



Notice of Development Review

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

FILE NUMBER:	C25-0008
PROPOSAL:	The Columbia River Gorge Commission has received an application for a replacement single family dwelling and attached garage that was destroyed by fire.
APPLICANTS:	Breff McLaughlin
LANDOWNERS:	Patricia Salmon
SIZE and LOCATION:	The subject parcel is approximately 2.5 acres in size and located adjacent to Smoky 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 the subject parcel 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 DATE:	October 2, 2025
COMMENT DEADLINE:	October 23, 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 Mackenzie Aamodt at (509) 281-9383 or by email at mackenzie.aamodt@gorgecommission.org.



For office use:
Application No. _____

Land Use Application

Applicant(s) McLaughlin Design & Construction LLC Breff McLaughlin

Mailing Address: 200 SW Dogwood Ln, White Salmon WA98672

Phone: 541-490-7088

Email breff@mdc3d.com

Property Owner(s) Patricia Salmon

Mailing Address: POB 288 Bingen WA 98605

Phone: 541-490-8740

Email psalmon@gorge.net

**Street Address
of Parcel** 20 Smoky Ridge Rd aka 20 Smokey Ridge Rd off Courtney

**Township, Range,
Section, Qtr. Section** NESENE; 33-3-11

Tax Lot Number(s) 0311330000030

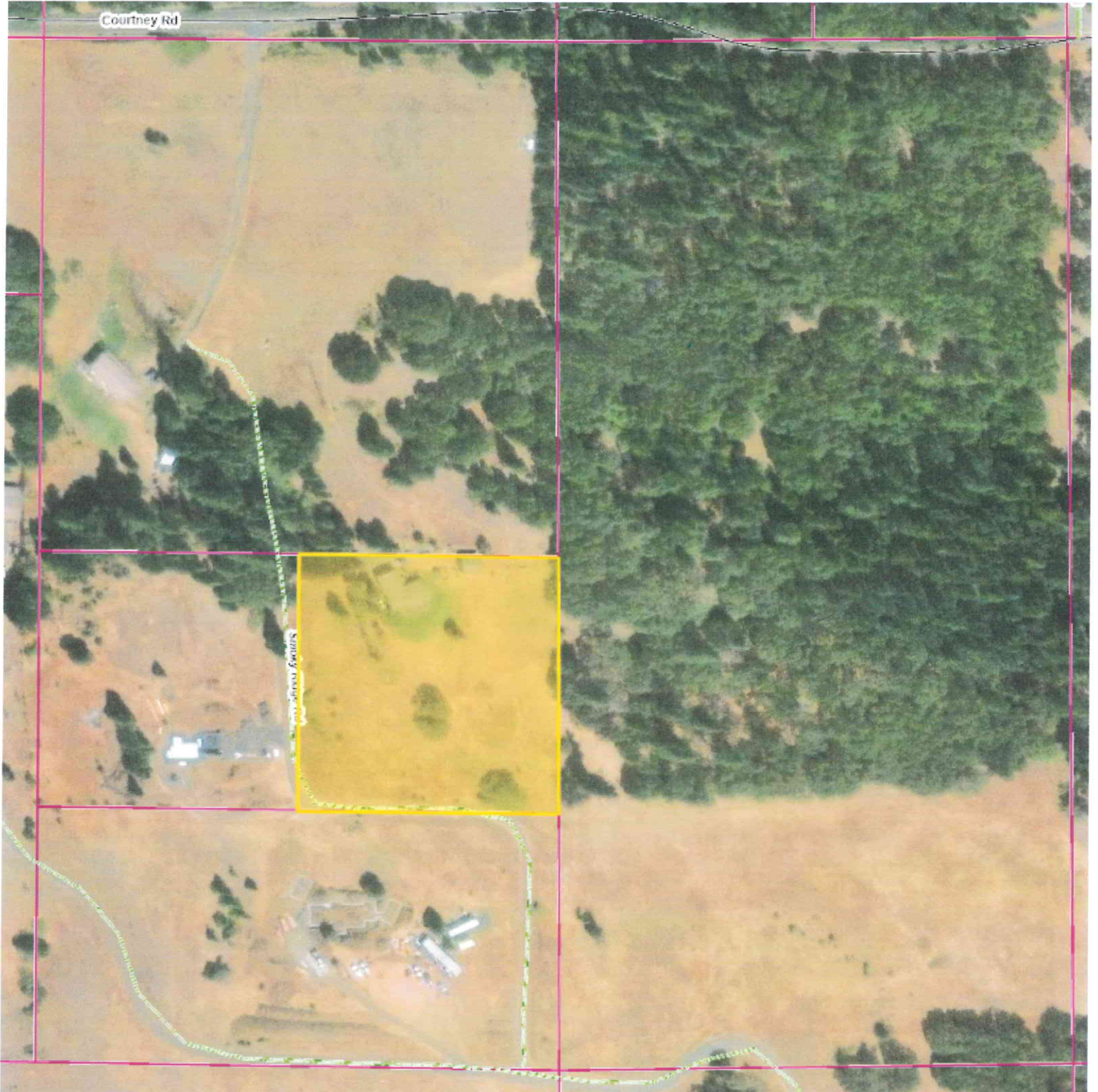
Parcel Size 2.5 ac

**Summary of
Proposal** Replacement Residence - Burdoin Fire

**Existing Use
of Parcel** Primary Residence

Surrounding 03113300000300

Patricia Salmon Application



Legend

County Boundary

Towns (Points)

City Limits

Roads

-  City
-  County
-  Other Govt
-  Private
-  State

Parcels



100 ft



Created by Klickitat County. Klickitat County provides no warranty, expressed or implied, as to the accuracy, reliability or completeness of this data.

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.

North - Residence 1 bldg
South - Residence 1 bldg
West - Residence 1 bldg
East - BLM no bldg

see attached Satellite photo

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: Brett McLaughlin Date 9/15/25
Brett McLaughlin

Property owner(s) signature: _____ Date _____
Patricia Salmon 9/15/25

Easement and Partial Interest(s) signature: _____ Date _____

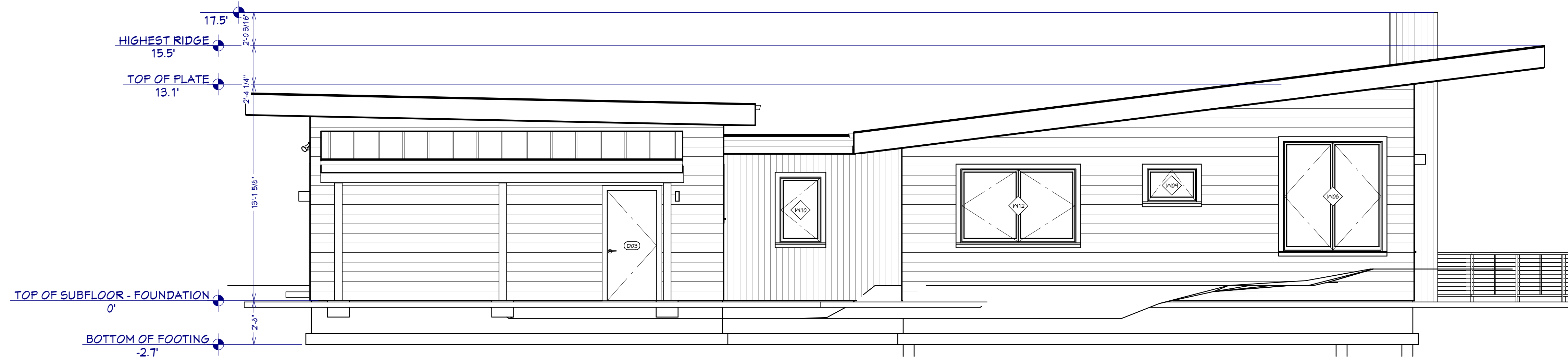
Existing Buildings and Structures: Please provide the following information for each building and structure on the parcel.

