

Notice of Development Review

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

FILE NUMBER:	C26-0003
PROPOSAL:	The Columbia River Gorge Commission has received an application for the replacement of a manufactured home that was destroyed by the Burdoin Fire.
APPLICANTS:	Audrey Bruce
LANDOWNERS:	Audrey Bruce
SIZE and LOCATION:	The subject parcel is 20 acres in size and is described as Tax Lot Numbers 03-11-3300-0005/00 in the northwest 1/4 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: The parcel is managed as General Management Area Small-Scale Agriculture pursuant to the provisions of Section 8(o) of the National Scenic Area Act. The proposed development is reviewed according to the applicable GMA land use and resource protection guidelines.
NOTICE DATE:	January 29, 2026
COMMENT DEADLINE:	February 19, 2026

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.

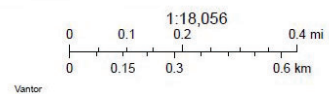
If you have any questions, please contact Bryce Guske at (509) 713-9622 or by email at bryce.guske@gorgecommission.org.

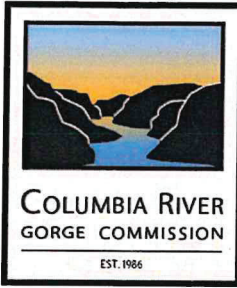
C26-0003 Bruce



1/27/2026, 4:50:54 PM

- Taxlots
- NSA Exterior Boundary
- Urban Areas





For office use:
Application No. _____

Land Use Application

Applicant(s) AUDREY BRUCE

Mailing Address: PO BOX 849
WHITE SALMON, WA 98672

Phone: 509-310-9423

Email

Property Owner(s) SAME AS ABOVE

Mailing Address:

Phone:

Email

Street Address 61 WINDY BLUFF RD
of Parcel

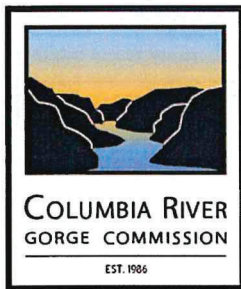
Township, Range,
Section, Qtr. Section T3N, R11E, SE 1/4 SECTION 33

Tax Lot Number(s) 03-11-3300-0005/00

Parcel Size 20 ACRES

Summary of
Proposal REPLACEMENT OF MANUFACTURED HOME DESTROYED
BY BURDOIN FIRE

Existing Use
of Parcel RESIDENTIAL



For office use:
Application No. BRUCE

Land Use Application Package

Application Checklist

The Gorge Commission requires the following information before it can start to review your proposal:

- Application form completed and signed
- Site plan
- Key viewing areas checklist, elevation drawings, and landscape details, if required
- Names and addresses of adjacent property owners, if required
- Any additional information as required

How the Gorge Commission Reviews Development Proposals

The Gorge Commission reviews land use application using the requirements in the land use ordinance. There are two processes: Expedited Review and Review Use. The type of process depends on your proposal. Both processes involve the following steps:

- Completeness review
- Notice and comment period
- Gather and analyze information
- Prepare and issue decision

The Gorge Commission recommends scheduling a pre-application meeting to discuss your project with a planner before submitting your application for review. A pre-application meeting with a Gorge Commission planner can help you determine how your proposal will be reviewed and answer questions about what materials may be necessary for a complete application. You may submit your application by email, mail or in person.

Completing the Land Use Application

Some projects may require additional information about the project and the surrounding area. A planner can help clarify whether your project will require additional information. Incomplete applications cannot be accepted for review. A planner will contact you if your application is not complete and inform you what additional information must be submitted to complete the application.

The property owner (if different from the applicant) and persons or entities that hold an easement or other partial interest that might be affected by the proposal must sign the application to acknowledge they are aware of and consent to the application. You may get signatures on copies of the application forms, but the forms must all be the same.

Please contact the Columbia River Gorge Commission's office if you need assistance or have any questions. Please call 509-493-3323 or contact us via our website at www.gorgecommission.org.

