



Notice of Development Review

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

FILE NUMBER:	C25-0011
PROPOSAL:	The Columbia River Gorge Commission has received an application for the replacement of a single-family dwelling that was destroyed by the Burdoin Fire.
APPLICANT:	Kim Carlson
LANDOWNER:	Kim Carlson
SIZE and LOCATION:	The subject parcel is approximately 5 acres in size and located at 165 Lyle Snowden Road and is described as Tax Lot Number 03-12-2151-0002/00 in the southeast quarter of Section 21, Township 3 North, Range 12 East, Willamette Meridian, Klickitat County, Washington.
LAND USE DESIGNATION:	General Management Area (GMA)–Small-Scale Agriculture (80)
NOTICE DATE:	December 15, 2025
COMMENT DEADLINE:	January 5, 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/>.

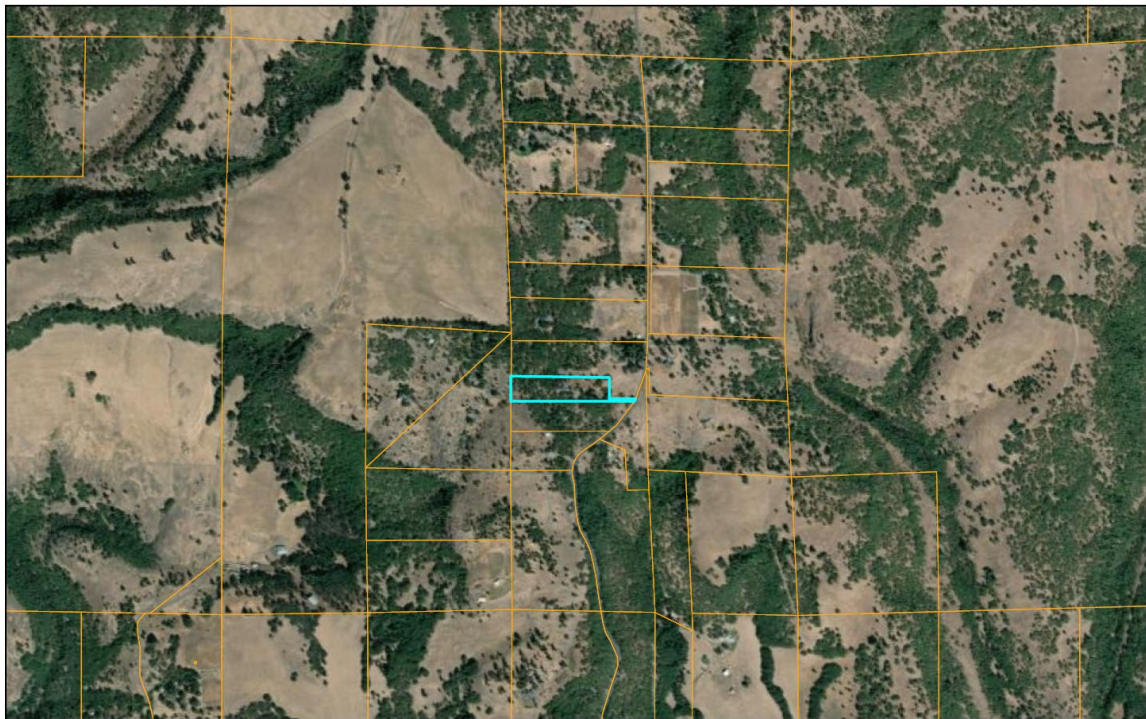
This application will be reviewed for consistency with the Columbia River Gorge Commission’s Land Use Ordinance (Commission Rule 350-082). The Gorge Commission may consider comments about consistency with *Management Plan for the Columbia River Gorge National Scenic Area* and the Columbia River Gorge 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.

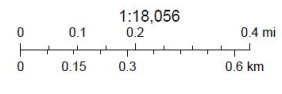
If you have any questions, please contact Bryce Guske at (509) 713-9622 or by email at bryce.guske@gorgecommission.org.