Building or Structure (do not include fences or roads)	Size (square feet)	Height (measure from lowest point)	Length and Width	Year Built (if known)
Work Shed	480	14'-9"	20x24	1991-ish

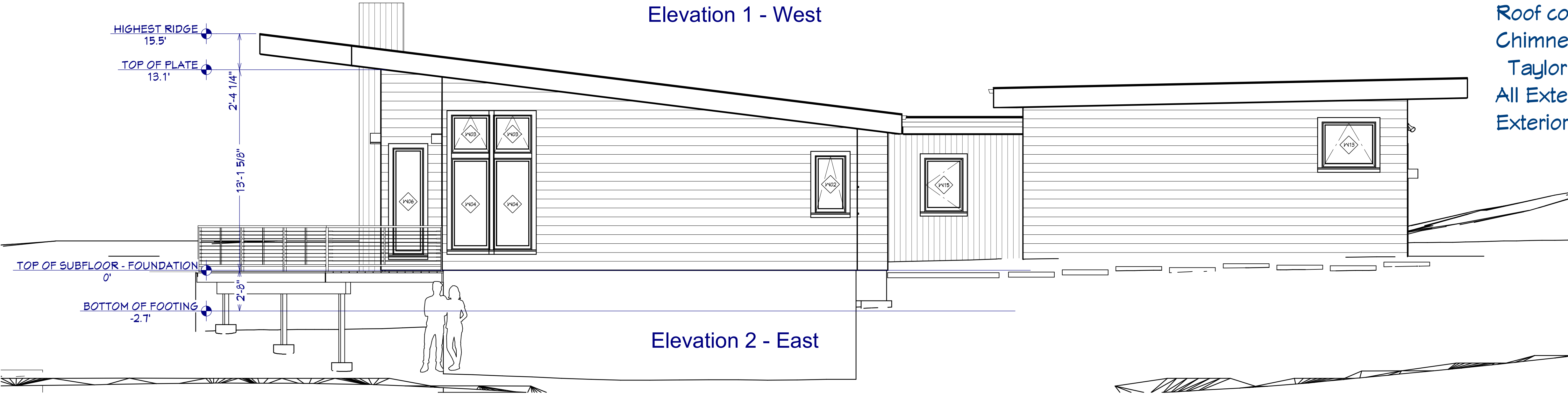
Detailed Project Description: Please describe all proposed development and use of the development, including size, height, exterior colors, construction materials of proposed structures (including access roads), areas of ground disturbance, landscaping details, and structures that you propose to remove. 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.

see attached Construction Documents

	Parcel	Owner	address
north	3113300000100	D'ITRI, CARLO	302 W STEUBEN ST UNIT 28 BINGEN WA 98605
south	3113300000400	BAKER, STACEY	PO Box 1305 WHITE SALMON WA 98672
east	3113400000400	UNITED STATES OF AMERICA	902 WASCO AVE STE 200 HOOD RIVER OR 97031
west	3113300000200	JOHNSON, DANIEL	PO BOX 2411 WHITE SALMON WA 98672



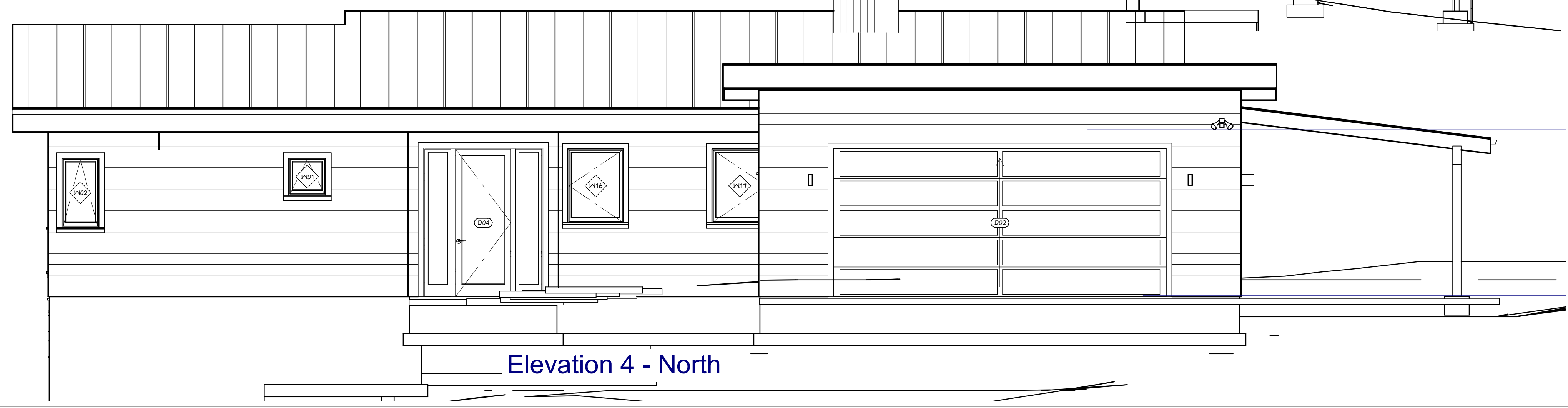
Elevation 1 - West



Elevation 2 - East



Elevation 3 - South



Elevation 4 - North

Facia Color SW7743 Mountain Road
 Facia Forest Trim
 Body Color SW6192 Coastal Plain
 Siding-Hardi Plank 5" Reveal Cedarmill
 Trim Hardi Board
 Trim Color SW7743 Mountain Road
 Doors Color Eggshell Black
 Window frames Color Eggshell Black
 Windows & Glass Doors 15% Reflectivity
 Windows & Glass Doors Low-E 28%
 Roof Standing Seam 24g Taylor Kynar 500
 Roof color Medium Bronze
 Chimney Natural Basalt stone or
 Taylor Kynar 500 Charcoal Gray corrugated
 All Exterior Lighting shrouded down facia
 Exterior Posts - P/T wood stained Minwax Dark Walnut

