



Director's Decision

Summary of Application

FILE NUMBER:	C25-0008
PROPOSAL:	The Columbia River Gorge Commission has received an application for a new single-family dwelling.
APPLICANTS:	Breff McLaughlin
LANDOWNERS:	Patricia Salmon
SIZE and LOCATION:	The subject parcel is approximately 2.5 acres in size and located adjacent to Smokey Ridge Road and is described as Tax Lot Number 0311330000300 in the northeast quarter of Section 33, Township 3 North, Range 11 East, Willamette Meridian, Klickitat County, Washington.
LAND USE DESIGNATION:	General Management Area (GMA) – Small-Scale Agriculture (80)

Decision

Based upon the findings of fact and conclusions of law in the staff report accompanying this decision and the conditions of approval in this decision document, the land use application by Breff McLaughlin and Patricia Salmon for the construction of a single-family dwelling, and associated utilities, is consistent with Commission Rules chapter 350, division 082, and thus consistent with the *Management Plan for the Columbia River Gorge National Scenic Area* and the standards of Section 6 and the purposes of the Columbia River Gorge National Scenic Area Act, Pub. L. 99-663, 100 Stat. 4274 (1986), and is hereby **APPROVED**.

Conditions of Approval

The following conditions of approval are given to ensure that the subject request is consistent with Commission Rules chapter 350, division 082. Compliance with these conditions of approval is required. The Gorge Commission may take one or more enforcement actions at any time to ensure compliance with these conditions of approval.

1. In accordance with Commission Rule 350-082-0150(3), the applicant shall record the Executive Director's decision and conditions of approval and approved site plan and elevation drawings in county deeds and records (at the Klickitat County Auditor's Office) to ensure notice of the conditions to successors in interest. The record shall be associated with all tax lots and parcels that constitute the subject property. The

applicant need not record the separate staff report document containing the relevant findings and conclusions. Once recorded, the applicant shall submit a copy of the recorded documents to the Executive Director.

2. This decision does not exempt the proposal from other non-National Scenic Area rules and regulations. It is the applicant's responsibility to ensure the use complies with all other applicable federal, state, and county laws and to obtain necessary approvals, including utility easement approvals.
3. A post-completion inspection is required. Please contact the Gorge Commission office when all construction is complete to schedule this inspection. The applicant may request interim inspections and Gorge Commission staff may at its discretion conduct interim inspections.
4. Any new land uses or structural development, alterations, or grading not included in the approved application and site plan require a new application and review.
5. The developments shall be constructed as shown on the approved application, site plan and elevation drawings. The house shall be 25 feet in height and 59.5 feet x 31 feet, the breezeway 11 feet x 17 feet, the attached garage 25 feet x 24 feet, and the attached carport 13 feet x 20 feet.
6. All exterior building materials for the garage, including, but not limited to roofs, doors, garage doors, siding, trim, window casings and sashes, decks, and railings shall be dark earth-tone colors. Only the following approved dark earth-tone colors for exterior materials visible from key viewing areas shall be used:

Roof: Taylor Metal Kynar 500 Medium Bronz, 11 LRV
Soffit: Taylor Metal Kynar 500 Dark Bronz, 7 LRV
Siding: Taylor Metal Kynar 500 Musket, 7 LRV
Foundation Wall: Brickform Blush-Tone Acid Stain Walnut CS-1000

Any changes or additions to these colors and materials made after this decision is issued shall be submitted to the Gorge Commission for consistency review with this condition of approval. The color of the development shall be maintained by painting and staining as necessary to maintain the approved color.

7. All exterior building materials including window casing and sash, decks, and railings shall be non-reflective or have low-reflectivity rating of 11% or less.
8. All exterior lighting fixtures shall be made from non-reflective material and be directed downward and hooded. A handout with recommended International Dark-Sky Association Acceptable Fixtures is included with this decision.
9. Except for trees identified in the site plan, dead trees or other dead vegetation that may pose a hazard, all existing mature vegetation on the parcel shall be retained and maintained for screening purposes.
10. Existing Oregon white oak and pine trees not destroyed by the Burdoin Fire shall be retained and maintained for scenic purposes.

11. Disturbed areas shall be reseeded with grasses from the Recommended Seed Mixes for East Side Environments handout attached to this decision. Disturbed areas shall be revegetated immediately following the completion of the project (or as soon as possible thereafter if the project is completed during the winter or summer months).
12. If cultural resources are discovered, all activities within 100 feet of the cultural resources shall immediately cease and the applicants shall notify the Gorge Commission within 24 hours of discovery and the State Physical Anthropologist, Dr. Guy Tasa at (360) 586-3534 or guy.tasa@dahp.wa.gov. The cultural resources shall remain as found and further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.
13. If human remains are discovered, all activities shall cease immediately upon their discovery. Local law enforcement, the Executive Director and Indian Tribal governments shall be contacted immediately. Further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.

DATED THIS 22 day of January 2026 at White Salmon, Washington.



Krystyna U. Wolniakowski
Executive Director

Expiration of Approval

Commission Rule 350-082-0160 governs the expiration of this Director's Decision.

Expiration of this Director's Decision is automatic. The Executive Director does not notify applicants or landowners of decisions that are expired or may be close to expiring.

This decision of the Executive Director becomes void on the 22 day of January 2028 unless construction has commenced in accordance with Commission Rule 350-082-0160(4).

Commission Rule 350-082-0160(4) specifies that commencement of construction means actual construction of the foundation or frame of the approved structure.

Construction must be completed within two years of the date the applicant commenced construction. Commission Rule 350-082-0160(5) specifies that completion of the structure means completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the National Scenic Area approval.

Once the applicant has commenced construction of one element in this decision, the applicant must complete all elements in this decision in accordance with Commission Rule 350-082-0160. The Gorge Commission does not use different commencement of construction dates for different elements in this decision.

The applicant may request one 12-month extension of the time period to commence construction and one 12-month extension to complete construction in accordance with Commission Rule 350-082-0160(6). The applicant must submit the request in writing prior to the expiration of the approval. If the applicant requests an extension of time to complete construction after commencing construction, the applicant shall specify the date construction commenced. The Executive Director may grant an extension upon determining that conditions, for which the applicant is not responsible, would prevent the applicant from commencing or completing the proposed development within the applicable time limitation. The Executive Director shall not grant an extension if the site characteristics or new information indicate that the proposed use may adversely affect the scenic, cultural, natural or recreation resources in the National Scenic Area.

Appeal Process

The appeal period ends on the 23 day of February 2026.

The decision of the Executive Director is final unless the applicant or any other person who submitted comment files a Notice of Appeal with the Commission within thirty (30) days of the date of this decision. Commission Rule chapter 350, division 70 governs appeal of this decision. This rule is available on the Gorge Commission's [website](#) and at the Gorge Commission office. You may contact the Gorge Commission office if you have questions about appealing this decision.

Notes

1. Any new land uses or structural development such as driveways, parking areas, garages, workshops, fences or other accessory structures; or additions or alterations not included in the approved application or site plan will require a new application and review. New cultivation also requires a new application and review.
2. This decision does not address local, state, or federal requirements that may be applicable to the proposed development. The landowner is responsible for obtaining all applicable county, state, or federal permits required for the development.

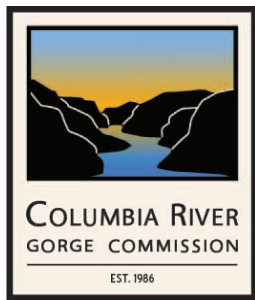
In accordance with Commission Rule 350-082-0150(6), the Gorge Commission staff mailed notice of this decision to the following governments, agencies, and organizations and persons who provided comment on the application:

Confederated Tribes and Bands of the Yakama Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of Warm Springs Reservation of Oregon
Nez Perce Tribe
U.S. Forest Service National Scenic Area Office
Washington Department of Archaeology and Historic Preservation

Klickitat County Planning Department
Klickitat County Building Department
Klickitat County Public Works Department
Klickitat County Health Department
Klickitat County Assessor
Washington Natural Heritage Program
Washington Department of Fish and Wildlife
Steve McCoy, Friends of the Columbia Gorge

Attachments:

Staff Report for C25-0008
Approved site plans and elevation drawings
Eastern Gorge Recommended Seed Mix
International Dark-Sky Association Acceptable Fixtures



Development Review Staff Report

Summary of Application

FILE NUMBER:	C25-0008
PROPOSAL:	The Columbia River Gorge Commission has received an application for a new single-family dwelling.
APPLICANTS:	Breff McLaughlin
LANDOWNERS:	Patricia Salmon
SIZE and LOCATION:	The subject parcel is approximately 2.5 acres in size and located adjacent to Smokey Ridge Road and is described as Tax Lot Number 0311330000300 in the northeast quarter of Section 33, Township 3 North, Range 11 East, Willamette Meridian, Klickitat County, Washington.
LAND USE DESIGNATION:	General Management Area (GMA) – Small-Scale Agriculture (80) Note: According to Section 8(o) of the National Scenic Area Act, the Forest Service designated both subject parcels General Management Area (GMA) Small-Scale Agriculture. For the purposes of this development review, the Special Management Area (SMA) guidelines no longer apply to these parcels; they will be reviewed according to the applicable GMA land use and resource protection guidelines.