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) D = DESTROYED IN FIRE	Size (square feet)	Height (measure from lowest point)	Length and Width	Year Built (if known)
HOUSE AND GARAGE D	2584 sq ft		34' x 76' (28' x 52' MOBILE HOME)	1985
STORAGE SHED D	620 sq ft	10 FT	20' x 31'	1985
CHICKEN HOUSE D	576 sq ft	10 FT	16' x 36'	1985
STEEL BUILDING, survived fire	400 sq ft	10 FT	20' x 20'	1980
WELL HOUSE D	64 sq ft	8 FT	8' x 8'	2000
GREEN HOUSE D	80 sq ft	8 FT	8' x 10'	1992

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.

REPLACE MANUFACTURED HOME DESTROYED IN BURDOIN FIRE WITH A NEW MANUFACTURED HOME (27' x 48', 1,296 sq ft) ON THE EXISTING FOUNDATION THAT WAS NOT DESTROYED. THE REPLACEMENT MANUFACTURED HOME WILL BE SMALLER IN SIZE THAN THE PREVIOUS HOME. APPLICATION FOR ACCESSORY BUILDINGS WILL BE FORTHCOMING.

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)
LOADING SHED D	308 sq ft	12 FT	28' x 11'	1985-1990?
BARN D	180 sq ft	10 FT	18' x 10'	1985 BEFORE HOUSE
LEAN - TO "BARN" D	144 sq ft	10 FT	18' x 8'	1985
HAY SHED LEAN TO D	240 sq ft	8 FT	24' x 8'	85-90?

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.

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.

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.

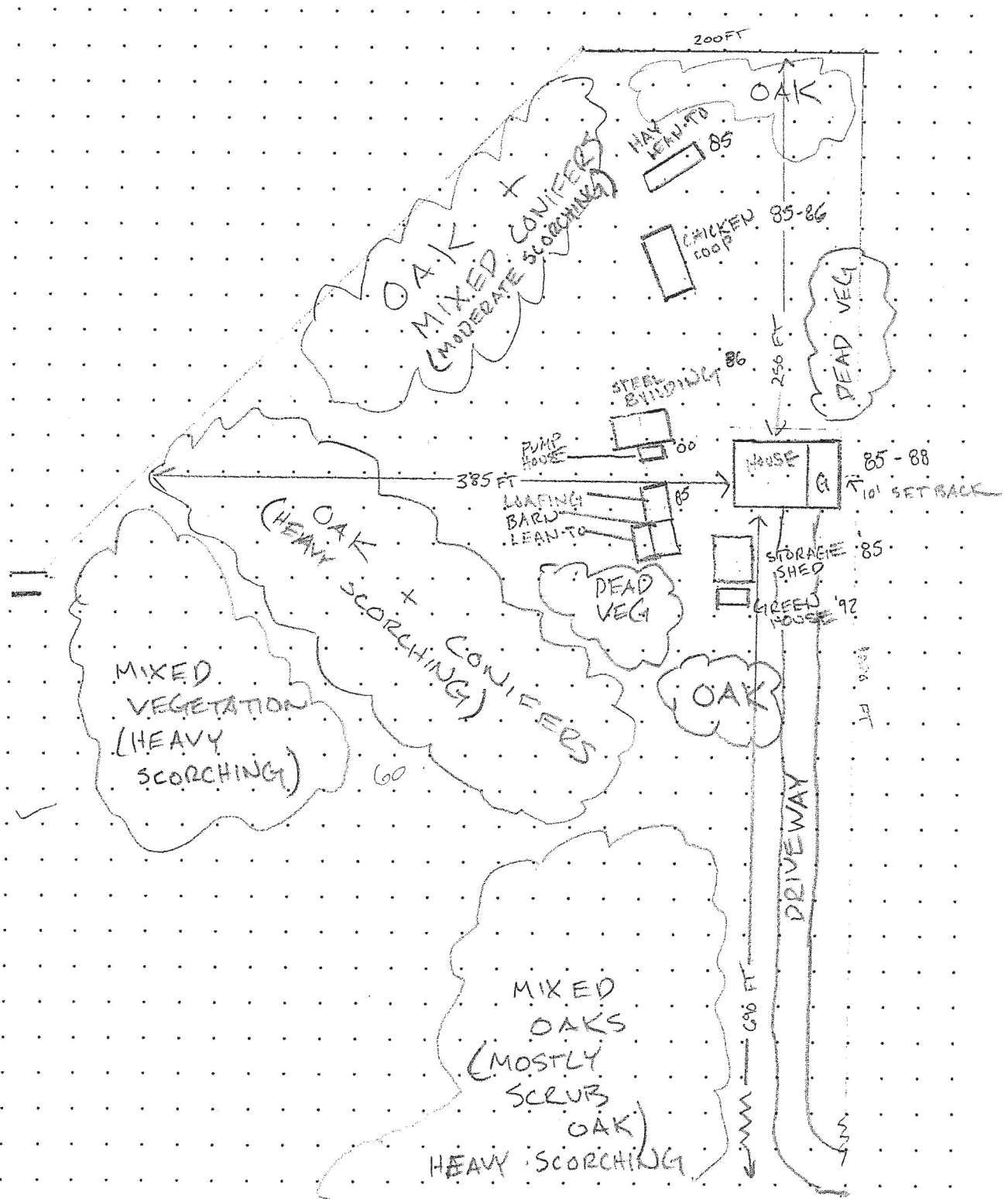
Applicant(s) signature:	Date
<i>Audrey M. Bruce</i>	<i>08-26-2025</i>