NO.	DESCRIPTION	BY	DATE

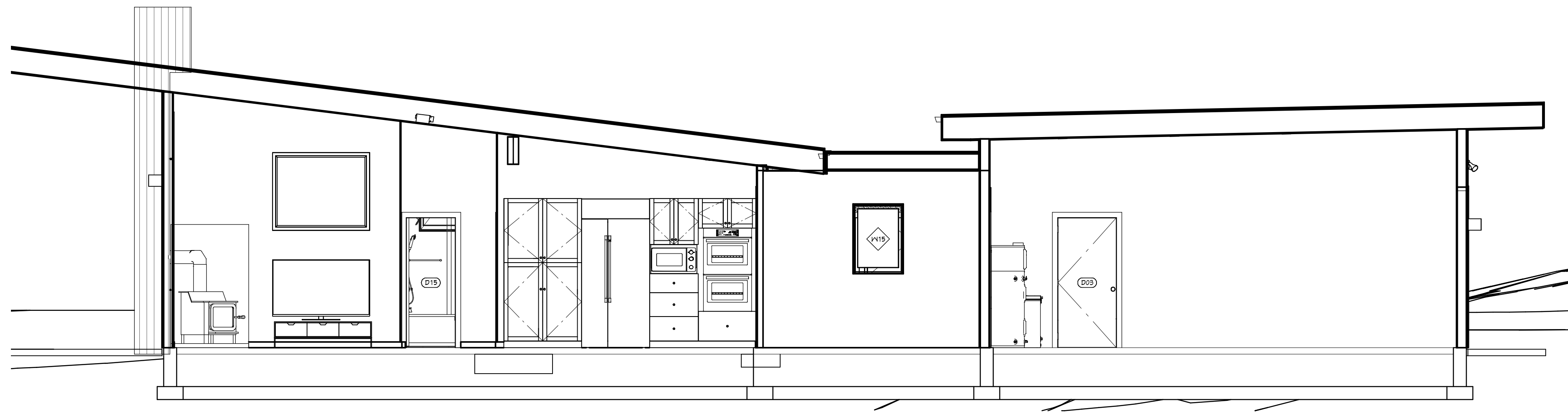
ELEVATIONS

Property Address:
 20 Smoky Ridge Rd White Salmon WA
 Tax Parcel# 03113300000300

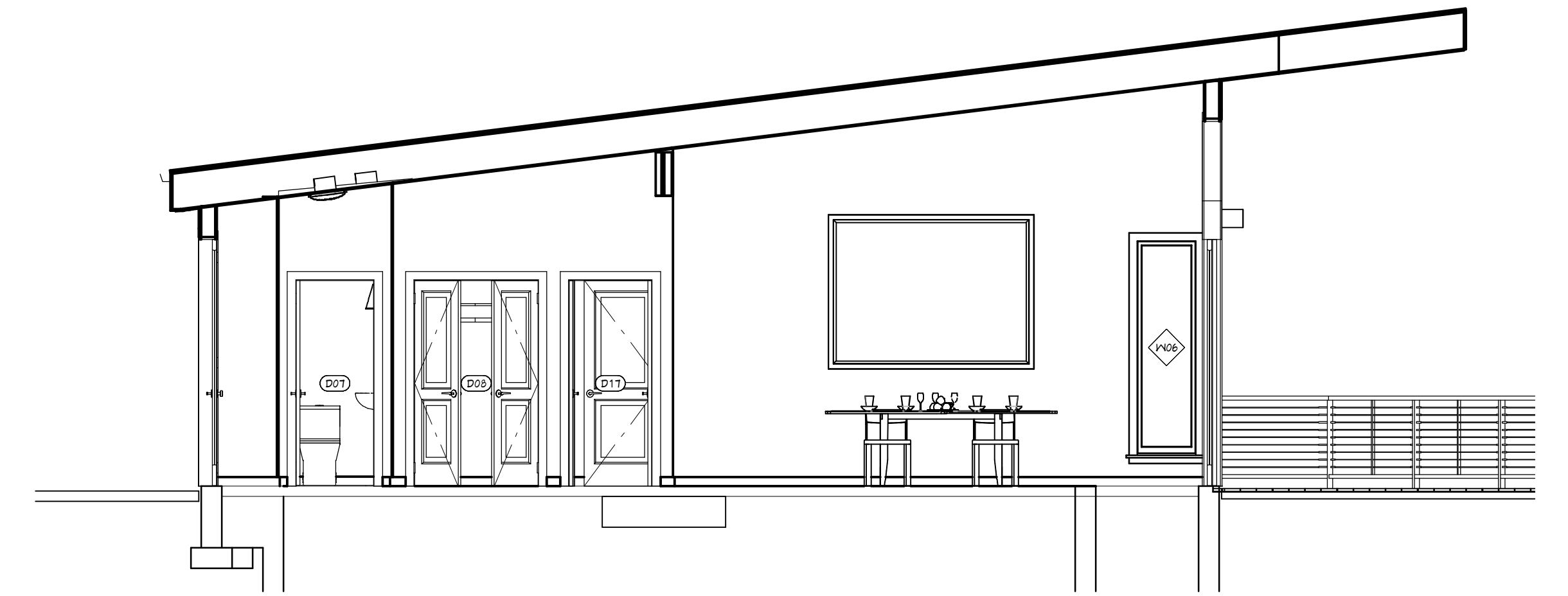
Replacement Construction for:
 Patrician Salmon
 POB 1622 White Salmon WA 98672

McLAUGHLIN DESIGN & CONSTRUCTION LLC
 200 SW Dogwood
 White Salmon, WA 98672
 ph. (503) 498-7088
 info@mdc3d.com
 fax (503) 493-3177

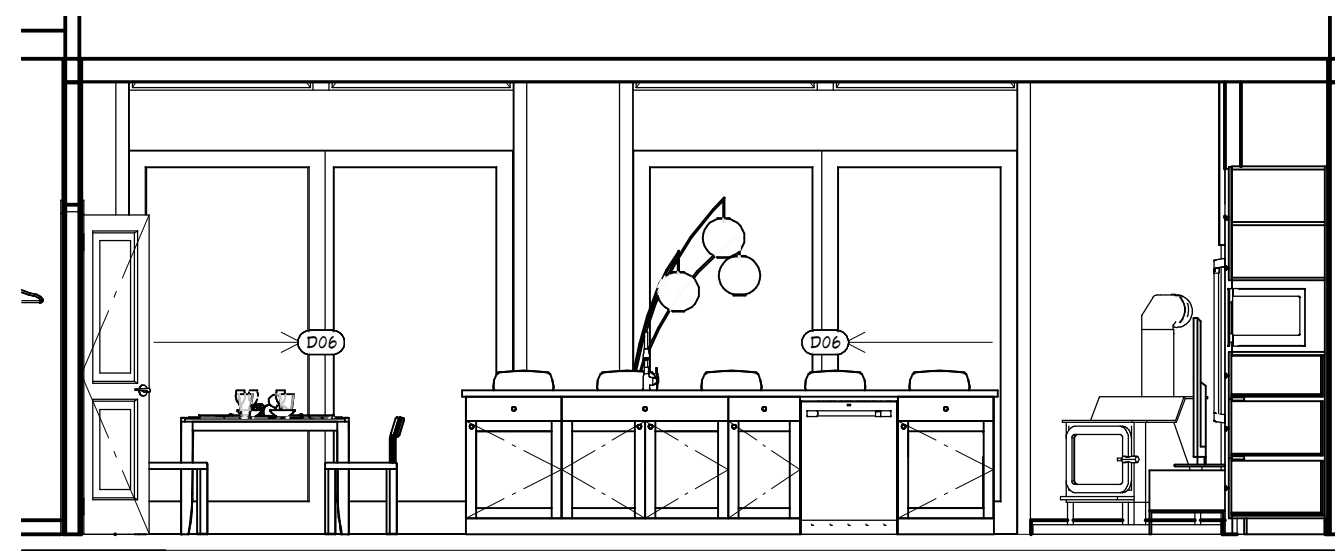
4/23/2025
 SCALE:
 1/4" = 1 R.
 SHEET:
A-4