Notice of Application Mailed to:

In accordance with Commission Rule 350-082-0110, the Gorge Commission staff mailed notice of this application to property owners within 200 feet of the subject parcel and sent email notice of this application to the following governments, agencies, and organizations:

Confederated Tribes and Bands of the Yakama Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of Warm Springs
Nez Perce Tribe
U.S. Forest Service National Scenic Area Office (USFS CRGNSA)
Washington Department of Archaeology and Historic Preservation (DAHP)
Klickitat County Planning Department
Klickitat County Building Department
Klickitat County Public Works Department

Klickitat County Health Department
Klickitat County Assessor
Skamania County
Washington Natural Heritage Program
Washington Department of Fish and Wildlife (WDFW)
Friends of the Columbia Gorge

Written Comments Received From:

Friends of the Columbia Gorge (Steve McCoy, Staff Attorney)
USFS CRGNSA (Chris Donnermeyer, Heritage Resource Program Manager)

Findings of Fact

A. Land Use

1. Breff McLaughlin and Patricia Salmon propose to build a new single-family dwelling. The original dwelling that was on the property was destroyed in the Burdoin Fire in July 2025. The proposed dwelling will be reviewed under the standards in 350-082-0240 for a new dwelling located in the Small-Scale Agriculture land use designation.
2. The subject parcel is in the General Management Area (GMA) and is designated Small-Scale Agriculture with an 80-acre minimum parcel size. The parcel is approximately 2.5 acres in size and is located on Burdoin Mountain and accessed off Smokey Ridge Road.
3. Existing development on the property includes a 20 feet x 24 feet (480 square feet) workshop and a gravel driveway. Prior to the Burdoin Fire in July 2025, the existing dwelling was a 27 feet x 52 feet mobile home with a 24 feet x 24 feet attached garage (total square footage of the mobile home was 1,980 square feet.)
4. Commission Rule 350-082-0200(3)(a-d) states:

Replacement of Existing Structures Not Damaged or Destroyed by Disaster. Except as provided in section (4) below, an existing structure may be replaced if a complete land use application for a replacement structure is submitted to the reviewing agency within one year of the date the use of the original structure was discontinued. The replacement structure shall comply with the following standards:

- (a) The replacement structure shall have the same use as the original structure.*
- (b) The replacement structure may have a different size or location than the original structure. An existing manufactured home may be replaced with a framed residence and an existing framed residence may be replaced with a manufactured home.*
- (c) The replacement structure shall be subject to the scenic, cultural, recreation and natural resources guidelines; the treaty rights guidelines; and the land use designations guidelines involving*

agricultural buffer zones, approval criteria for fire protection, and approval criteria for siting of dwellings and forest land.

(d) The original structure shall be considered discontinued if a complete land use application for a replacement structure is not submitted within the one-year time frame.

The applicant proposes to build a 2,894 square-foot single-family dwelling and attached garage on the parcel to replace a 1,980 square feet existing dwelling that was destroyed during the Burdoin Fire in July 2025. This proposal is being reviewed as a replacement building of a different size and in a new location. The dwelling is proposed to be 25 feet in height and 59.5 feet x 31 feet, the breezeway 11 feet x 17 feet, the attached garage 25 feet x 24 feet, and the attached carport 13 feet x 20 feet. All of these sections are being reviewed as one building as all the sections are attached.

5. Commission Rule 350-082-0580(2) provides buffer distances for all new buildings in the GMA proposed on parcels adjacent to lands designated Large-Scale Agriculture or Small-Scale Agriculture that are suitable, but currently not used for agriculture, shall use the open or fenced setback associated with the dominant type of agriculture in the vicinity. If a vegetation barrier, eight-foot berm, or terrain barrier exists, the corresponding setback shall apply. If more than one type of agriculture is dominant, the setback shall be the larger width.

There are no adjacent parcels being used for agricultural purposes currently. The dominant type of agriculture in the vicinity is livestock grazing. The proposed dwelling is located approximately 113 feet from the Western property line, 75 feet from the Northern property line, 136 feet from the Eastern property line, and 210 feet from the Southern property line. The setback for livestock grazing in an open or fenced area is 100 feet and if there is a natural or created vegetation barrier it is 15 feet. Where the proposed development will be less than 75 feet from the northern property line, there is an established vegetative barrier on the adjacent parcel along the property line that complies with 350-082-0580(2)(d).

Land Use Conclusion:

The proposed development is an allowed review use, subject to Commission Rules 350-082-0600 through 350-082-0720 that protect scenic, cultural, natural, and recreation resources.

B. Scenic Resources

1. Commission Rule 350-082-0600(1)(a) states:

New development shall be sited and designed to retain the existing topography and to minimize grading activities to the maximum extent practicable.

The dwelling is proposed to be sited in the North section of the lot. The existing topography consists of a level area in the northern third of the property, with the southern two thirds consisting of a hill sloping to the South. Approximately 70% of the dwelling is sited on the level area and the remaining 30% cantilevered over the

southern slope. The applicant included in an email to staff dated September 23, 2025 that cut and fill of the site will not exceed 100 cubic yards. The applicant has proposed to bring in 42 cubic yards of fill along the south-facing elevation and 1 cubic yard of fill along the east facing elevation.

2. Commission Rule 350-082-0600(1)(b)(A-D) states the following:

New buildings and expansion of existing development shall be compatible with the general scale of existing nearby development. New buildings that are 1,500 square feet or less are exempt from this guideline. Findings addressing this guideline shall include, but are not limited to:

- (A) Application of the landscape setting design guidelines, if applicable.*
- (B) A defined study area surrounding the development that includes at least ten existing buildings, not including existing buildings within the urban areas or outside the National Scenic Area.*
- (C) Individual evaluations of scale for each separate proposed building in the application and each separate building in the study area, including:
 - (i) All finished above ground square footage;*
 - (ii) Total area of covered decks and porches;*
 - (iii) Attached garages;*
 - (iv) Daylight basements;*
 - (v) Breezeways, if the breezeway shares a wall with an adjacent building; and*
 - (vi) Dimensions, based on information from the application or in the Assessor's records.**
- (D) An overall evaluation demonstrating the compatibility of proposed development with surrounding existing development and development approved but not yet constructed. Buildings in the vicinity of the proposed development that are significantly larger in size than the rest of the buildings in the study area should be removed from this evaluation.*

Applicable landscape setting design guidelines are discussed in Finding B.13.

Staff evaluated surrounding existing single-family dwellings within a quarter mile of the subject parcel. According to Klickitat County Assessor's records, there are thirteen single-family dwellings within a quarter mile of the subject parcel with the largest recorded at 5,548 square feet and the smallest recorded at 760 square feet. The square footage of all dwellings in the study area included evaluations of all the required features required by (C) of this rule.

Excluding the largest dwelling, the average size of a single-family dwelling in the area is 1,921 square feet. The total square footage of the proposed dwelling is 2,894 square feet which includes the main section of the house (1,794 square feet), the attached breezeway (153 square feet), garage (650 square feet), and attached exterior carport

(297 square feet) falls within the range of the general scale of dwellings in the area with the largest in the included list being 3,378 square feet.

3. Commission Rule 350-082-0600(1)(c) states:

Landowners shall be responsible for the proper maintenance and survival of any planted vegetation required by 350-082-0600.

Staff did a site visit on October 2, 2025. During the site visit, the landowner proposed planting a new line of trees along the 1,300-foot elevation line to the west of the project site to protect the development from wind. No vegetation was proposed for screening purposes and staff determined that the proposed site did not require additional vegetation for screening purposes or new landscaping to meet scenic standards. The applicant is required to reseed all exposed and bare soil after the development is completed, and the applicant is encouraged to use a certified weed-free seed mix. Staff are providing the applicant with a list of Recommended Seed Mixes for East Side Environments, which is an attachment to the Director's Decision. The list supplies seed and grass mixes available locally for eastern Gorge climates. Consistent with this rule, a condition is included requiring disturbed areas be revegetated upon completion of the project, or as soon as possible if the project is completed during the winter.