Property owner(s) signature:	Date

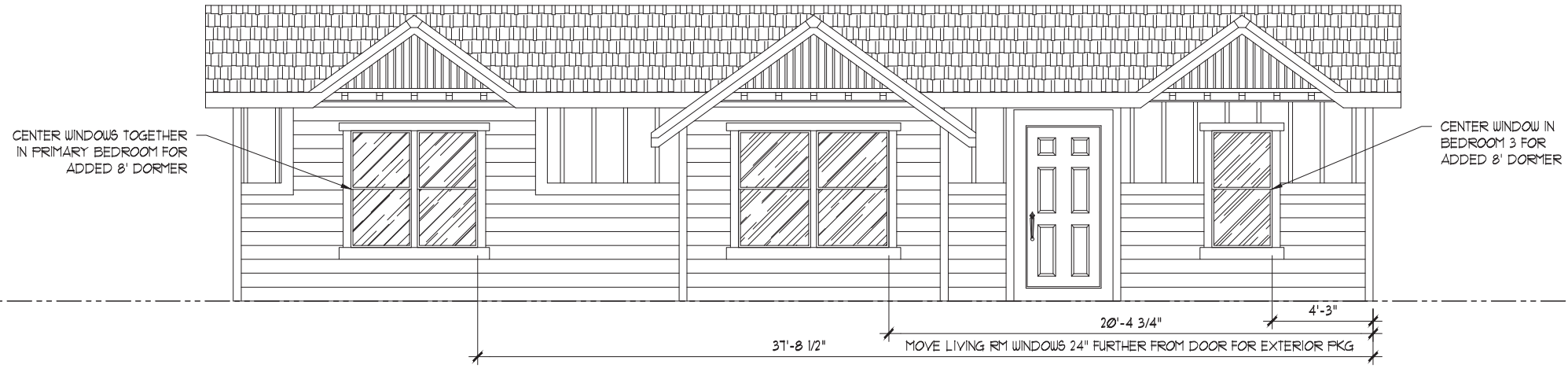
Easement and Partial Interest(s) signature:	Date

Site Plan

(Indicate scale: each grid equals 1 x 100 feet)



