

# Director's Decision

## Summary of Application

<b>FILE NUMBER:</b>	C26-0001
<b>PROPOSAL:</b>	The Columbia River Gorge Commission has received an application for a replacement single-family dwelling and an agricultural building.
<b>APPLICANTS:</b>	Alexis Pouillon
<b>LANDOWNERS:</b>	Alexis Pouillon & Juliet Pouillon
<b>SIZE and LOCATION:</b>	The subject parcel is located at 170 Lyle-Snowden Road and is described as Tax Lot Number 03-12-2155-000/200 in the northeast quarter of Section 21, Township 3 North, Range 12 East, Willamette Meridian, Klickitat County, Washington. The property is located on a parcel that is approximately 18 acres in size.
<b>LAND USE DESIGNATION:</b>	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 Alexis Pouillon for the construction of a single-family dwelling and agricultural building, 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 dwelling shall be 17 feet in height and 40 feet x 60 feet. The agricultural building shall be 14 feet in height and 34 feet x 12 feet.
6. The existing tasting room being used as a temporary dwelling shall revert to its original and intended use of being a tasting room in conjunction with the on-site winery within 30 days of obtaining the Certificate of Occupancy for the new dwelling. The tasting room shall not be used as accessory dwelling unit or short-term rental.
7. 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.
8. Existing Oregon white oak and pine trees not destroyed by the Burdoin Fire shall be retained and maintained for scenic purposes.
9. 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).
10. 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](mailto: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.
11. 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 2 day of April 2026 at White Salmon, Washington.

Krystyna U. Wolniakowski

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 2 day of April 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 2 day of May 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.

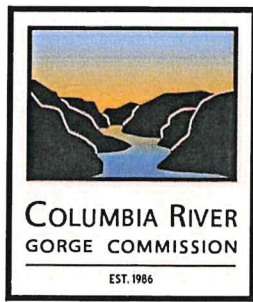
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In accordance with Commission Rule 350-082-0150(6), the Gorge Commission staff mailed notice of this decision to the following governments, agencies, and organizations and persons who provided comment on the application:

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 C26-0001  
Approved site plans and elevation drawings  
Eastern Gorge Recommended Seed Mix



# Development Review Staff Report

## Summary of Application

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<b>LAND USE DESIGNATION:</b>	General Management Area (GMA) – Small-Scale Agriculture (80)

## 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)

## Written Comments Received From:

Friends of the Columbia Gorge (Steve McCoy, Staff Attorney)  
USFS CRGNSA (Luciano Legnini, Archaeologist)

## Findings of Fact

### A. Land Use

1. Alexis Pouillon proposes to build a replacement single-family dwelling and an agricultural building. 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 replacement 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 18 acres in size and is located on Lyle-Snowden Road.
3. Existing development on the property includes a 2.5-acre vineyard (Director's Decision C06-0009), a 30 feet x 50 feet (1,500 square feet) and 16 feet high winery established in 2009 (Director's Decision C6-0009) and a 30 feet x 60 feet (1,800 square feet) tasting room built in 2013 (Director's Decision C12-0007). Prior to the Burdoin Fire in July 2025, the existing dwelling was a 2,300 square feet single family dwelling built in 1978.
4. The existing tasting room is currently being used as a temporary dwelling by the applicants while the new single-family dwelling is being constructed. A condition of approval is included in the Director's Decision stating that the tasting room shall revert to its original and intended use of being a tasting room in conjunction with the on-site winery within 30 days of obtaining the Certificate of Occupancy for the replacement dwelling.
5. 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 2,640 square foot manufactured home on the parcel to replace the 2,300 square foot existing dwelling that was destroyed during the Burdoin Fire in July 2025. This proposal is being reviewed as a replacement dwelling of a different size and in a new location. The replacement dwelling is proposed to be 17 feet in height and 40 feet x 66 feet (2,640 square feet). The applicant applied for the replacement dwelling in January 2026, within the one-year time frame.

Commission Rule 350-082-0070(73) defines “Existing use or structure” as:

- Any use or structure that was legally established and that has continued to operate lawfully and has not been discontinued. “Legally established” means:*
- (a) The landowner or developer obtained applicable land use and building permits and complied with land use regulations and other laws that were in effect at the time the use or structure was established, or that were in effect at the time the landowner or developer corrected an improperly established use or structure;*
  - (b) The use or structure was initially operated or constructed according to those applicable permits, land use regulations and other laws, or has been operated or constructed according to permits obtained to correct an improperly established use or structure; and*
  - (c) Any changes to the original use or structure must comply with all applicable permit requirements, land use regulations and other laws that were in effect at the time the change was established.*

The existing dwelling, which was destroyed in the Burdoin Fire in July 2025, was legally established as a single-family dwelling by Klickitat County Building Permit #1288 on June 20, 1978.