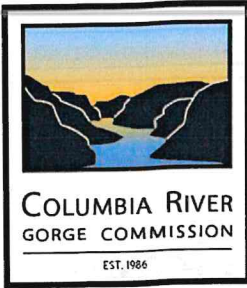
C25-0011 Carlson Dwelling



8/24/2025, 4:49:29 PM

-  Taxlots
-  NSA Exterior Boundary





For office use:
Application No. _____

Land Use Application

Applicant(s) KIMBERLY CARLSON

Mailing Address:

PO Box 19325 PORTLAND OR 97280

Phone: 503-807-3811

Email KC9545@gmail.com

Property Owner(s) same as above

Mailing Address:

Phone:

Email

Street Address

of Parcel #165 Lyle Snowden Rd

Township, Range, SW 1/4 of section 21, Township 3N, range 12E
Section, Qtr. Section W.M., Klickitat County, WASHINGTON

Tax Lot Number(s) 03122151000 200

Parcel Size 5 AC

Summary of
Proposal

Replace house burned to ground in Burdoin fire

Existing Use
of Parcel

Storage in shop

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

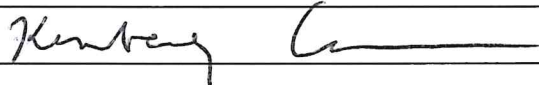
Building or Structure (do not include fences or roads)	Size (square feet)	Height (measure from lowest point)	Length and Width	Year Built (if known)
Shop (in progress)	30x36			2025
STORAGE SHED	10x10	10'		
PROPOSED				
SHED	10x10	10'		

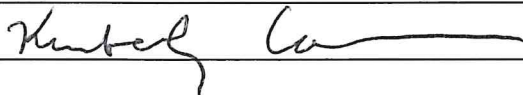
Detailed Project Description: Please describe all proposed development and use of the development, including size, height, exterior colors, construction materials of proposed structures (including access roads), areas of ground disturbance, landscaping details, and structures that you propose to remove.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

I WOULD LIKE TO REBUILD MY HOME THAT WAS DESTROYED BY THE BURJOIN FIRE. I WOULD LIKE TO REPLACE MY HOME WITH A LIKE-FOR-LIKE REPLACEMENT IN THE SAME FOOTPRINT. THE FOOTPRINT WILL BE THE SAME AND THE HOUSE WILL BE THE SAME SIZE. WHILE REBUILDING I WILL BE USING AN RV AS TEMPORARY HOUSING. I WILL ALSO HAVE A TEMPORARY STORAGE SHED FOR STORAGE. THE SHOP IS CURRENTLY BEING REBUILT (C25-0007).

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
	Nov 24, 2025

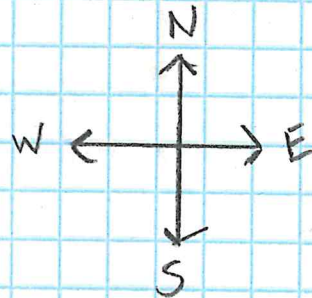
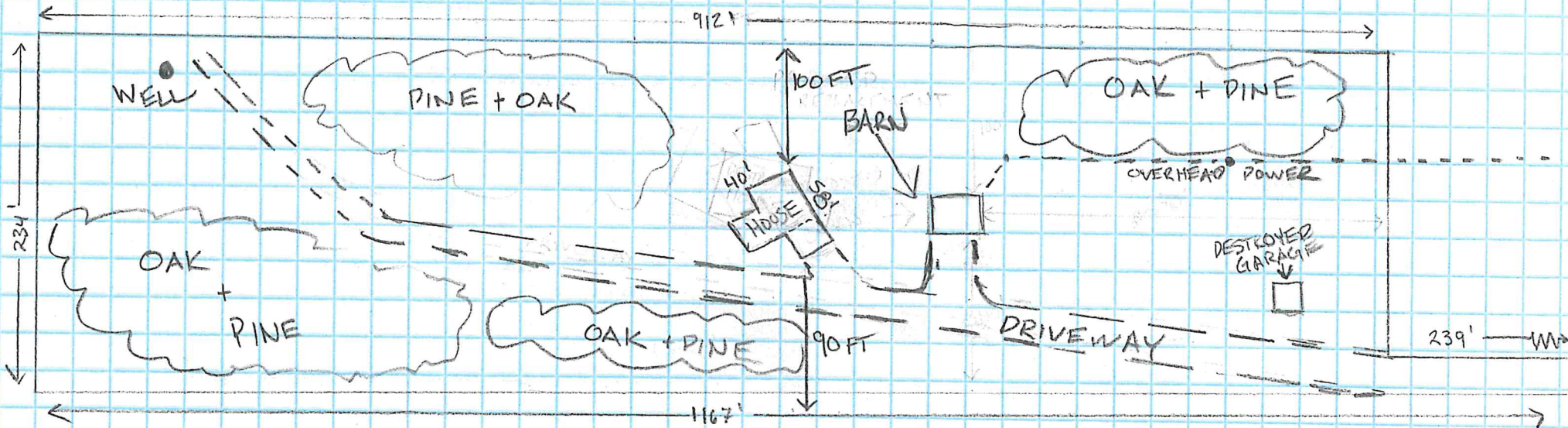
Property owner(s) signature:	Date
	Nov 24, 2025