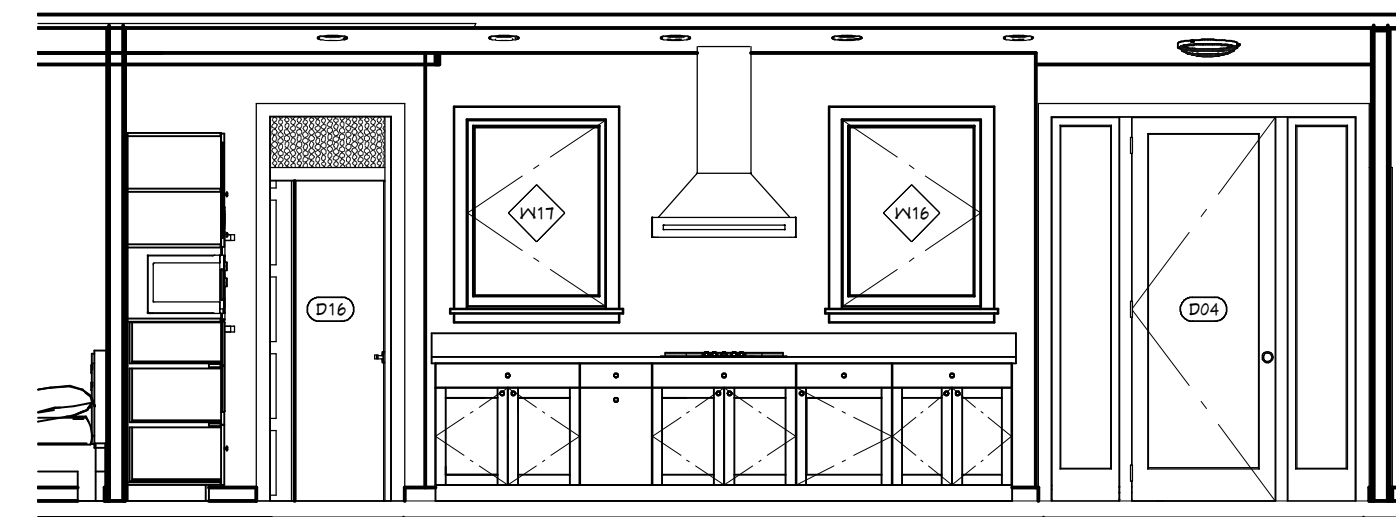
Section 1



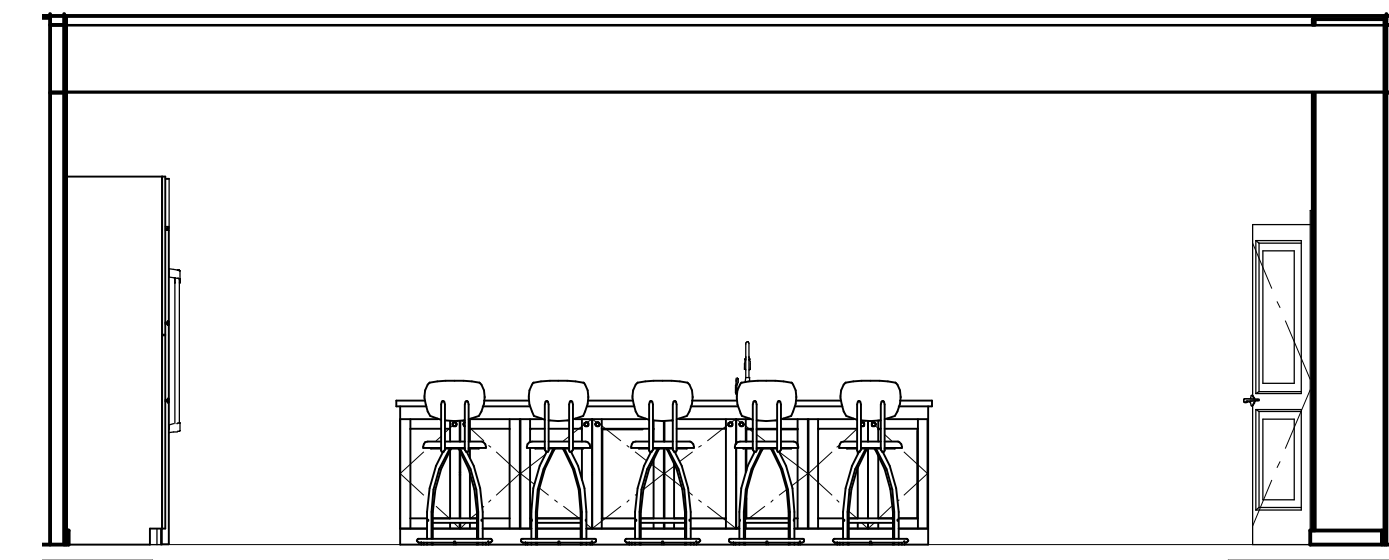
Section 2



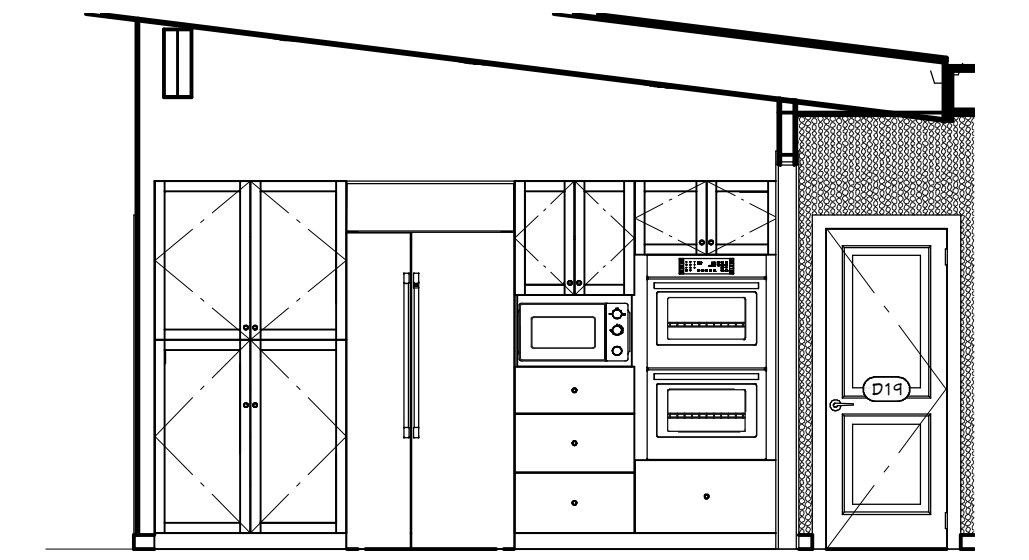
Section 3 - Kitchen Island North



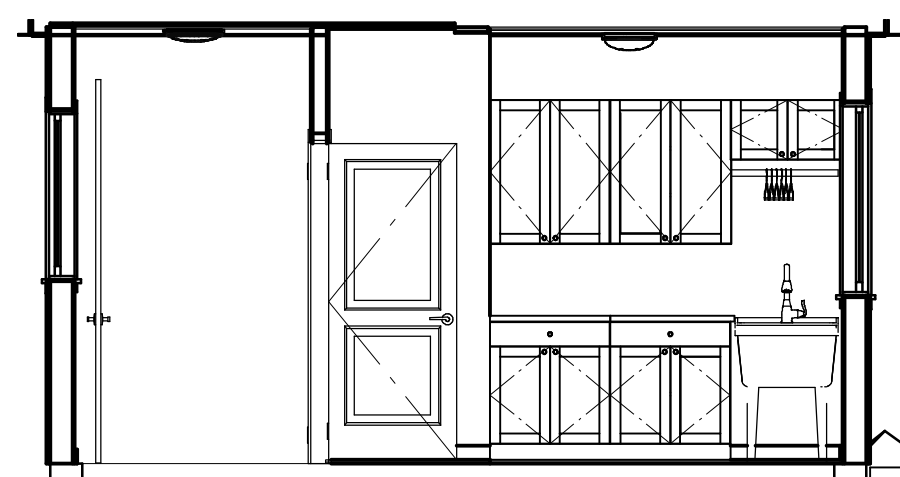
Section 4 - Kitchen North



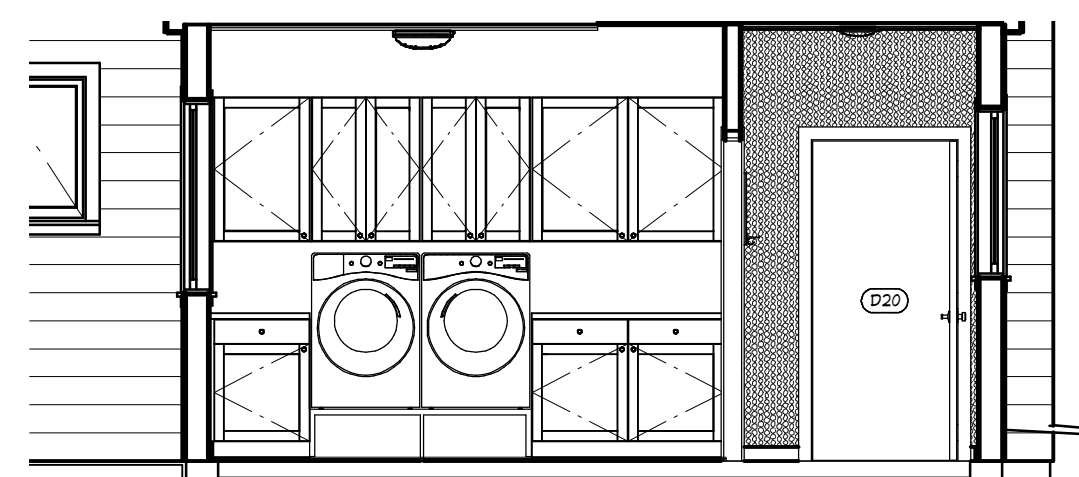
Section 5 - Kitchen Island South



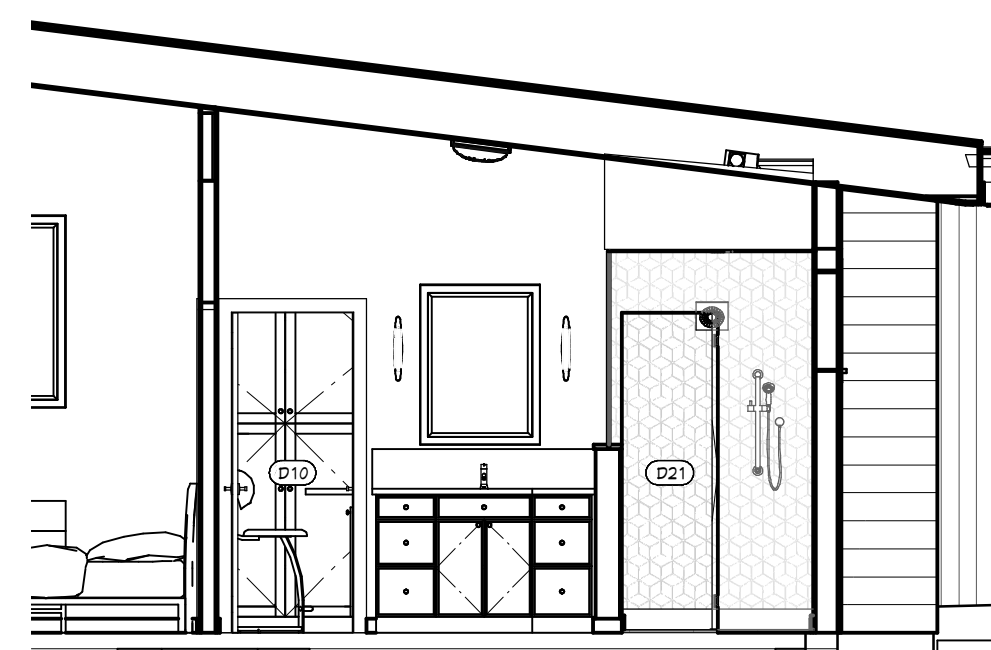
Section 6 - Kitchen West



Section 7 - Laundry South



Section 8 - Laundry North



Section 9 - Primary Bath West



NO.	DESCRIPTION	BY	DATE

SECTIONS
CABINETS

Property Address:
20 Smoky Ridge Rd White Salmon WA
Tax. Parcel# 03113300000300

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

McLAUGHLIN DESIGN & CONSTRUCTION LLC
200 W. Dogwood White Salmon, WA 98672
ph. (503) 498-7088
lbreff@mcdcl.com
fax (503) 493-3177

4/23/2025

SCALE:

SHEET:

A-5

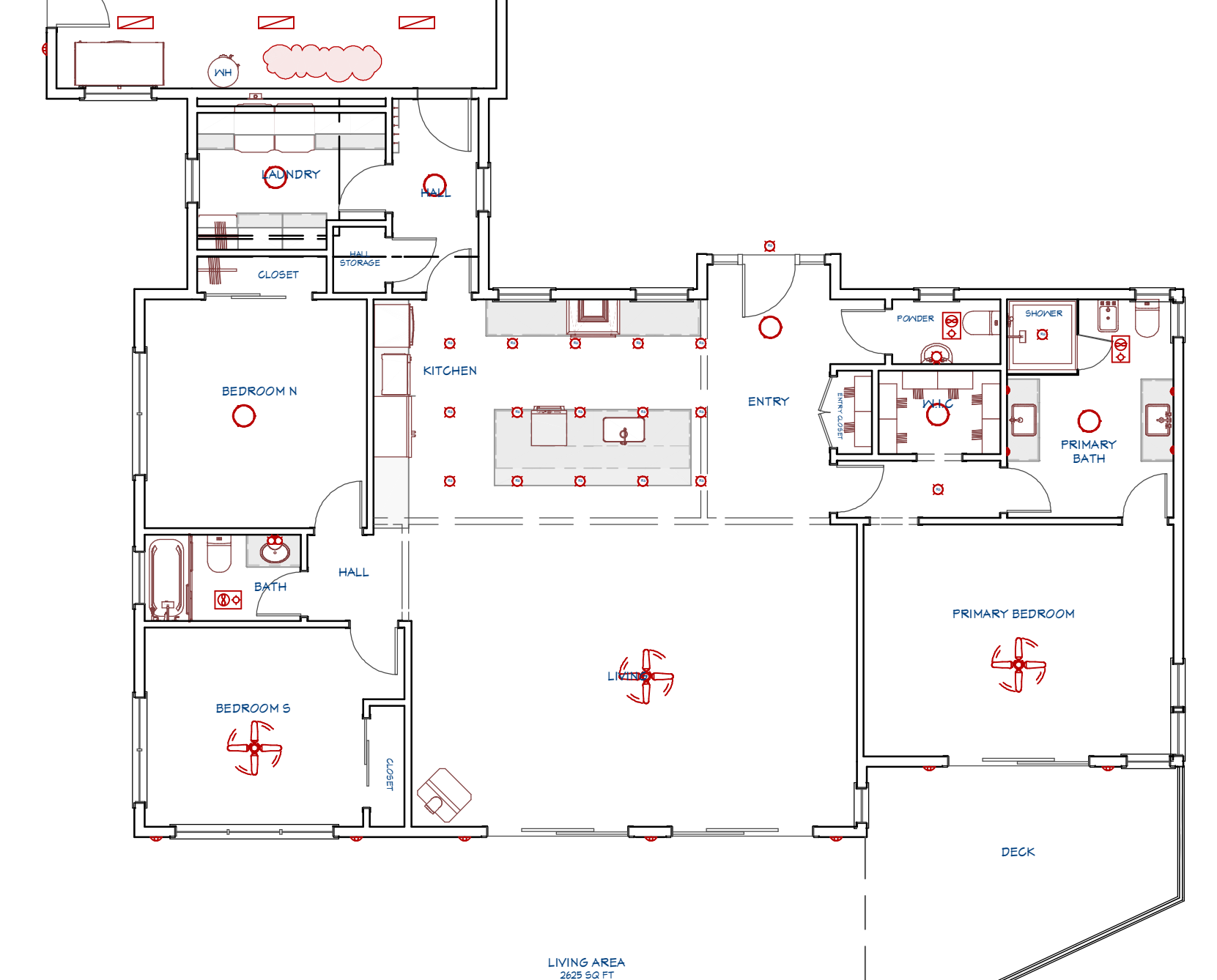
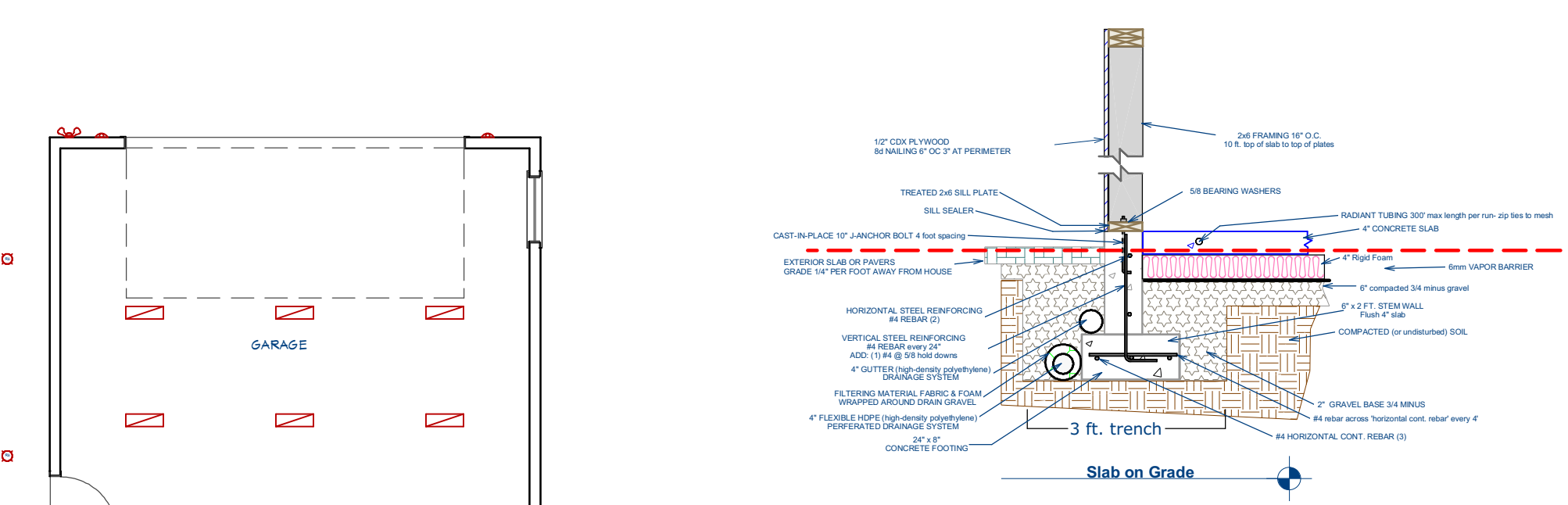
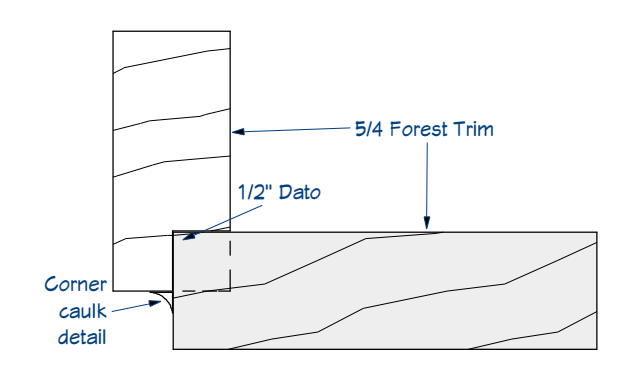
DOOR SCHEDULE					
3D ELEVATION	NUMBER	ROOM NAME	QTY	FLOOR DESCRIPTION	
	D02	GARAGE	1	1	GARAGE-AVANTE 2 PANEL 18"
	D03	GARAGE	1	1	EXT. HINGED-SLAB
	D04	ENTRY	1	1	MULLED UNIT
	D05	PRIMARY BEDROOM/DECK	1	1	EXT. SLIDER-GLASS PANEL
	D06	LIVING	2	1	EXT. SLIDER-GLASS PANEL
	D07	ENTRY/POWDER	1	1	HINGED-DOOR P04
	D08	ENTRY CLOSET/ENTRY	1	1	DOUBLE HINGED-DOOR P04
	D09	PRIMARY BATH/PRIMARY BEDROOM	1	1	HINGED-DOOR P04
	D10	HALL/PRIMARY BATH	1	1	HINGED-DOOR P04
	D11	BEDROOM N/ HALL	1	1	HINGED-DOOR P04
	D12	BEDROOM S/ CLOSET	1	1	SLIDER-DOOR P04
	D13	BEDROOM S/ HALL	1	1	HINGED-DOOR P04
	D14	CLOSET/ BEDROOM N	1	1	SLIDER-DOOR P04
	D15	BATH/HALL	1	1	HINGED-DOOR P04
	D16	HALL/KITCHEN	1	1	HINGED-DOOR P04
	D17	HALL/ENTRY	1	1	HINGED-DOOR P04
	D18	LAUNDRY/HALL	1	1	HINGED-DOOR P04
	D19	HALL STORAGE/HALL	1	1	HINGED-DOOR P04
	D20	GARAGE/HALL	1	1	EXT. HINGED-SLAB
	D21	PRIMARY BATH/ SHOWER	1	1	SHOWER-GLASS SLAB