4. Commission Rule 350-082-0600(2) discusses review uses related to Key Viewing Areas.

(a) Each development shall be visually subordinate to its landscape setting as visible from key viewing areas. New development shall be sited to achieve visual subordination from key viewing areas, unless siting would place such development in a buffer specified for protection of wetlands, riparian corridors, rare plants, or sensitive wildlife sites or would conflict with guidelines to protect cultural resources. In such situations, new development siting shall comply with this guideline to the maximum extent practicable.

(b) Determination of potential visual effects and compliance with visual subordination standard in subsection (a) above shall include consideration of the cumulative effects of proposed development. A determination of the potential visual impact of a new development shall include written findings addressing the following factors:

(A) The amount of area of the building site exposed to key viewing areas;

(B) The degree of existing vegetation providing screening;

(C) The distance from the building site to the key viewing areas from which it is visible;

(D) The number of key viewing areas from which it is visible;

(E) The linear distance along the key viewing areas from which the building site is visible (for linear key viewing areas, such as roads); and

(F) Other factors the reviewing agency determines relevant in consideration of the potential visual impact.

(c) The extent and type of conditions applied to a proposed development to achieve visual subordination to its landscape setting shall be proportionate to its potential visual impacts as visible from key viewing areas. Conditions may include, and shall be applied using the following order of priority, with (A) being the first condition to require and (F) being the last condition to require if the prior conditions do not achieve visual subordination:

- (A) Screening by existing topography.
- (B) Siting (location of development on the subject property, building orientation, and other elements).
- (C) Retention of existing vegetation on the applicant's property.
- (D) Design and building materials (color, reflectivity, size, shape, height, architectural and design details and other elements).
- (E) New landscaping on the applicant's property.

According to Gorge Commission GIS map inventories, the proposed project site is potentially visible from the following Key Viewing Areas:

Key Viewing Area (KVA)	Distance Zone		
	Foreground	Middleground	Background
	0 -1/4 mile	1/4 - 3 miles	Over 3 miles
Columbia River		X	
Historic Columbia River Highway		X	
Interstate 84		X	
Rowena Plateau			X
SR-14		X	

Staff did an in-field Key Viewing Areas analysis on October 29, 2025 from the potentially visible areas listed in the table above. The proposed site sits at an elevation of approximately 1,300 feet. Staff confirmed that the project site is not topographically visible from the State Route 14, and Rowena Plateau.

Using Google Earth's viewshed analysis, staff determined the site is intermittently topographically visible from Interstate 84 for approximately 1.5 miles between Mosier and Rowena River Road and from the Historic Columbia River Highway (HRCH) for approximately 2 miles between Mosier and Memaloose Overlook. Interstate 84 sits at an elevation of approximately 100 feet and the section between Mosier and Memaloose Overlook on the HRCH rises from approximately 150 feet to 530 feet in elevation. From these vantage points, the Key Viewing Areas are more than 800 feet lower in elevation than the project site. During this analysis, staff confirmed that the site is fully screened from these Key Viewing Areas with existing vegetation to the east and south of the project site with thick stands of Oregon white oak and Ponderosa pine trees.

Additionally, the site is topographically visible from the top of Tom McCall Point (1,700 feet in elevation) at a distance greater than 6 miles. From this distance, using dark

earth-tone materials on the house, the development will appear insignificant on the landscape.

5. Commission Rule 350-082-0600(2)(a) requires new development to be visually subordinate to its landscape setting as visible from key viewing areas.

Commission Rule 350-082-0070(202) defines *visually subordinate* as follows:

... A description of the relative visibility of a development, structure, or use where that development, structure, or use does not noticeably contrast with the defining landscape setting characteristics, as viewed from a specified vantage point (generally a key viewing area, for the Management Plan) and the setting appears only slightly altered (distinctive characteristics of that setting remain dominant). As opposed to development, structures, or uses that are fully screened, structures that are visually subordinate may be partially visible but would be difficult to discern to the common viewer. Visually subordinate development, structures, or uses as well as forest practices in the SMAs shall repeat form, line, color, or texture common to the natural landscape, while changes in their qualities of scale, proportion, intensity, direction, pattern, etc., shall not dominate the natural landscape setting.

(b) Determination of potential visual effects and compliance with the visual subordination standard in subsection (a) above shall include consideration of the cumulative effects of proposed development. A determination of the potential visual impact of a new development shall include written findings addressing the following factors:

- (A) The amount of area of the building site exposed to key viewing areas;*
- (B) The degree of existing vegetation providing screening;*
- (C) The distance from the building site to the key viewing areas from which it is visible;*
- (D) The number of key viewing areas from which it is visible;*
- (E) The linear distance along the key viewing areas from which the building site is visible (for linear key viewing areas, such as roads); and*
- (F) Other factors the reviewing agency determines relevant in consideration of the potential visual impact.*

The proposed dwelling is sited towards the north boundary of the parcel and is set back so that the existing topography provides most of the screening from Key Viewing Areas to the south. The design of the proposed dwelling is a single-story building with a shed roof. Potential visual impacts from the proposed dwelling are focused on the east-facing elevations which consist of two windows widely spaced apart and of dark earth-toned and low-reflective metal siding and roofing. The south elevation of the house consists of five windows which are spaced apart from each other and will be shaded by 8 foot deep

eaves and screened to the south and west by existing topography and vegetation consisting of a mix of Oregon White Oak and Ponderosa Pine which grow in stands along the slopes to the east and south of the dwelling. Conditions of approval included in the Director's Decision state that the applicant shall use dark-earth-toned materials for all building elevations and retain existing vegetation to ensure visual subordination.

Standards (b)(A-F) are discussed in more detail in Finding B.4.

Commission Rule 350-082-070(50) defines cumulative effects as:

The combined effects of two or more activities. The effects may be related to the number of individual activities, or to the number of repeated activities on the same piece of ground. Cumulative effects can result from individually minor but collectively significant actions taking place over a period of time.

To determine cumulative effects of the proposed development, staff analyzed existing development surrounding the subject parcel within a quarter of a mile. Staff chose the quarter mile study area because the parcels are within the same Oak-Pine Woodlands landscape setting and developments on the parcels within the study area contain similar dwellings and accessory buildings and use. As seen from Key Viewing Areas, the subject parcel is in an area where existing dwellings and accessory buildings are visible but developments on parcels remain below the tree canopy.

Out of the twenty-two parcels within the study area, thirteen parcels had developments similar in size and number to the subject parcel which included single-family dwellings and accessory buildings and an additional parcel that has been approved for a dwelling. The single-family dwellings ranged in square-footage from 760 square feet at the smallest to 5,548 square feet being the largest. Excluding the smallest and the largest dwelling found in the area, the average size of single-family dwellings within the study area is 1,921 square feet.

These fourteen parcels are all located in the General Management Area (GMA) Small-Scale Agricultural land use designation with 80-acre parcel minimums. None of the parcels within the study area have large enough acreage to allow for land divisions that would result in at least an 80-acre minimum parcel. The largest parcel in the study area according to Gorge Commission GIS maps is approximately 79 acres in size. Therefore, the fourteen parcels do not qualify for land divisions and no further single-family dwellings will be added to the landscape in this vicinity.

The remaining eight parcels in the study area are owned by the United States Forest Service and do not have any developments. Because these parcels are owned by the USFS it is unlikely that there will be any future developments on these parcels because the land use designation of these parcels is Special Management Area (SMA) Agriculture which only allows for a single-family dwelling to be built if it is deemed necessary for or accessory to agricultural use upon a demonstration of compliance with guidelines found in 350-082-0260(3)(c). Guideline 350-082-0260(3)(c)(D) states that the minimum parcel size for a single-family dwelling is 40 acres. According to Gorge Commission GIS maps, only one of the parcels designated SMA Agriculture within the

study area is 40 acres in size, but it is located on a steep hillside with a consistent linear grade of over 50% which is not suitable to siting a dwelling.

After reviewing the existing conditions in conjunction with potential cumulative effects, staff determined the proposed single-family dwelling would pose no additional adverse visual impacts to the landscape.

6. Commission Rule 350-082-0600(2)(c) states:

(c) The extent and type of conditions applied to a proposed development to achieve visual subordination to its landscape setting shall be proportionate to its potential visual impacts as visible from key viewing areas. Conditions may include, and shall be applied using the following order of priority, with (A) being the first condition to require and (F) being the last condition to require if the prior conditions do not achieve visual subordination:

(A) Screening by existing topography.

(B) Siting (location of development on the subject property, building orientation, and other elements).