6. Commission Rule 350-082-0240(3) outlines review uses on lands designated Small-Scale Agriculture subject to compliance with 350-082-0600 through 350-082-0720. Commission Rule 350-082-0240(3)(c) allows:

*Agricultural buildings in conjunction with current agricultural use and, if applicable, proposed agricultural use that a landowner would initiate within one year and complete within five years, subject to compliance with 350-082-0380.*

The applicant proposes to construct a new agricultural building for the use of compost for the existing vineyard. The building will be 34 feet by 12 feet (408 square feet) and

14 feet in height. The proposed agricultural building will be sited along an existing gravel driveway along the southern portion of the subject parcel.

7. Commission Rule 350-082-0380(1-3) describes standards for Agricultural Buildings:

- (1) Agricultural buildings may be allowed where authorized in specified land use designations and consistent with the guidelines in sections (2) and (3) below.*
- (2) The size of the proposed agricultural buildings shall not exceed the size needed to serve the current agricultural use and, if applicable, the proposed agricultural use.*
- (3) To satisfy 350-082-0240(3), applicants shall submit the following information with their land use application:*
  - (a) A description of the size and characteristics of current agricultural use;*
  - (b) An agricultural plan for any proposed agricultural use that specifies agricultural use (e.g., crops, livestock, products), agricultural areas and acreages (e.g., fields, pastures, enclosures), agricultural structures (e.g., irrigation systems, wind machines, storage bins) and schedules (e.g., plowing, planting, grazing); and*
  - (c) A floor plan showing intended uses of the agricultural building (e.g., space for equipment, supplies, agricultural products, livestock).*

Finding A.5 above describes uses allowed on Agricultural land use designations. The subject parcel's land use designation is Small-Scale Agriculture. Gorge Commission records show that the current agricultural use and plan of an approximately 2.5-acre vineyard and winery was approved in Director's Decision C06-0009. During a site visit on March 12, 2026, Gorge Commission staff confirmed that the approved use in C06-0009 is still the current and primary use of the subject parcel. The current application included a floor plan of the proposed agricultural building showing the design for a three-bay building, each bay being used for the staging process of "static composting." The compost will be used for the growing of grapes in the vineyard.

8. Commission Rule 350-082-0580(2)(a) provides buffer distances for all new buildings in the GMA proposed on parcels adjacent to lands designated Large-Scale Agriculture or Small-Scale Agriculture and are currently used for agricultural use.

The adjacent parcel along the eastern property boundary is used for the grazing of livestock. The eastern portion of the subject parcel slopes down toward an active stream and is densely populated by Oregon white oak and ponderosa pine trees which create a natural vegetation barrier. When a vegetation barrier is present, the setback is 15 feet. The proposed dwelling and agricultural building is located approximately 700 feet to the west of the eastern property boundary.

9. Commission Rule 350-082-0580(2)(b) provides buffer distances for new buildings located on parcels adjacent to lands designated Large-Scale Agriculture or Small-Scale Agriculture but are not currently used for agriculture. Parcels in these cases 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.

The adjacent parcels along the western, northern, and southern property boundaries are designated as Small-Scale Agriculture and are not currently being used for agriculture. The dominant agricultural use in the area is livestock grazing.

For the adjacent parcels located along the western boundary, the open or fenced setback of 100 feet applies. The proposed dwelling and agricultural building are both located approximately 450 feet from the boundary.

The adjacent parcel boundary to the south and north is bordered by an existing line of Oregon white oak and pine trees which create a vegetation barrier. For a vegetation barrier, the 15 feet setback applies. From the southern boundary, the proposed dwelling is located at a distance of approximately 150 feet, and the proposed agricultural building is located approximately 30 feet. From the northern boundary, the proposed dwelling is located at a distance of approximately 430 feet, and the proposed agricultural building is located approximately 615 feet.