Easement and Partial Interest(s) signature:	Date

SITE PLAN

CARLSON REPLACEMENT DWELLING

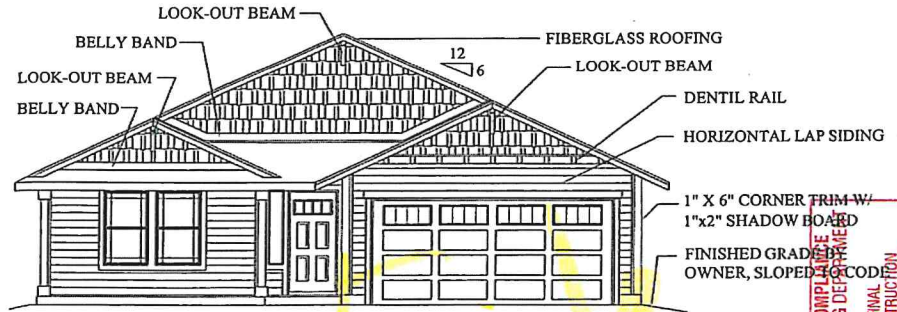
EACH GRID EQUALS 25' X 25'



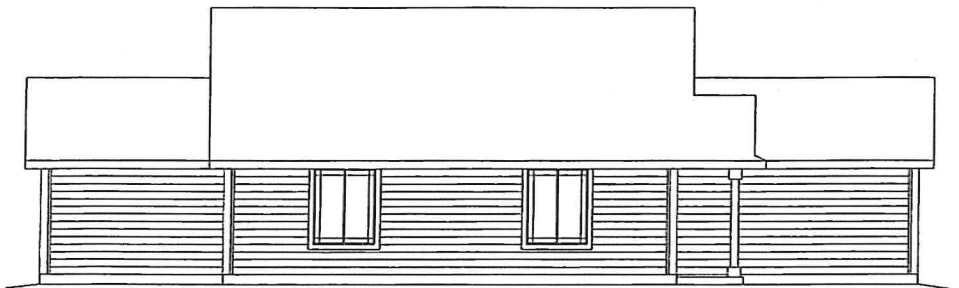
165 LYLE - SNOWDEN RD
LYLE, WA 98635



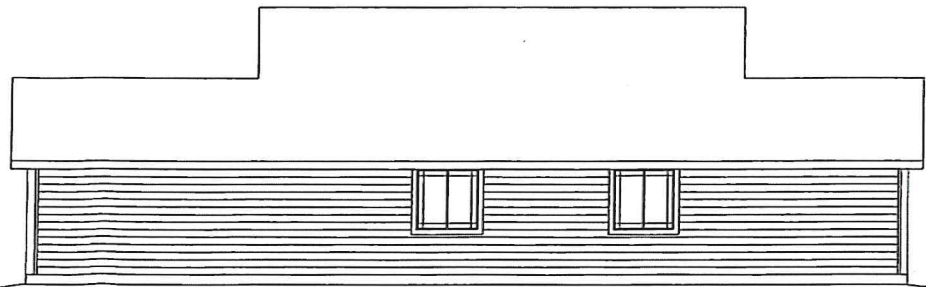
REAR ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