(C) Retention of existing vegetation on the applicant's property.

(D) Design and building materials (color, reflectivity, size, shape, height, architectural and design details and other elements).

(E) New landscaping on the applicant's property.

(F) New berms or other recontouring on the applicant's property, where consistent with other applicable provisions.

Factors contributing to the visual subordination of the development include the location, size, shape, dark exterior material colors, low reflectivity of the building materials, distance from the Key Viewing Areas and existing topography, screening, and vegetation. The proposed house is sited at the northern end of the parcel. The topography of the parcel is a gradual downward sloping hill with a level section at the northern quarter of the parcel. With the house sited towards the northern, more level end of the parcel this helps the house to be sited further back with minimal protrusion from the hill making it more difficult to see from Key Viewing Areas at lower elevations. The house is oriented with the widest and tallest elevation to face southwest. Staff determined that the house is not topographically visible from any Key Viewing Areas to the southwest of the subject parcel.

The site is visible from three Key Viewing Areas in the middle ground as discussed in Finding B.4, one in the background, and is not visible from any Key Viewing Areas in the foreground.

The site is only topographically visible in the background at a distance of over 6 miles from one higher elevation Key Viewing Area, Tom McCall Point at 1,700 feet in elevation. From Tom McCall Point, existing vegetation to the south and east of the project site provides effective screening because the site is in the background, over 6

miles away. At that viewing distance the development will appear insignificant in the landscape and not be visible to the unaided eye.

The proposed materials listed in Finding B.10 consist of dark earth-tone colors with low reflectivity. Continuous sections of glass are located on the southwest facing elevation which is not visible from Key Viewing Areas in that direction. Minimal and broken-up sections of glass are located on the east-facing elevation but are screened by existing thick and unbroken stands of oak and pine.

With the retention of the existing trees around the dwelling, the building will blend with the backdrop and not noticeably contrast with the landscape. The Director's Decision includes conditions of approval for requiring the retention of existing vegetative screening and application of the proposed dark earth-tone materials used on the house to achieve visual subordination.

7. Commission Rule 350-082-0600(2)(d)(A-E) discusses standards for new development to be sited using existing topography and existing vegetation to achieve visual subordination from key viewing areas. It also discusses guidelines that apply to new landscaping used to screen development from key viewing areas. The applicant did not propose any new landscaping for screening purposes. The only new vegetation proposed to be planted, as discussed in Finding B.3, is to be used as a windbreak.
8. Commission Rule 350-082-0600(2)(e) states that existing tree cover screening proposed development from key viewing areas shall be retained as specified in 350-082-0600(3). No screening vegetation is proposed to be removed. One maple tree is proposed to be removed to the southeast of the building footprint for the necessary drain field to be constructed. A condition of approval is included in the Director's Decision stating that existing oak and pine trees on the subject parcel that were not destroyed by the Burdoin Fire shall be retained for the preservation of scenic resources and character of the landscape.
9. Commission Rule 350-082-0600(2)(f) states that the silhouette of new buildings shall remain below the skyline of a bluff, cliff, or ridge as visible from key viewing areas. According to CalTopo online maps, the proposed development site of the garage and dwelling is sited at approximately 1,315 feet above sea level. The Key Viewing Areas listed in Finding B.4 are located at elevations ranging from 100 feet (Interstate 84) to 1,700 feet (Tom McCall Point). A gradual sloping hill is located behind the proposed development to the north, rising to approximately 2,000 feet. At a height of 1,315 feet, the proposed dwelling will remain well below the skyline from Key Viewing Areas looking to the north. For Key Viewing Areas looking to the west, the hill behind the proposed dwelling rises to approximately 1,450 feet along the ridge. With a maximum proposed height of 17.5 feet, the dwelling will remain below the skyline as viewed from Tom McCall Point.
10. Commission Rule 350-082-0600(2)(h-j) states:

Unless expressly exempt by other provisions in 350-082-0600, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in the surrounding landscape.

The applicant has proposed the following colors with associated Light Reflectance Values (LRV) for approval:

Roof: Taylor Metal Kynar 500 Medium Bronz, 11 LRV
Soffit: Taylor Metal Kynar 500 Dark Bronz, 7 LRV
Siding: Taylor Metal Kynar 500 Musket, 7 LRV
Foundation Wall: Brickform Blush-Tone Acid Stain Walnut CS-1000

The exterior of buildings on lands visible from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity. Continuous surfaces of glass shall be limited to ensure visual subordination.

The applicant has proposed to use metal materials with low LRV for the siding and roof. Light Reflectance Values are numbers representing a percentage value from 0 to 100, with 100 being the most reflective. Staff determined that the combination of colors and materials with low LRVs proposed by the applicant are consistent with low reflectivity standards.

Sections of continuous glass are located on the southwest-facing elevations of the dwelling of which cannot be seen from key viewing areas. The east side elevation of the house which is topographically visible from key viewing areas to the east has six non-continuous glass windows that are spread out and measure less than 50 square feet.

(j) Any exterior lighting shall be sited, limited in intensity, shielded, or hooded in a manner that prevents lights from being highly visible from key viewing areas and from noticeable contrasting with the surrounding landscape setting, except for road lighting necessary for safety purposes.

The applicant proposed to use exterior lighting that is shielded and downward facing. A condition of approval is included in the Director's Decision stating lights shall be directed downward, hooded, and shielded to prevent lights from being highly visible from key viewing areas. Included with in the decision packet, staff are providing the applicant with examples of acceptable light fixtures from the International Dark-Sky Association.

11. Commission Rule 350-082-0600 states:

New buildings shall not be permitted on lands visible from key viewing areas with slopes in excess of 30 percent. Variances to this guideline may be authorized if the guideline's application would render a property unbuildable. In determining the slope, the average slope of the proposed building footprint shall be used.

Analysis using CalTopo online maps determined the site slope to be approximately 22% at the steepest portion and 0% at the flattest spot.

12. Commission Rule 350-082-0600(2)(r) states that driveways and buildings shall be designed and sited to minimize visibility of cut banks and fill slopes from key viewing areas. No new driveways are proposed.

The applicant has proposed using approximately 30 cubic yards of fill along the south-facing elevation and 1 cubic yard of fill along the east facing elevation. No visible cut banks are proposed. The site is screened by a thick grove of existing Oregon white oak and Ponderosa pine trees to the east where key viewing areas are located.

13. Commission Rule 350-082-0600(3)(c) discusses standards applicable to development within the Oak-Pine Woodland landscape setting:

(A) Structure height shall remain below the tree canopy level of the dominant vegetation types of this setting.

The proposed height of the dwelling at its highest is 17.5 feet. The surrounding landscape is made up of dense stands of Oregon white oak and Ponderosa pine which range from 30-50 feet in height. The dwelling will remain below the tree canopy level.

(B) In portions of this setting visible from key viewing areas, the following guidelines shall be employed to achieve visual subordination for new development and expansion of existing development:

- i. At least half of any tree species planted for screening purposes shall be species native to the setting. Examples of native species are identified in the Scenic Implementation Handbook as appropriate for the area.*
- ii. At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.*
- iii. For substantially wooded portions: Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening from key viewing areas shall be retained.*

No new trees for screening purposes are proposed. The surrounding landscape consists of substantial wooded areas screening the property to the east from key viewing areas. One maple tree is proposed to be removed to the southeast of the building footprint for the necessary drain field to be constructed. A condition of approval is included in the Director's Decision stating that existing oak and pine trees on the subject parcel that were not destroyed by the Burdoin Fire shall be retained for the preservation of the character of the Oak-Pine Woodland landscape setting.

Scenic Resources Conclusion

With conditions of approval listed in the Director's Decision, this application meets the criteria for guidelines for protecting Scenic Resources in the National Scenic Area.

C. Cultural Resources

1. Commission Rule 350-082-0620(1) describes general provisions for implementing the Cultural Resources Protection Process.
2. Except as specified in Commission Rule 350-082-0620(2)(a)(C), new development in the Columbia River Gorge National Scenic Area requires a reconnaissance survey.