**CRAFTSMAN
EXTERIOR
UPGRADE**

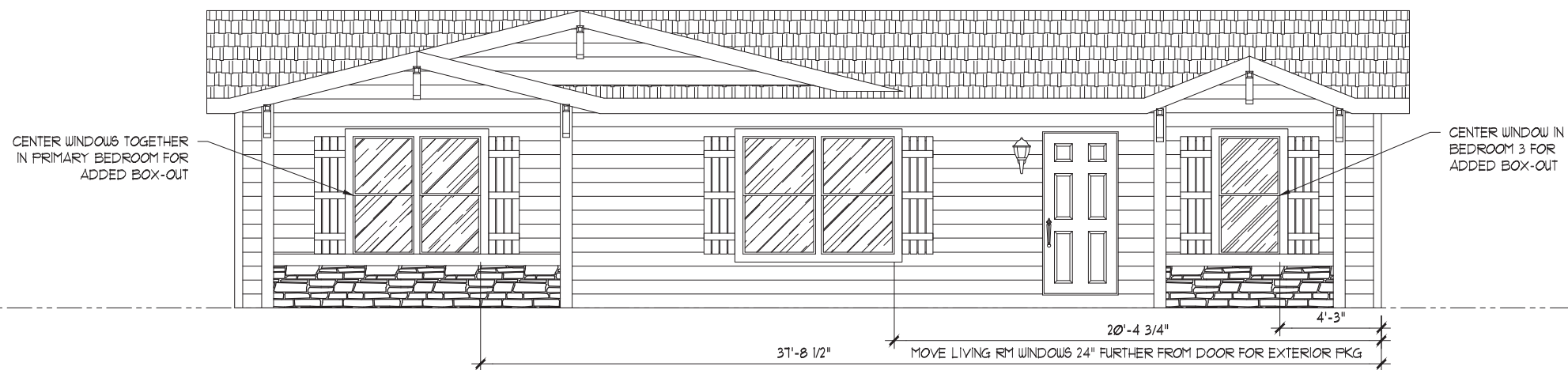


**RESIDENTIAL
EXTERIOR
UPGRADE**



NOTE: RESIDENTIAL EXTERIOR UPGRADE ALSO INCLUDES WINDOW SHUTTERS (FRONT DOOR SIDE ONLY)

**SHADY COVE
EXTERIOR
UPGRADE**



Manufacturing West, Inc.
Albany Division - Plant #972
2445 S.W. PACIFIC BLVD.
ALBANY, OR 97321
Phone (541) 926-8631
Fax (866) 491-6847