WINDOW SCHEDULE											
3D ELEVATION	NUMBER	LABEL	QTY	ROOM NAME	FLOOR	DESCRIPTION	SIZE	R/O	EGRESS	TOP	TEMPERED
	W01	2020AV	1	POWDER	1	SINGLE AWNING	2020AV	25"X25"	90"		YES
	W02	2039AV	2	PRIMARY BATH	1	SINGLE AWNING	2039AV	25"X46"	90"		YES
	W03	2626AV	2	PRIMARY BEDROOM	1	SINGLE AWNING	2626AV	31"X31"	122"		
	W04	2660FX	2	PRIMARY BEDROOM	1	FIXED GLASS	2660FX	31"X73"	88"		
	W05	31020FX	2	PRIMARY BEDROOM/DECK	1	FIXED GLASS	31020FX	47"X25"	135"		
	W06	2010FX	1	LIVING/DECK	1	FIXED GLASS	2010FX	25"X85"	96"		
	W07	4068TC	1	BEDROOM S	1	TRIPLE CASEMENT-LHL/RHR	4068TC	104"X81"	116"		
	W08	6068DC	1	BEDROOM S	1	DOUBLE CASEMENT-LHL/RHR	6068DC	73"X81"	YES	116"	
	W09	3020AV	1	BATH	1	SINGLE AWNING	3020AV	37"X25"	96"	YES	
	W10	26405C	1	LAUNDRY	1	SINGLE CASEMENT-HL	26405C	31"X49"	90"	YES	
	W11	31027AV	4	LIVING	1	SINGLE AWNING	31027AV	47"X32"	142"		
	W12	7046DC	1	BEDROOM N	1	DOUBLE CASEMENT-LHL/RHR	7046DC	85"X55"	YES	96"	
	W13	3630AV	1	GARAGE	1	SINGLE AWNING	3630AV	43"X37"	116	1/2"	
	W14	31030AV	1	GARAGE	1	SINGLE AWNING	31030AV	47"X37"	96"		
	W15	26365C	1	HALL	1	SINGLE CASEMENT-HL	26365C	31"X43"	88"		
	W16	30405C	1	KITCHEN	1	SINGLE CASEMENT-HL	30405C	37"X49"	96"		
	W17	30405C	1	KITCHEN	1	SINGLE CASEMENT-HR	30405C	37"X49"	96"		
	W18	2626AV	1	PRIMARY BEDROOM/DECK	1	SINGLE AWNING	2626AV	31"X31"	122"		
	W19	2660FX	1	PRIMARY BEDROOM/DECK	1	FIXED GLASS	2660FX	31"X73"	88"		

ELECTRICAL SCHEDULE					
3D	ROOM NAME	FLOOR	QTY	DESCRIPTION	COMMENTS
		1	8	BOX SCENCE VERTICAL	
		1	3	RECESSED DOWN LIGHT 6	
	ENTRY	1	1	K-24973-FM03B ARENELA FLUSH-MOUNT LIGHT	
	POWDER	1	1	CONO WALL SCENCE	
	KITCHEN	1	15	RECESSED DOWN LIGHT 6	
	PRIMARY BEDROOM	1	1	CEILING FAN (LIGHTS)	
	W.I.C	1	1	K-24973-FM03B ARENELA FLUSH-MOUNT LIGHT	
	PRIMARY BATH	1	4	APOLLO SCENCE	
	PRIMARY BATH	1	1	K-24973-FM03B ARENELA FLUSH-MOUNT LIGHT	
	PRIMARY BATH	1	1	EXHAUST FAN + LIGHT	
	BEDROOM N	1	1	K-24973-FM03B ARENELA FLUSH-MOUNT LIGHT	
	BATH	1	1	EXHAUST FAN + LIGHT	
	BEDROOM S	1	1	CEILING FAN (LIGHTS)	
	LIVING	1	1	CEILING FAN (LIGHTS)	
	HALL	1	1	K-24973-FM03B ARENELA FLUSH-MOUNT LIGHT	
	HALL	1	1	RECESSED DOWN LIGHT 6	
	LAUNDRY	1	1	K-24973-FM03B ARENELA FLUSH-MOUNT LIGHT	
	POWDER	1	1	EXHAUST FAN + LIGHT	
	GARAGE	1	4	SHORT RECESSED TUBE LIGHT (24W6D)	
	SHOWER	1	1	RECESSED DOWN LIGHT 6	
	DECK	1	2	BOX SCENCE VERTICAL	
TOTALS			58		

CABINET SCHEDULE									
NUMBER	LABEL	ROOM NAME	FLOOR	QTY	DEPTH	HEIGHT	DESCRIPTION		
C02	2DB15	KITCHEN	1	1	15"	24"	36"	BASE CABINET	
C03	B3615	KITCHEN	2	1	36"	15"	36"	BASE CABINET	
C04	B30	KITCHEN	1	1	30"	24"	36"	BASE CABINET	
C05	B24R	KITCHEN	3	1	24"	24"	36"	BASE CABINET	
C06	B3015	KITCHEN	2	1	30"	15"	36"	BASE CABINET	
C07	B36	KITCHEN	1	1	36 1/8"	24"	36"	BASE CABINET	
C08	B18R	KITCHEN	1	1	18"	24"	36"	BASE CABINET	
C09	U802492	KITCHEN	1	1	30"	24"	92"	UTILITY CABINET	
C10	U482492	KITCHEN	1	1	48"	24"	92"	UTILITY CABINET	
C11	KB36	KITCHEN	1	1	36"	24"	36"	BASE CABINET	
C12	B482	KITCHEN	1	1	48 1/2"	24"	36"	BASE CABINET	
C13	OTC362492	KITCHEN	1	1	36"	24"	92"	UTILITY CABINET	
C14	B3621	BATH	1	1	36"	21"	36"	BASE CABINET	
C15	B24L	LAUNDRY	2	1	24"	24"	36"	BASE CABINET	
C16	B24R	LAUNDRY	1	1	24"	24"	36"	BASE CABINET	
C17	B30	LAUNDRY	1	1	30 1/8"	24"	36"	BASE CABINET	
C18	B30	LAUNDRY	1	1	30"	24"	36"	BASE CABINET	
C19	W241515	LAUNDRY	1	1	28 1/2"	15"	15"	WALL CABINET	
C20	W303615	LAUNDRY	1	1	30 3/8"	15"	36"	WALL CABINET	
C21	W303615	LAUNDRY	1	1	30"	15"	36"	WALL CABINET	
C22	W243615R	LAUNDRY	1	1	24"	15"	36"	WALL CABINET	
C23	W243615L	LAUNDRY	2	1	24"	15"	36"	WALL CABINET	
C24	W273615	LAUNDRY	2	1	27"	15"	36"	WALL CABINET	
C25	B3621	PRIMARY BATH	2	1	36"	21"	36"	BASE CABINET	
C26	B361521	PRIMARY BATH	4	1	15"	21"	36"	BASE CABINET	