3. Christopher Donnermeyer, Archeologist for the U.S. Forest Service Columbia River Gorge National Scenic Area, reviewed the land use application and determined in a Cultural Resources Survey Determination letter, dated October 14, 2025, that pursuant to Commission Rule 350-082-0620(2)(a)(C) a Cultural Resource Reconnaissance Survey is not required because the proposed development will occur on a site that has been determined to be within a low probability zone and it does not occur within 500 feet of a known archaeological site..
4. Commission Rule 350-082-0620(2)(a)(D) describes when a historic survey is required. In his October 14, 2025 Cultural Resources Determination letter, Mr. Donnermeyer determined that a historic survey is not required because the proposed development would not alter the exterior architectural appearance of buildings and structures that are 50 years or older and would not compromise features of the surrounding area that are important in defining historic or architectural character of significant buildings or structures that are 50 years old or older.
5. Commission Rule 350-082-0620(6) protects cultural resources discovered during construction. It requires that if cultural resources are discovered after construction begins, all construction activities within one hundred feet of the discovered cultural resource shall cease; further disturbance is prohibited, and the Gorge Commission shall be notified within 24 hours of the discovery. A condition of approval is included in the Director's Decision consistent with this rule.
6. Commission Rule 350-082-0620(7) contains provisions addressing discovery of human remains during construction. A condition of approval is included in the Director's Decision consistent with this rule.

Cultural Resources Conclusion

With conditions protecting unknown cultural resources and human remains discovered during construction, the proposal is consistent with the guidelines in Commission Rule 350-082-540 that protects cultural resources in the National Scenic Area.

D. Natural Resources

1. Commission Rule 350-082-0640(1-8) provides guidelines for protecting water resources in the National Scenic Area. Staff reviewed its natural resource inventories for nearby water resources. The closest wetland is more than 1,000 feet away from the proposed development.

There are seven streams identified within the vicinity of the proposed development site. Commission Rule 350-082-0640(6)(f) requires a 100-foot buffer for streams used by anadromous or resident fish and Commission Rule 350-082-0640(6)(g) requires a 50-foot buffer for intermittent streams not used by anadromous or residential fish. According to the applicant's site plan, the proposed dwelling will be located approximately 800 feet away from the nearest stream. The proposed development will not take place within any water resource or water resource buffer zones.

2. Commission Rule 350-082-0650(1) discusses the General Management Area Sensitive Wildlife Review Criteria.
3. Commission Rule 350-082-0650(3)(a-b) states that proposed uses within 1,000 feet of a Priority Habitat or sensitive wildlife site shall be reviewed as follows:

(a) The Executive Director shall submit site plans to the Oregon Department of Fish and Wildlife or the Washington Department of Fish and Wildlife. State Wildlife biologists will review the site plan and their field survey records and:

(A) Identify and verify the precise location of the Priority Habitat or sensitive wildlife site;

(B) Ascertain whether the sensitive wildlife site is active or abandoned; and

(C) Determine if the proposed use may compromise the integrity of the wildlife habitat or site or occur during the time of the year when wildlife species are sensitive to disturbance, such as nesting or rearing seasons. In some instances, state wildlife biologists may conduct field surveys to verify wildlife data and assess potential effects of a proposed use.

(b) Oregon white oak shall not be removed if practicable alternatives exist...

Oregon white oak are identified on the proposed site plan, but none are proposed to be removed. A condition of approval in the Director's Decision is included to ensure no Oregon white oak will be removed during or after the construction of the dwelling.

In addition, the site and the surrounding landscape is identified as a habitat for White and Black-tailed Deer winter range. On October 2, 2025, staff sent Washington Department of Fish and Wildlife (WDFW) a copy of the applicant's land use application and site plan. WDFW did not submit a comment in response to the notice. Due to the existing residential use of the property and the nature of the development, the wildlife site is not compromised resulting in no adverse or cumulative effects. Pursuant to Commission Rule 350-082-0650(3)(d), the wildlife protection process may conclude because the proposed development will not compromise the integrity of the Priority Habitats within the vicinity.

4. Commission Rule 350-082-0660(1)(a) discusses review uses allowed within 1,000 feet of a rare plant. According to Gorge Commission inventories the proposed site is located more than 1,000 feet from any identified rare plants.

Natural Resources Conclusion:

With conditions of approval prohibiting the removal of any Oregon white oak, the proposed development is consistent with the rules protecting Natural Resources in the National Scenic Area.

E. Recreation Resources

1. Commission Rule 350-082-0700 describes the General Management Area Recreation Review Criteria. The application did not contain any proposals for recreational use.
2. Commission Rule 350-082-0580(3) states:

Buffers from Existing Recreation Sites. If new buildings or structures may detract from the use and enjoyment of established recreation sites, an appropriate buffer shall be established between the building or structure and the parcel.

The closest recreation site is the Syncline trail which is located over 2 miles away at the base of Courtney Road. The new development will not detract from the use and enjoyment of established recreation sites and no buffers are needed.

Recreation Resources Conclusion:

The proposed development is consistent with Commission Rule 350-082-0580(3) that protects recreation resources in the National Scenic Area.

F. Treaty Rights Protection

1. Commission Rule 350-082-0130(1) provides protection of tribal treaty rights from new development in the National Scenic Area.
2. Commission Rule 350-082-0130(1)(c) lists the notice requirements for proposed development and requires that the Executive Director offers to meet with or consult with the tribal governments prior to making a decision on the proposed development. The Executive Director shall make more than one attempt to contact a tribal government. Staff provided the initial offer to meet or consult with the initial notice on October 2, 2025 via email and by mail. No treaty tribe government requested a meeting or consultation on the proposed development.
3. Commission Rule 350-082-0130(1)(d) lists guidelines for tribal government consultation when any of those governments submit substantive written comments.

No substantive comments were received.

4. Commission Rule 350-082-0130(1)(i) states,

The treaty rights protection process may conclude if the Executive Director determines that the proposed uses would not affect or modify treaty or other rights of any Indian tribe. Uses that would affect or modify such rights shall be prohibited.

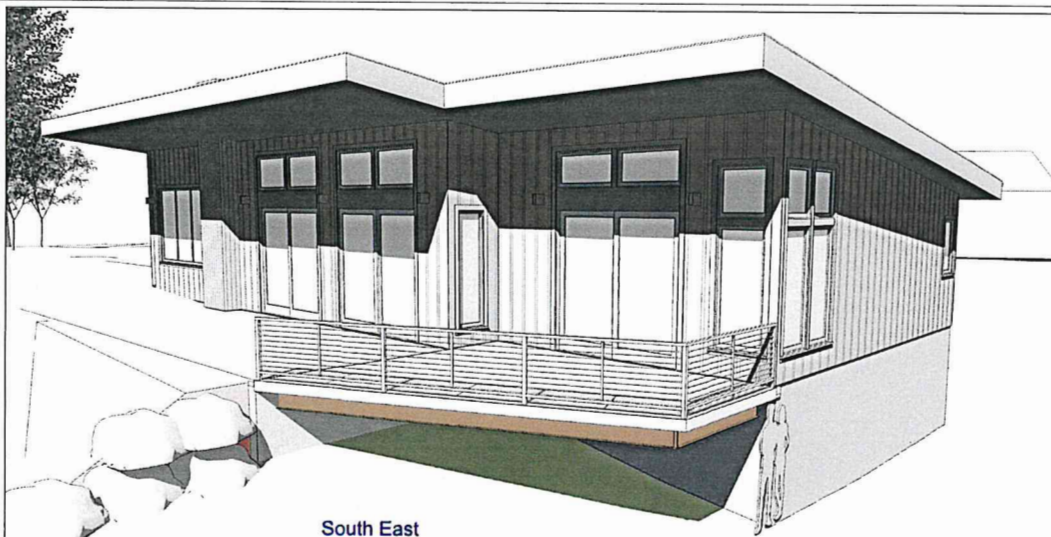
The subject parcel does not provide access to the Columbia River or its fish bearing tributaries. No known treaty rights are affected by this proposal and no treaty rights concerns were raised by the tribal governments. Because the proposed use does not

affect or modify treaty or other rights of any Indian tribe, the treaty rights protection process may conclude pursuant to Commission Rule 350-082-0130(1)(i).

Treaty Rights Conclusion:

The proposed development is consistent with the guidelines in Commission Rule 350-082-0130, which provides protection for treaty rights and any other rights of any Indian tribe.