DRAWING TITLE
OPT. EXTERIOR

ORIGINAL DRAWING BY : _

SIDEWALL: 4" OR 6" **6" WALLS**

PRODUCT MODEL NO.
DREAM SERIES **DREAM 482**

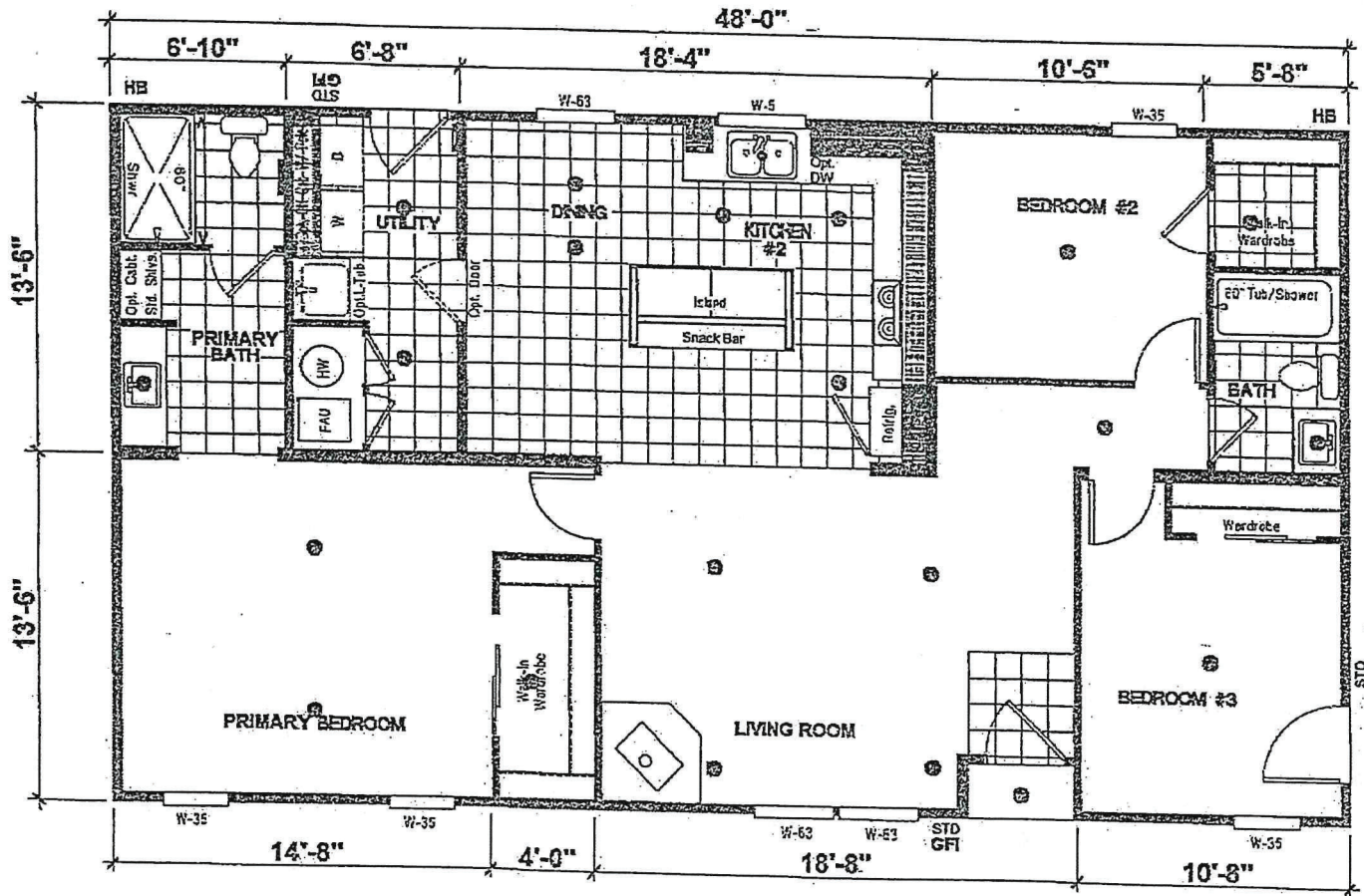
SQ. FT. DATE
1,296 1-9-14

SHEET REVISED
2-C -

DREAM SILVER SERIES 27x48 DRM 482F
3 BEDROOM, 2 BATH - 1,296 SQ. FT.
2025

27 WIDE

**IMPERIAL
 BRUCE 12.3.25**



Bedroom West Homes - Due to our continuous improvement effort we reserve the right to change standards, features, pricing, materials and specifications without notice or obligation.

REV. 5/17/2023 DS

*60 # S.L.
 wood stove
 Heat Pump
 Blocks*

Elevations and Site Plan Details

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

BARN



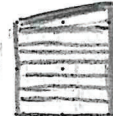
10' NORTH



EAST 18'



18' WEST



10' SOUTH

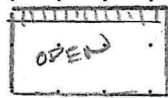
BARN

METAL ROOF
TILE SIDING

LEAN TO (ATTACHED TO BARN)



8' SOUTH



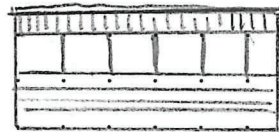
10' WESTERN

TIN ROOF

LOADING SHED



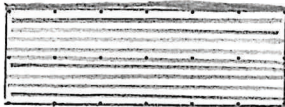
11' SOUTH



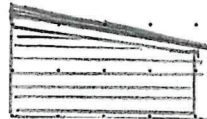
EAST

OPEN OUT TO D
TILE ON BOTTOM

STORAGE SHED

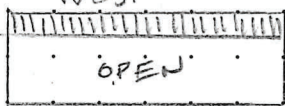


WEST 31'



NORTH

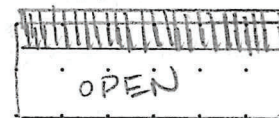
METAL ROOF
TILE SIDING



EAST 31'



SOUTH 21'