OPTIONAL EXTERIOR SIDING & TRIM SPECIFICATIONS

1. Siding on walls - LP Smart Siding 3/8" thick X 8" wide horizontal lap siding.
2. Siding in gables where shown on plans - fiber cement, Hardi shingle w/ straight bottom edge.
3. Dentil rail for designated shingled gable end as shown on plan - 5/4 X 6 LP Smart Trim back band, 4/4 X 3 LP Smart Trim cap (metal head flashing to match), and 2 X 4 primed cedar blocks.
4. Belly band at typical shingled gable end - 5/4 X 6 LP Smart Trim. (Metal head flashing to match.)
5. Look-out beam at peak of designated gable ends - 4 X 6 cedar beam, 4 X 4 cedar angled brace, and 2 X 4 cedar back plate.
6. Window and Sliding Glass Door trim. 5/4 X 4 LP Smart Trim all sides. On grouped windows the vertical center mullions will be 7/16" LP Smart Panel plain siding ripped to fit the width between windows.
7. Window Grids. Integral window grids in perimeter style configuration (Prairie Frame) for all windows. No grids in SGD.
8. Garage and Front Entry Door trim. 5/4 X 4 LP Smart Trim each side and 5/4 X 6 LP Smart Trim Header. Header overhangs sides 1 1/2" on each end. (Does not apply to other exterior doors.)
9. Wrapped porch support beam and pillars - Front, back, bottom, and exposed end of the support beam to be covered with LP Smart Panel plain (no groove) siding. 4 X 4 posts boxed in with 5/4 X 6 and 5/4 X 8 LP Smart Trim. The base and top to be finished with 5/4 X 6 LP Smart Trim as a footing and crown. Pillar cover to terminate at the bottom 8" below the top of the rough floor elevation of the home. The Owner will provide the front porch (wood deck or concrete slab) to match this elevation.

REVIEWED FOR CODE COMPLIANCE
 KICKAPAT COUNTY BUILDING DEPARTMENT
 THIS APPROVAL IS SUBJECT TO FINAL
 DETERMINATION THAT ALL CONSTRUCTION
 AND DESIGN MEETS THE REQUIREMENTS OF
 THE CODES ADOPTED BY THIS JURISDICTION.
 BY *S. K. J. J.*
 DATE 7-23-09

3-1290 G STANDARD

RECEIVED

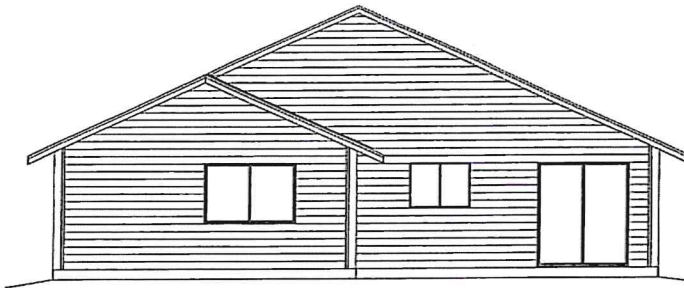
JUL 13 2009

KICKAPAT CO. BUILDING DEPT

These approved plans must be on site for catch-up inspection. Failure to comply will result in rescheduling the inspection and possibly additional fees!

ARON
W617

BLD2009-00176



REAR ELEVATION
1/8" = 1'-0"

FIBERGLASS ROOFING
installed per mfg.
instructions.

HORIZONTAL LAP SIDING

1" X 6" CORNER TRIM W/
1"x2" SHADOW BOARD

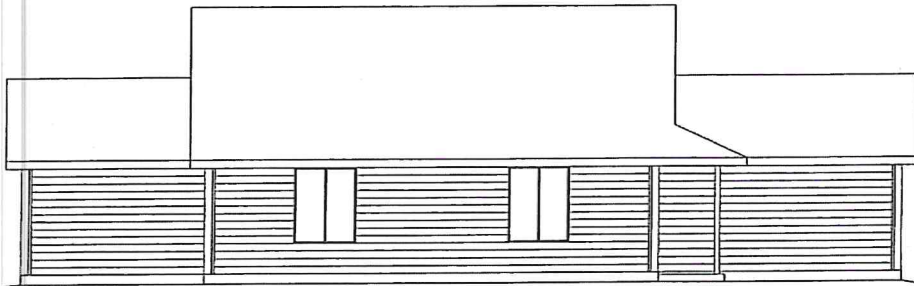
FINISHED GRADE BY
OWNER, SLOPED TO CODE
Slope away 6" in
first 10' of fall.