MA
FIND0008.25



South East



South West



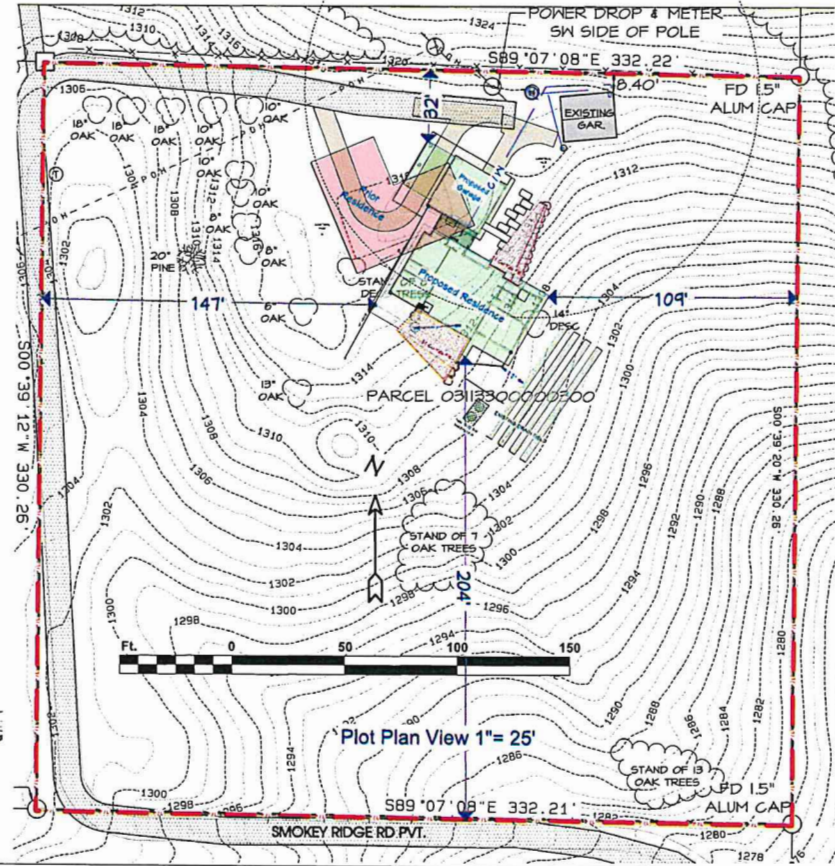
North East

APPROVED

Law

- General Notes: McLaughlin Design & Construction LLC (MDC)
- 1 MDC assumes no responsibility for changes or departures from these drawings.
 - 2 MDC is not responsible for omissions or errors on the drawings unless notified in writing prior to start of construction.
 - 3 Approved Plans & Permit must be present on job site at all times. Failure to comply could result in rescheduling delays and added fees.
 - 4 Building Permit must be posted in visible location prior to any construction.
 - 5 Approved plans shall be accompanied by the plan review in order to be valid.
 - 6 Any changes to these plans must be approved in writing by the building inspector prior to commencement of work.
 - 7 Sect 307 (a) of the uniform building code prohibits occupancy of this building prior to completion of final inspection.
 - 8 Owner/Builder shall verify all dimensions in the field and notify MDC of any discrepancies. Written dimension take precedence over scaled.

SQUARE FOOTAGE:	TABLE OF CONTENTS:
Conditioned: 1992 sf	A-1 : Site Plan & Renderings
Garage: 642 sf	50.0 : Structural General Notes
Car Port: 260 sf	50.1 : Special Inspection, Abbrev., Schedule
	52.0 : Foundation Plan
	52.1 : Roof Framing Plan
	53.0 : Shearwall sch. & General Details
	53.1 : Typical Details
	54.0 : Foundation Details
	55.0 : Roof Framing Details
	55.1 : Roof Framing Details
DESIGN CRITERIA:	A-11 : 1st Floor Layout & Elec / HVAC plan
Grid Spacing 50'	A-12 : Elevations
Seismic Zone = C	A-13 : Sections & Cabinets
Exposure = B	A-14 : Schedules
Wind = 110 mph	
Frost = 10"	