WEST 28'



NORTH

WELL HOUSE



SOUTH

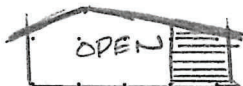


EAST

10' L x 10' W
8' HEIGHT

HAY SHED

8' x 21' + 8' TALL



SOUTH



WEST



NORTH 21'



EAST 8'

CHICKEN HOUSE



EAST



NORTH



WEST



SOUTH

Elevations and Site Plan Details

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

STEEL BUILDING



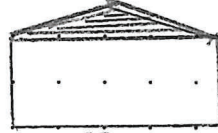
24 FT
SOUTH

10 FT

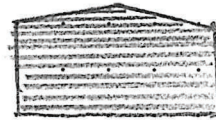


24 FT
NORTH

10 FT



24 FT
EAST



WEST

KLICKITAT COUNTY

MOBILE HOME PLACEMENT

GOLDENDALE
773-3706

WHITE SALMON
493-3818

PERMIT NO. MP2085

DATE 4/23/85

CONDITIONS: Driveway is to be located east of the north/south ridge crest below and south of the placement site.

NAME Ronnie Bunce

SECTION 33 TOWNSHIP 3 RANGE 11 LOT SIZE 20 acres

LOT NO. _____ BLOCK NO. _____ SUBDIVISION _____

ORIGIN OF MOBILE HOME McMinnville, OR

MAKE Commodore YEAR 1985 SIZE 27X52

TIE-DOWNS: YES NO

INSPECTIONS:

PRE-SITE DATE _____ BY _____ FINAL DATE _____ BY _____

PLEASE POST THIS PERMIT

KLICKITAT COUNTY PLANNING DEPARTMENT



Steven B. Andersen
Planning Director

Courthouse Annex
228 West Main, Room 150
Goldendale, WA 98620
(509) 773-5703

Park Center
White Salmon, WA 98672
(509) 493-2580

MEMORANDUM

DATE: April 17, 1985

TO: Tracie Hansen, Permit Coordinator

FROM: Steven B. Andersen, Planning & Building Director

RE: Gorge Site Inspection MP-85-14

A handwritten signature in black ink, appearing to be 'SBA', is written over the 'FROM' line of the memorandum.

I have inspected the property of the above permit application and have determined that the house site is not in the Gorge as it is out of view of the river and two highways. However, the driveway leading to the house site will be in view of the above and will need to be located east of the ridge line of the site as oriented in a north-south line south and below the home site. The permit needs to be conditioned such.

cc: Jeff Breckel

NOTICE OF ORDER GRANTING VARIANCE

Variance Case No. V-88-01

**BEFORE THE KLICKITAT COUNTY BOARD OF ADJUSTMENT, March 7, 1988,
GOLDENDALE, WASHINGTON**

RE: Variance Application of: }Property is located approximately 2
Bonnie & Audrey Bruce }1/2 miles east of White Salmon, WA on
P.O. Box 849 }SR 14, then north at Locke Lake on White
Salmon, WA 98672 }Courtney Road (Co. Rd # 11700)
}approximately 2 1/2 miles, within a
}portion of the N 1/2 NW 1/4 NE 1/4 of
}Section 33, T3N, R11E, W.M.

For a variance to have 10' setback rather than the standard setback requirement of 25' for the Open Space (OS20) zoning district.


NOTICE IS HEREBY GIVEN to the above named petitioner that the aforesaid application for variance is granted.

THIS ACTION shall be final and conclusive unless within ten (10) days an appeal is filed by an adverse party to a court of competent jurisdiction for a writ of certiorari, a writ of prohibition, or a writ of mandamus.

THIS EXERCISE OF THE RIGHT granted hereunder must be commenced within twelve (12) months from the date of the variance, unless a longer period be thereafter allowed by the board of adjustment. In case such right be not exercised, or extension obtained, the variance shall be void.

DATED at Goldendale, Washington this 7th day of March, 1988.

KLICKITAT COUNTY BOARD OF ADJUSTMENT



David Kunz
Secretary to the Board of Adjustment