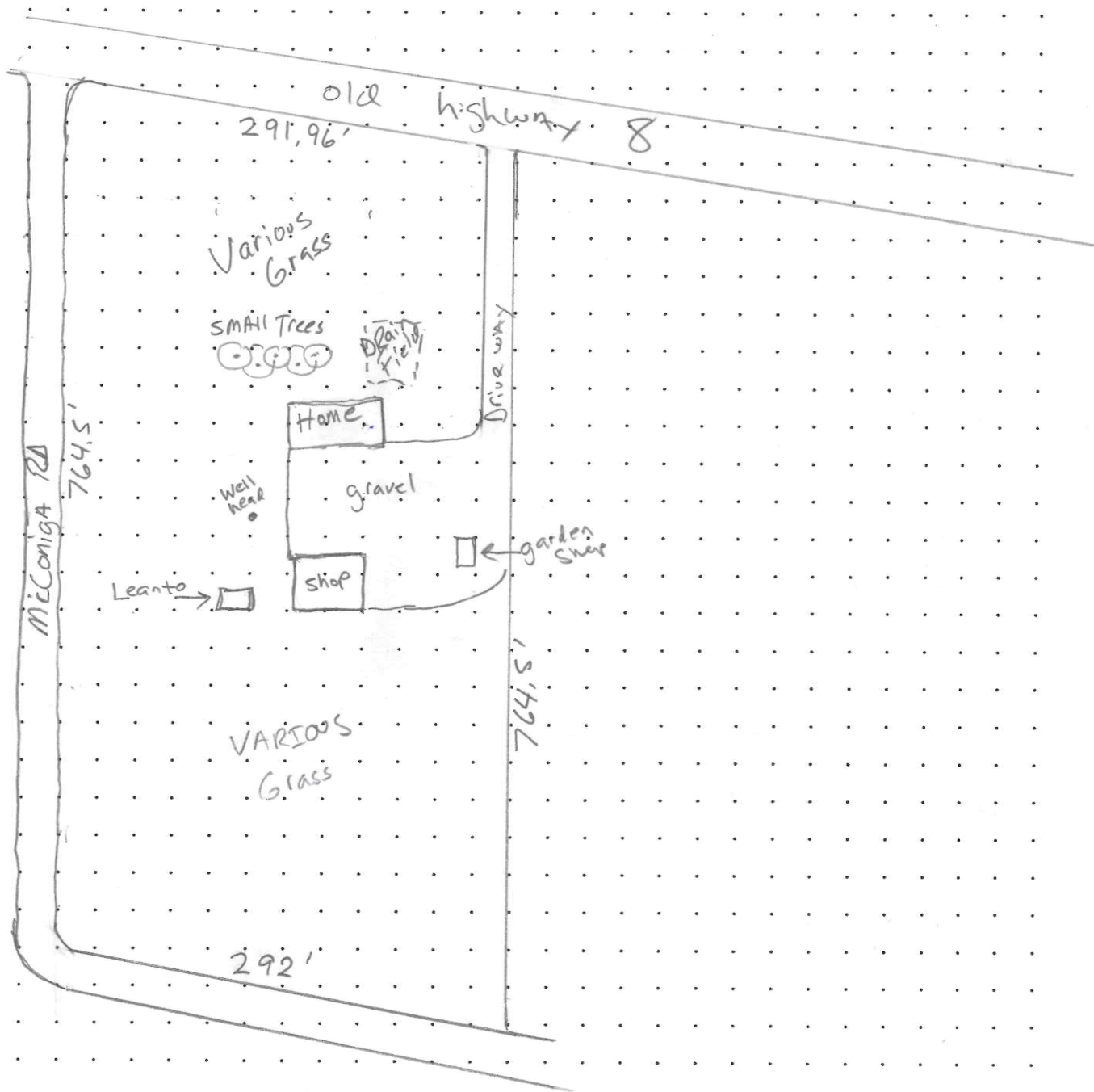
Landscape details must show how you propose to screen your project from key viewing areas and must include the following:

- 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.

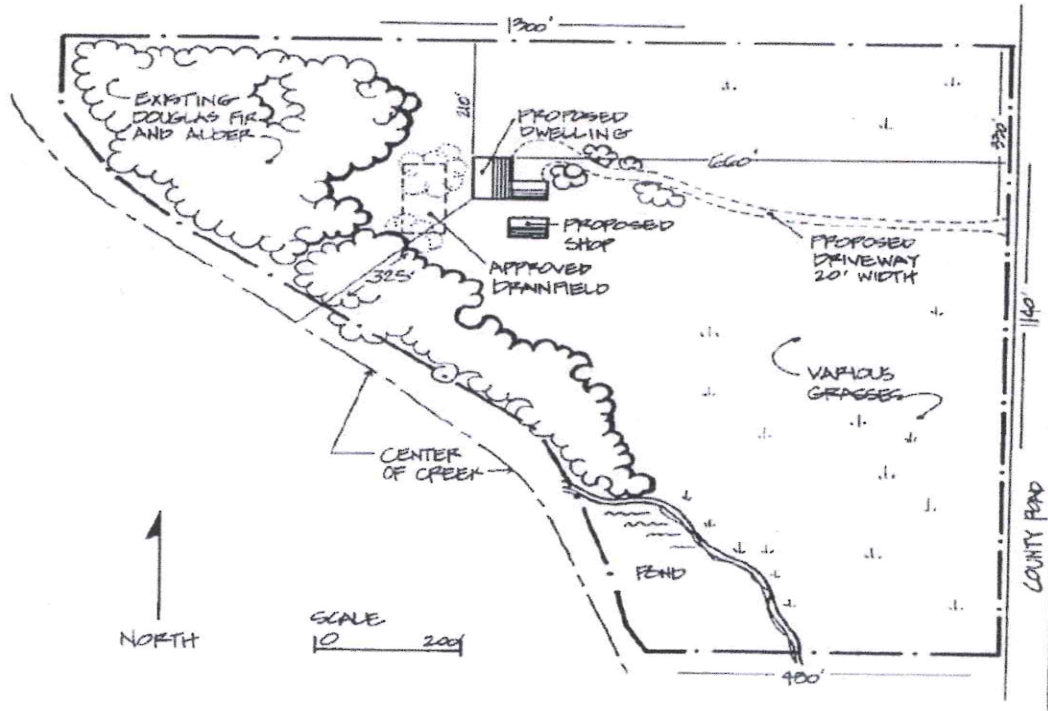


Site Plan

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



Sample Site Plan



Sample Elevation Drawing and Landscape Plan