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

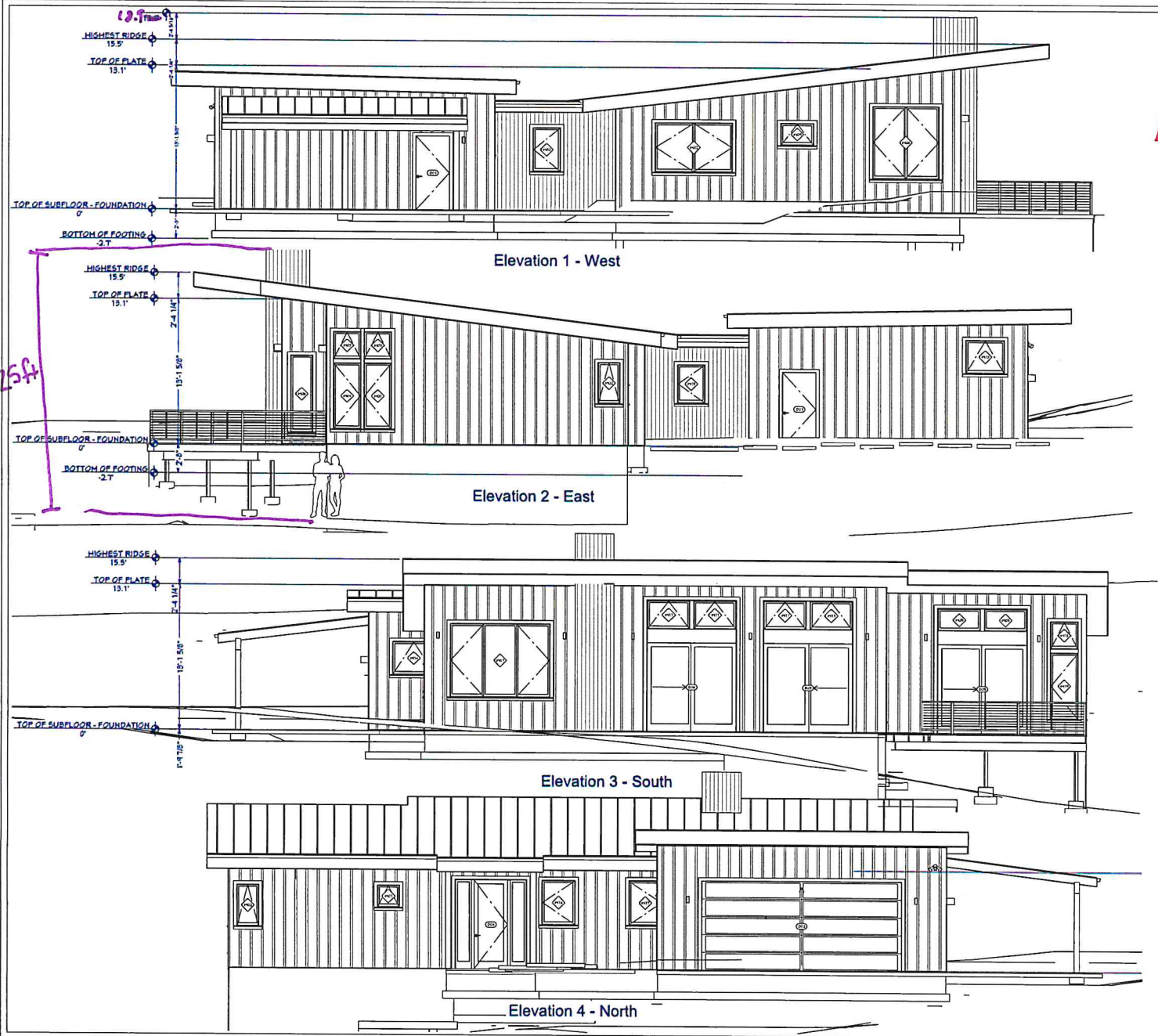
SITE PLAN & RENDERINGS

Property Address:
20 Smokey Ridge Rd, White Salmon, WA
Tax Parcel# 0311330000900

Replacement Construction for:
Paridian Salmon
POB 1622 White Salmon, WA 98142

McLAUGHLIN DESIGN & CONSTRUCTION LLC
MDC
11118/2525

SCALE:
1" = 25 ft
SHEET:
A-1

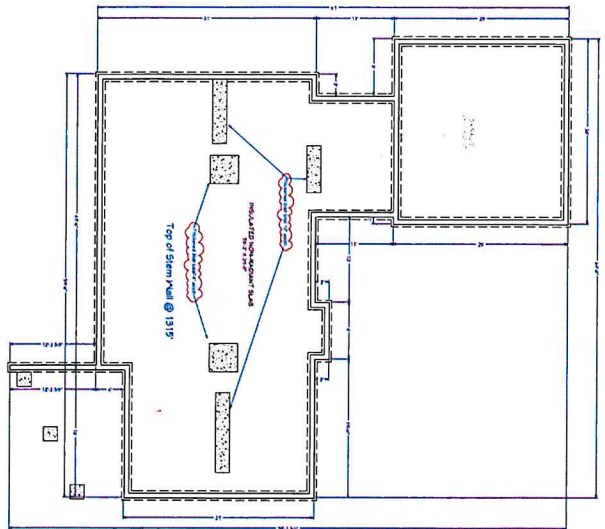


APPROVED
KW

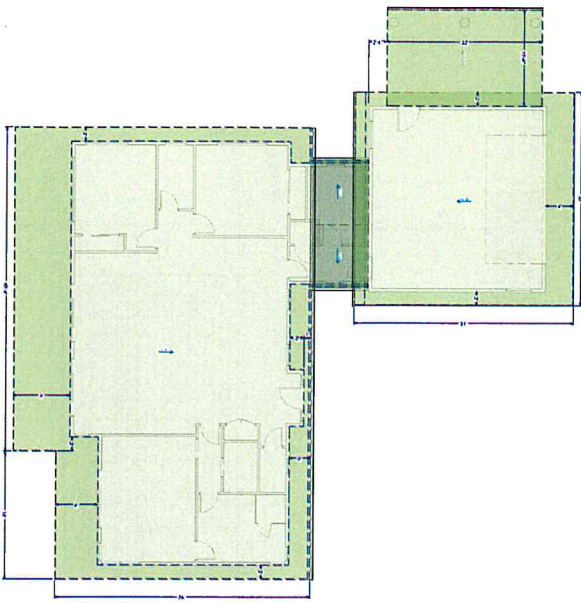
DATE	DESCRIPTION
ELEVATIONS	
Replacement Construction for: Panchan Salmon POB 1622 Kittle Salmon MA 06872	
Property Address: 20 Emory Ridge Rd Kittle Salmon MA Tax Parcel# 05113500000500	
MIDC MIDC DESIGN & CONSTRUCTION LLC 1000 Main Street Portland, ME 04101 Tel: (207) 753-1177 Fax: (207) 753-1178	
11/18/2023	SCALE:
	1/4" = 1'-0"
	SHEET:
	A-12

APPROVED

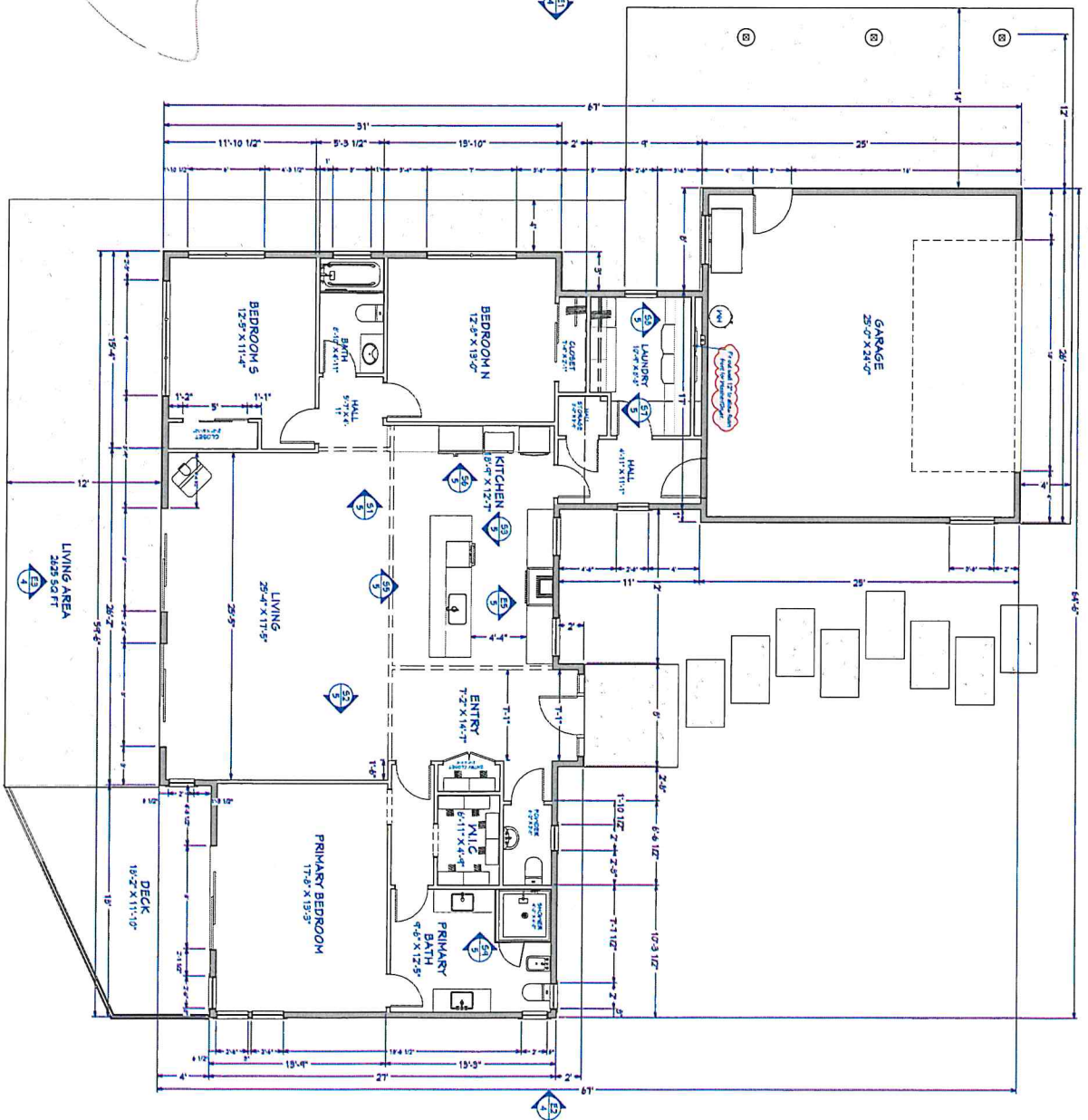
W



Foundation Layout



Roof Plan View



Floor Plan View Dimensioned

NO.	DESCRIPTION	DATE

FLOOR LAYOUTS

Property Address:
20 Smoky Ridge Rd White Salmon WA
Tax Parcel# 03119300002300

Replacement Construction for:
Patrician Salmon
POB 1622 White Salmon WA 98672

McLAUGHLIN DESIGN & CONSTRUCTION LLC
 100 W. 1st St. Suite 100
 White Salmon, WA 98672
 Tel: (509) 498-7088
 Fax: (509) 498-3177
 Email: info@mdcwa.com

SCALE: 1/8" = 1'-0"
 SHEET: A-3

APPROVED
yes

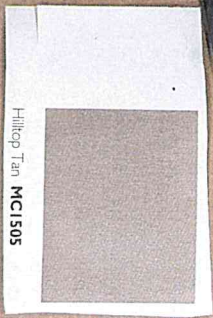
~~Charcoal~~
Medium
Green
Roof



Dark
Bronze
Soffit
Fasia



Nusket
siding



Concrete deck
+ patio

~~Colonial Red~~
~~Shingles~~

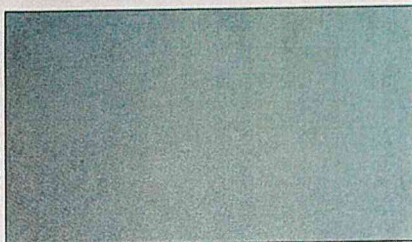


Foundation
wall

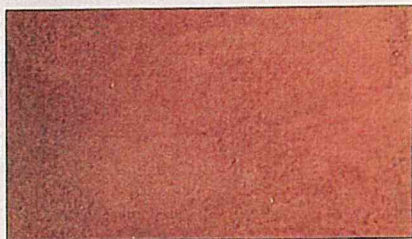
APPROVED



JADE CS-100*



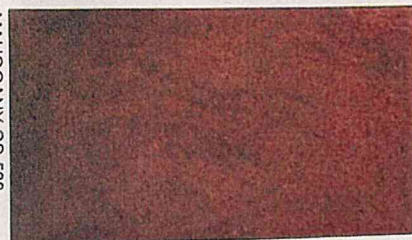
TURQUOISE CS-200*



COFFEE CS-300



CARAMEL CS-400



MAHOGANY CS-500



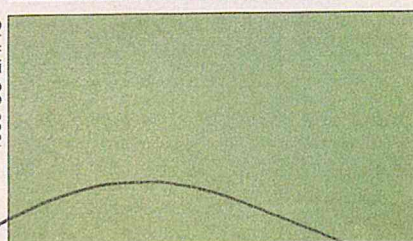
EBONY CS-600



MISSION BROWN CS-700



AMBER CS-800



OLIVE CS-900*



WALNUT CS-1000

* May discolor if used exterior

Cement Stain

Brickform Blush-Tone Acid Stain is a reactive stain that uses mineral salts to chemically react with the free lime at the surface of the slab to produce a permanent color change. The colors produced are unique and captivating with multi-colored intensities that simulate the natural shadings of aged stone, concrete and masonry. Use Blush-Tone Acid Stain to create natural color variations on un-colored concrete, integrally colored concrete, color hardened concrete, and overlays. Colors shown are an approximation of actual color. To confirm the proper color selection, have your contractor prepare a color sample in an inconspicuous area of the actual surface to be used. Blush-Tone Acid Stain is available in 1-gallon units that cover approximately 200-300 square feet.