#### **Land Use Conclusion:**

The proposed developments are allowed review uses, 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 and compost building is proposed to be sited in the South section of the lot. The existing topography consists of a level area in the western half of the property, with the eastern half consisting of a hill sloping to the East. According to CalTopo maps, the dwelling and compost building are both proposed to be sited on a relatively level area with approximately 6 degrees of slope.

During a site visit on March 12, 2026, the applicant proposed to staff that the house site would require minimal grading to place the mobile home. Approximately 147 cubic yards will be removed for the building of the foundation. Staff determined that the proposed site is not topographically visible from key viewing areas and the proposed grading is minimal.

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.6.

The compatibility study will focus on single-family dwellings as the proposed agricultural building is 408 square feet in size and is therefore exempt.

Staff evaluated surrounding existing single-family dwellings within a quarter mile of the subject parcel. According to Klickitat County Assessor's records, there are fourteen single-family dwellings within a quarter mile of the subject parcel with the largest recorded at 3,574 square feet and the smallest recorded at 1,412 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.

The average size of a single-family dwelling in the area is 2,303 square feet. The total square footage of the proposed dwelling is 2,640 square feet which falls within the range of the general scale of dwellings in the area with the largest in the included list being 3,574 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 March 12, 2026. 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 an initial analysis with Gorge Commission GIS map inventories, the proposed project site could be potentially topographically 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			
Historic Columbia River Highway			
Interstate 84			
Rowena Plateau		X	
SR-14			

Staff did an in-field Key Viewing Areas analysis on April 2, 2026, from the potentially visible areas listed in the table above. The proposed site sits at an elevation of approximately 1,037 feet. Staff confirmed that the project site is not topographically visible from Rowena Plateau. Therefore, Commission Rule 350-082-0600(2) is not applicable.

5. 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.*

Though the project sites are not visible from key viewing areas, the applicant has proposed the following colors and materials for the dwelling:

Roof: Asphalt Shingles Dark Brown/Black  
 Siding: Sherwin Williams Ripe Olive

6. 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 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 South from key viewing areas. 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. Luciano Legnini, Archeologist for the U.S. Forest Service Columbia River Gorge National Scenic Area (CRGNSA), reviewed the land use application and determined in a Cultural Resources Survey Determination letter, January 16, 2026, that pursuant to Commission Rule 350-082-0620(2)(a)(C) a Cultural Resource Reconnaissance Survey is required because the proposed development will occur on a site that has been determined to be within a high probability zone for cultural resources.
4. Commission Rule 350-082-0620(2)(a)(D) describes when a historic survey is required. In his January 16, 2026 Cultural Resources Determination letter, Mr. Legnini 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(2)(b) describes requirements for Reconnaissance Surveys and Reports for Small-Scale Uses. Luciano Legnini, Archaeologist for the U.S. Forest Service CRGNSA conducted the reconnaissance survey on January 21, 2026.
6. Commission Rule 350-082-0620(2)(f) details the process for sending a Notice of Survey Results:

*(A) The Executive Director shall submit a copy of all cultural survey reports to the State Historic Preservation Officer and the tribal governments. Survey reports may include measures to avoid affected cultural resources, such as a map that shows a reasonable buffer zone.*

*(B) The State Historic Preservation Officer and the tribal governments shall have 30 days from the date a survey report is mailed to submit written comments to the Executive Director. The Executive Director shall record and address all written comments in the development review order.*

Gorge Commission staff sent a Notice of Survey Results to the tribal governments and the Washington Department of Archaeology and Historic Preservation on February 9, 2026. The comment period ended March 12, 2026. No comment letters were received.

7. Commission Rule 350-082-0620(2)(g)(B)(ii) describes the criteria for the conclusion of the Cultural Resource protection process.

*A reconnaissance survey demonstrates that cultural resources do not exist in the project area, no substantial concerns were voiced by interested persons within 30 calendar days of the date that a notice was mailed, no substantiated concerns regarding the reconnaissance survey were voiced by the State Historic Preservation Officer or Indian tribal governments during the 30-day comment period required in subsection 2(f)(B) above.*

In the Cultural Resources Surveys of Burdoin Fire Affected Private Property Phase 1 report, Mr. Legnini concluded that no cultural resources exist in the project area, and no comments were received during the 30-day comment period. Therefore, Cultural Resource protection process may conclude.

8. 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.
9. 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 sites.

There is one fish-bearing stream 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. According to the applicant's site plan, the proposed dwelling and agricultural building will be located approximately more than 600 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 or the agricultural building.