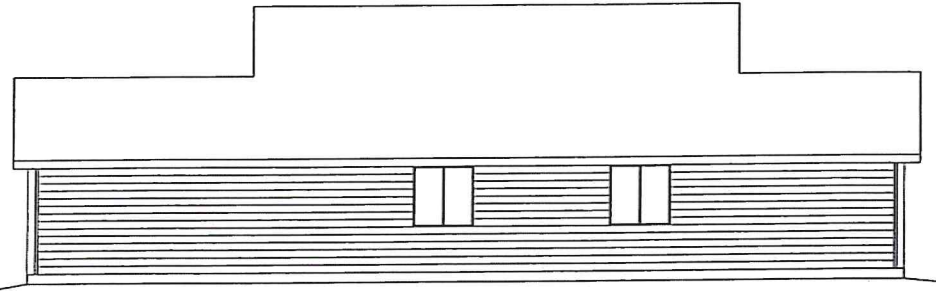
FRONT ELEVATION
1/8" = 1'-0"

Counterflash at roof/wall plane
intersections. Provide roof-to-wall
ventilation. (Typical where
occurs.)

Cont eave
vent (Typ.)

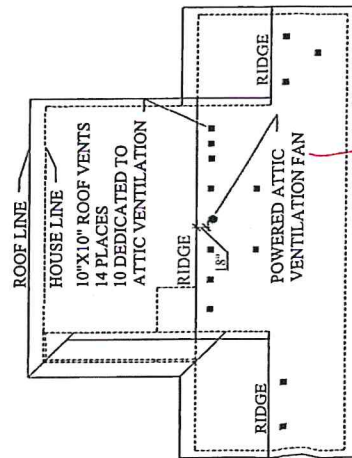


LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"

ROOF PLAN
1/16" = 1'-0"



ADAIR HOMES INC.