Prior to using Blush-Tone Acid Stain, refer to the current TIS and SDS available at www.brickform.com or by using the QR code.



**Recommended Seed Mixes, Mulch, and Fertilizer
for Temporary and Permanent Revegetation in East Side Environments**
Based on recommendations from Andrea Ruchty, district botanist, GPNF, Mt. Adams Dist.,
and Robin Dobson, CRGNSA botanist

<i>Native Seed Mixture #1: Recommendations for Composition and Application Rates</i>		
Species	Hand Seeding including Handheld Spreaders	Hydromulcher
blue wildrye (<i>Elymus glaucus</i>)	20 lbs/acre	15 lbs/acre
California brome (<i>Bromus carinatus</i>)	20 lbs/acre	15 lbs/acre
slender hairgrass (<i>Deschampsia elongata</i>)	10 lbs/acre	5 lbs/acre
broadleaf lupine (<i>Lupinus latifolia</i>)		
Idaho fescue (<i>Festuca idahoensis</i>)		
Total	50 lbs/acre	35 lbs/acre

<i>Native Seed Mixture #2: Recommendations for Composition</i>	
Species	% by wt.
California Brome (<i>Bromus carinatus</i>)	20
Sheep fescue (<i>Festuca ovina</i>)	40
Blue wildrye (<i>Elymus glaucus</i>)	10
Canada bluegrass (<i>Poa compressa</i>)	10
Blue bunch wheatgrass (<i>Agropyron spicatum</i>)	20
Sickle-keeled lupine (<i>Lupinus albicaulis</i>)	5 oz./100# seed
America vetch (<i>Vicia Americana</i>)	5 oz./100# seed

<i>Non-Native Seed Mixture: Recommendations for Composition and Application Rates</i>	
Species	Application Rate
Annual ryegrass (<i>Lolium multiflorum</i>)	10 lbs/acre (fine seed)
Perennial ryegrass (<i>L. perenne</i>)	10 lbs/acre (fine seed)
Soft white winter wheat (<i>Triticum aestivum</i>)	40 lbs/acre
Sickle-keeled lupine (<i>Lupinus albicaulis</i>)	10 lbs/acre
TOTAL	70 lbs/acre

Herbaceous plants can be added after seeding:

Chrysothamnus nauseosus (rabbitbrush)	1 -2 oz./ac.
Achillea millefolium (Yarrow)	1 -2 oz./ac.
Eriogonum strictum	1 -2 oz./ac.
Lupinus bicolor or latifolius var. thompsonianus	1 -2 oz./ac.
Eriophyllum lanatum (Oregon sunshine)	1 -2 oz./ac.
Bitter brush (Purshia tridentate)	10 small plants/ac.
Arrowleaf Balsam root	

Notes:

Application Method: Hand or machine, ideally in the fall. Machines such as hydromulchers, usually have agitators which keep the seed well mixed and applied evenly. In hand-seeding operations it is more difficult to achieve an even distribution of seed. For this reason more lbs /acre have been prescribed to compensate for inadvertent patchiness. Hand seeding should utilize two passes of the area: 1 pass for small, fine seed such as slender hairgrass, and a second pass for the larger seeded species such as blue wildrye and California brome. Rice hulls may need to be added to the DEEL to get dispersion distance. Contact with the soil is very important, best results are achieved when the seed is lightly raked or pressed into the soil.

Seed Storability: Generally grass and forb species will hold reasonable germination (>80%) for 6-7 years in uncontrolled conditions. Thin-coated species such as *Bromus* will hold only 2-3 years or so.

Seed Source: Try to use appropriate local seed source for natives. Some flexibility for elevation is ok in a pinch. One native seed source is Bolson Seed Company, La Grande, OR (541)965-8285. Milestone Nursery (Lyle), Inside Passage Seed Co., Oregon Wholesale Seed Company (<http://www.oregonwholesaleseed.com/>), Rainier Seeds, Hughes Feed and Grain (the Dalles) and Dallesport Seed are other possible sources of seed, as well.

Fertilizer: Where there is a good "A" horizon probably don't need fertilizer. For sites with little organic matter use 200 lbs 16-20-0 /ac.

Mulch: Use certified weed free straw mulch whenever possible. Only 1-2" (2 tons/ac.) is needed and should be evenly applied. **Too deep can be more detrimental than none at all.** Ideally, it should be chopped and applied by machine. To further reduce the chance of introducing non-natives in to project areas, straw derived from native species is preferred. If not available, then straw from short-lived or non-persistent mulch sources such as annual rye or cereal grain seed production fields would be the next choice.

Using weed-free straw mulch is an important component in our strategy to control the spread of invasive species on the Forest. Weed-free straw is still a developing resource and its availability may be variable. Finding it will likely take some looking around. Oregon and Washington currently have weed-free certification programs. See the following websites for current lists of weed-free straw suppliers:

- ✓ http://www.nwcb.wa.gov/WWHAM/WWHAM_suppliers.htm
- ✓ http://oregon.gov/ODA/CID/weed_free_forage.shtml

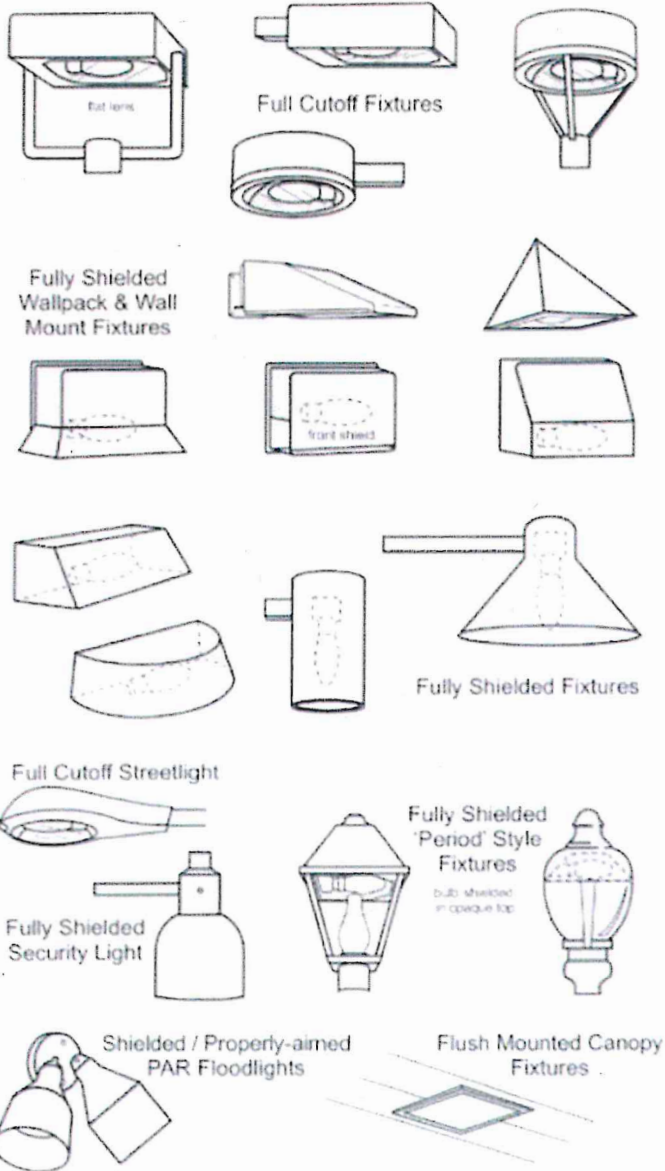
The following are some more potential contacts for weed-free straw:

- Elwyn Crutcher, Stanwood, WA, 360-939-2334 (he will deliver for a charge, is generally sold out by spring).
- Wallowa County Hay Growers Association:
<http://www.certifiedwallowacountyhay.com/>
- John Williams, OSU Extension in Wallowa County, 541-426-3143.
- Randy Black, Oregon Dept of Agriculture, 503-986-4620.
- Allen Schnetzky, Weed Supervisor, Wallowa County 541-426-3332.

Examples of Acceptable / Unacceptable Lighting Fixtures

Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Unacceptable / Discouraged

Fixtures that produce glare and light trespass