FIXTURE SCHEDULE									
NUMBER	LABEL	ROOM NAME	FLOOR	QTY	DEPTH	HEIGHT	DESCRIPTION	MANUFACTURER	
A01	CLOSET SHELF W/ ROD	ENTRY CLOSET	2	1	24"	18 7/8"	13"	CLOSET SHELF W/ ROD	
A02	5-BURNER COOKTOP WITH LOCK FAUCET (GOOSENECK SPRAY)	KITCHEN	1	1	31 1/2"	21"	3 5/8"	5-BURNER COOKTOP WITH LOCK FAUCET (GOOSENECK SPRAY)	
A03	LARGE DOUBLE OVEN	KITCHEN	1	1	24 3/4"	26 7/8"	51 1/4"	LARGE DOUBLE OVEN	
A04	PODUH2816	KITCHEN	1	1	30"	18 5/16"	7 9/16"	PODUH2816	ELKAY
A05	MICROWAVE	KITCHEN	1	1	26"	19 13/16"	14 1/2"	MICROWAVE	ZLINE
A06	B3647Z36	KITCHEN	1	1	36"	25 11/16"	83 3/8"	B3647Z36 WALL MOUNT RANGE HOOD	GE
A07	CDT800P2NS1	KITCHEN	1	1	23 3/4"	21 1/8"	33 3/8"	CDT800P2NS1 - DISHWASHER	GE
A08	CSB42WP2NS1	KITCHEN	1	1	28 1/2"	28 1/2"	92"	CSB42WP2NS1 - 42" BUILT-IN SIDE-BY-SIDE REFRIGERATOR	GE
A09	40" ELBOW CHIMNEY PIPE	LIVING	1	1	8"	11"	11 3/16"	40" ELBOW CHIMNEY PIPE	
A10	BASIC STOVE (NO PIPE)	LIVING	1	1	31 3/16"	24 1/8"	34 1/2"	BASIC STOVE (NO PIPE)	
A11	ELONGATED TOILET	BATH	1	1	16"	25 13/16"	31 3/16"	ELONGATED TOILET	
A12	FLAIR OVAL VESSEL SINK	BATH	1	1	20"	14 11/16"	2 9/16"	FLAIR OVAL VESSEL SINK	
A13	HAND HELD SHOWER HEAD	BATH	1	1	3 1/8"	4 1/16"	43 5/16"	HAND HELD SHOWER HEAD	
A14	STANDARD TUB 1	BATH	1	1	54"	32 13/16"	24 5/16"	STANDARD TUB 1 (54W)	
A15	LARGE ENCLOSURE	BATH	1	1	60 1/8"	4 1/4"	63"	LARGE ENCLOSURE	
A16	SHOWER HEAD	BATH	1	1	8"	13 1/4"	7 1/16"	SHOWER HEAD	
A17	PEDESTAL SINK 06	POWDER	1	1	21 1/16"	14"	41 15/16"	PEDESTAL SINK 06	
A18	ELONGATED TOILET	POWDER	1	1	16"	25 13/16"	31 3/16"	ELONGATED TOILET	
A19	ELONGATED TOILET	PRIMARY BATH	1	1	16"	25 13/16"	31 3/16"	ELONGATED TOILET	
A20	551LF-MFLU-DST	PRIMARY BATH	1	1	11 7/8"	6 3/16"	6 3/16"	551LF SINGLE HANDLE LAVATORY FAUCET	DELTA
A21	BIDET	PRIMARY BATH	1	1	14"	21 13/16"	17 3/4"	BIDET	
A22	K-2105B	PRIMARY BATH	2	1	21 1/4"	16 3/8"	6 15/16"	K-2105B BRAZIN RECTANGLE UNDERMOUNT BATHROOM SINK	KOHLER
A23	K-T14414-3	PRIMARY BATH	1	1	11"	4 9/16"	4"	K-T14414-3 PURIST WALL-MOUNT BATHROOM SINK FAUCET TRIM	KOHLER
A24	SHOWER FAUCET	SHOWER	1	1	8 15/16"	4 5/16"	30 3/16"	SHOWER FAUCET	
A25	SQUARE SHOWER PAN	SHOWER	1	1	48"	48"	5"	SQUARE SHOWER PAN	
A26	SHOWER HEAD	SHOWER	1	1	8"	13 1/4"	7 1/16"	SHOWER HEAD	
A27	CLOTHES DRYER 4	LAUNDRY	1	1	27"	33 1/16"	34"	CLOTHES DRYER 4	
A28	CLOTHES WASHER 4	LAUNDRY	1	1	27"	33 1/16"	34"	CLOTHES WASHER 4	
A29	SINGLE BASIN LAUNDRY SINK	LAUNDRY	1	1	25 3/4"	23 9/16"	43 7/8"	SINGLE BASIN LAUNDRY SINK	
A30	CLOSET POLE	LAUNDRY	1	1	26 3/4"	18 7/8"	7 5/8"	CLOSET POLE	
A31	IN-WALL HOT/COLD WATER HOOKUP	LAUNDRY	1	1	10 3/16"	3 3/4"	3 3/8"	IN-WALL HOT/COLD WATER HOOKUP	
A32	COAT HOOK	HALL	5	1	1 1/16"	1 1/4"	2 1/8"	COAT HOOK	
A33	LONG CHEST FREEZER	GARAGE	1	1	60 11/16"	33 3/8"	32"	LONG CHEST FREEZER	
A34	HEAT PUMP WATER HEATER	GARAGE	1	1	21 1/4"	22 7/16"	64 1/2"	HEAT PUMP WATER HEATER	
A35	CLOSET SHELF W/ ROD	CLOSET	6	1	24"	18 7/8"	13"	CLOSET SHELF W/ ROD	
A36	CLOSET POLE	CLOSET	1	1	26 3/4"	18 7/8"	7 5/8"	CLOSET POLE	



Schedules

Electrical Plan View

DATE: _____ BY: _____ DESCRIPTION: _____ NO: _____

SCHEDULES, DETAILS ELECTRICAL
 Property Address: 20 Smoky Ridge Rd White Salmon WA
 Tax Parcel# 03113300000300
 Replacement Construction for: Patricia Salmon
 POB 1622 White Salmon WA 98672
 MDC
 McLaughlin Design & Construction LLC
 208 W. Dogwood
 White Salmon, WA 98672
 Ph: (509) 499-7088
 Email: info@mdc3d.com
 Fax: (509) 499-3177
 4/23/2025
 SCALE: 1/4" = 1 ft.
 SHEET: A-6

Salmon Property Location Map



Patricia Salmon
20 Smokey Ridge Road
White Salmon, WA 98672
03113300000300