© COPYRIGHT 2006

SCALE AS SHOWN

DATE 7/7/09

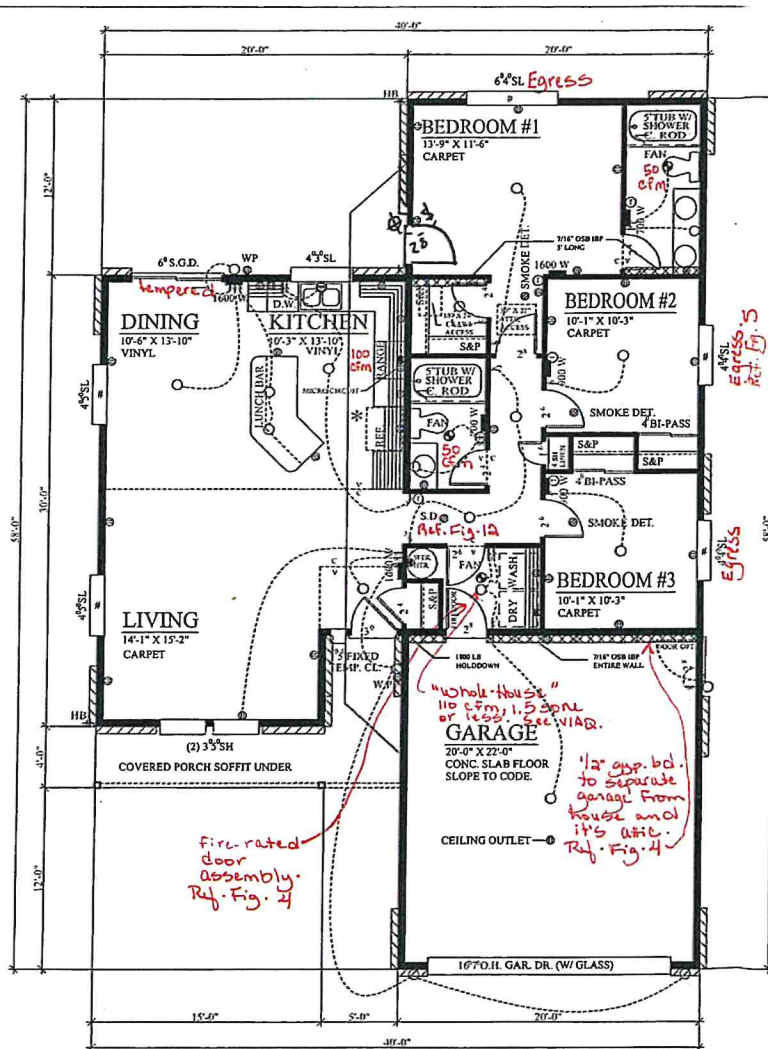
DRAWN BY

REVISED

3-1290 G STANDARD
ELEVATIONS

DRAWING NUMBER

1



NOTE:

ACTUAL LOCATION OF ELECTRICAL OUTLETS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.

© ATTIC FAN TIMER SWITCH LOCATION. INSTALL AT SAME HEIGHT ON WALL AS THERMOSTATS.

ALL EXTERIOR HOUSE WALLS SHALL BE 2" X 6" STUDS AT 16" O.C.

FLOOR PLAN

1290 SQ. FT. 1/8" = 1'-0"

OPTIONS

MARK BOX FOR OPTION

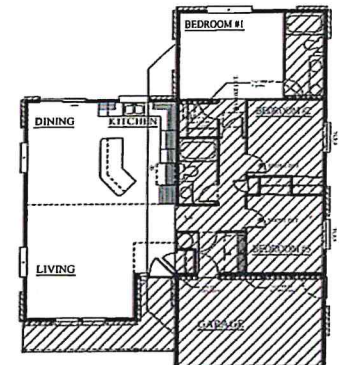
MECH. VENTILATION
 (WASHINGTON STATE ONLY)
 WINDOWS W/W SYMBOL TO HAVE AIR INTAKE VENTS. ADD INTERMITTENTLY OPERATING WHOLE HOUSE FAN ON TIMER W/MANUAL SWITCH TO UTILITY AREA.
See V.I.A.Q.

VAULTED
 VAULTED AREA WITH SCISSOR TRUSSES. ALL INTERIOR WALLS TO EXTEND TO VAULTED CEILING.

OPTIONAL BATH #1
 OPTIONAL BATHROOM LAYOUT WITH 60" SHOWER INSTEAD OF TUB/SHOWER.

OPTIONAL 2-8 1/2 LITE GARAGE MAN DOOR.

OPTIONAL 2-8 FULL LITE BEDROOM #1 DOOR.



AREA DEFINED BY [diagonal hatching symbol] TO HAVE FLAT CEILING BY FRAME DOWN FROM SCISSOR TRUSSES.

NOTES:

- All exterior walls of home are continuously sheathed per R602.10.5.
- [diagonal hatching symbol] Denotes location of a full ht. panel the code requires a minimum. Entire ext. walls are sheathed with 7/16" OSB sheathing. (Unless length noted otherwise on plan.) Amount of bracing provided meets or exceeds that required for Seismic Design Category C, D1, D2 per Table R602.10.1. ([diagonal hatching symbol] = IBP location to meet code requirements for bracing.)
- * = Braced wall line that is continuous across exterior and interior of house.
- Exterior and interior wall lines and panels meet spacing requirements of Table R602.10.1 and R602.10.1.1.
- Exterior braced wall panel locations are at the end of braced wall lines as required in R602.10.11.
- Interior wall line braced panels meet the location requirements of R602.10.1.
- R602.10.11.1 - Exception allows for extended wall line spacing to allow for living, dining, and kitchen area.
- Wall segments on each side of garage door opening meet requirements of table R602.10.5 footnote "b".



ADAIR HOMES INC.

© COPYRIGHT 2006

SCALE AS SHOWN	DRAWN BY ARON	DRAWN BY
DATE 7/7/09		REVISED
3-1290 G STANDARD		
FLOOR PLAN		DRAWING NUMBER 2