In addition, the site and the surrounding landscape is identified as a habitat for White and Black-tailed Deer winter range. On January 7, 2026, 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 sites are 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 Klickitat River Trail which is located over 2 miles away in the town of Lyle, WA. 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 January 7, 2026 via email and by mail and again on February 9, 2026. 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  
FIND0001.26

New Manufactured Home

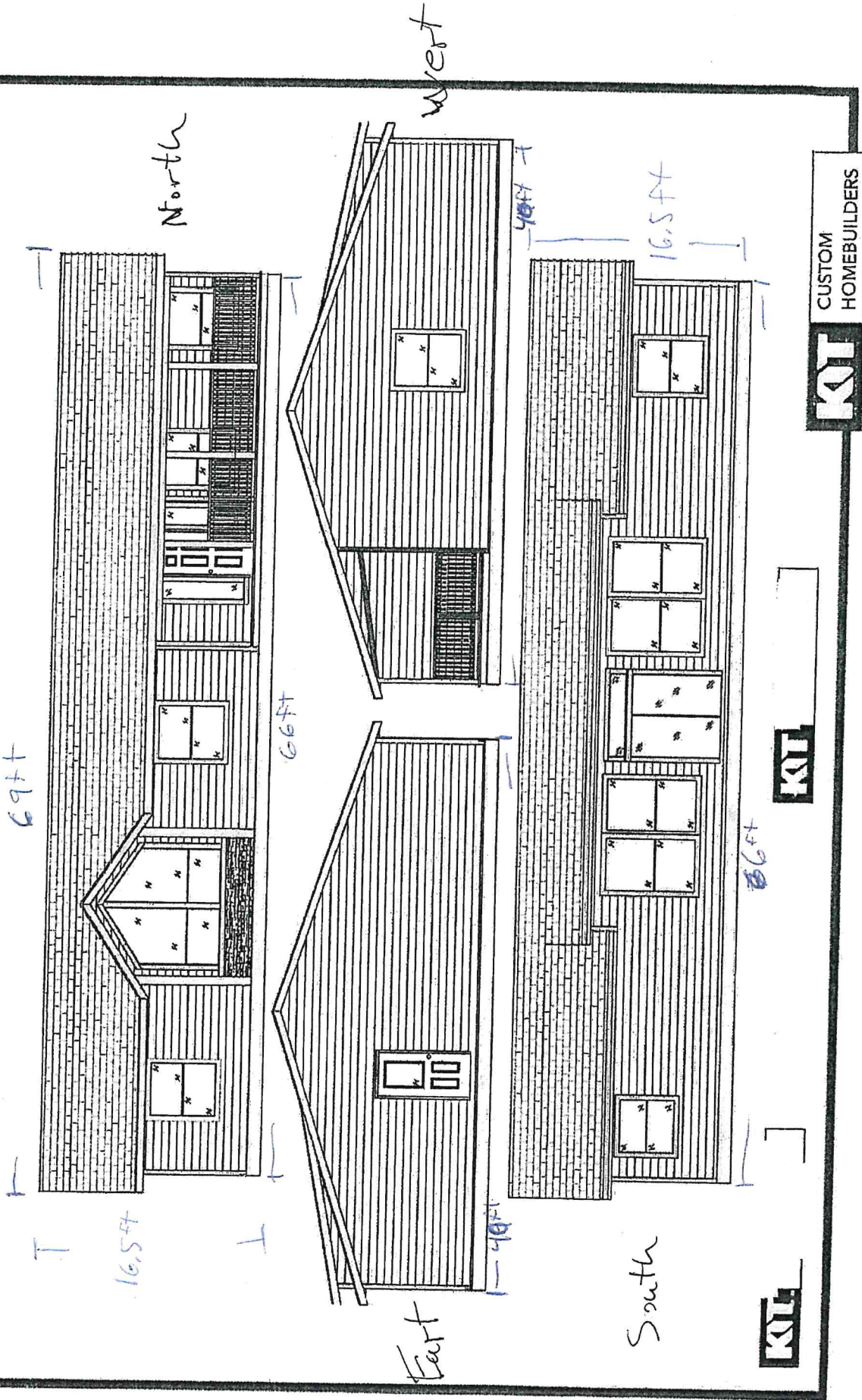
APPROVED

kw

Model: 2512  
Square feet: 2399  
w/Porch 2640



Pinehurst



KIT

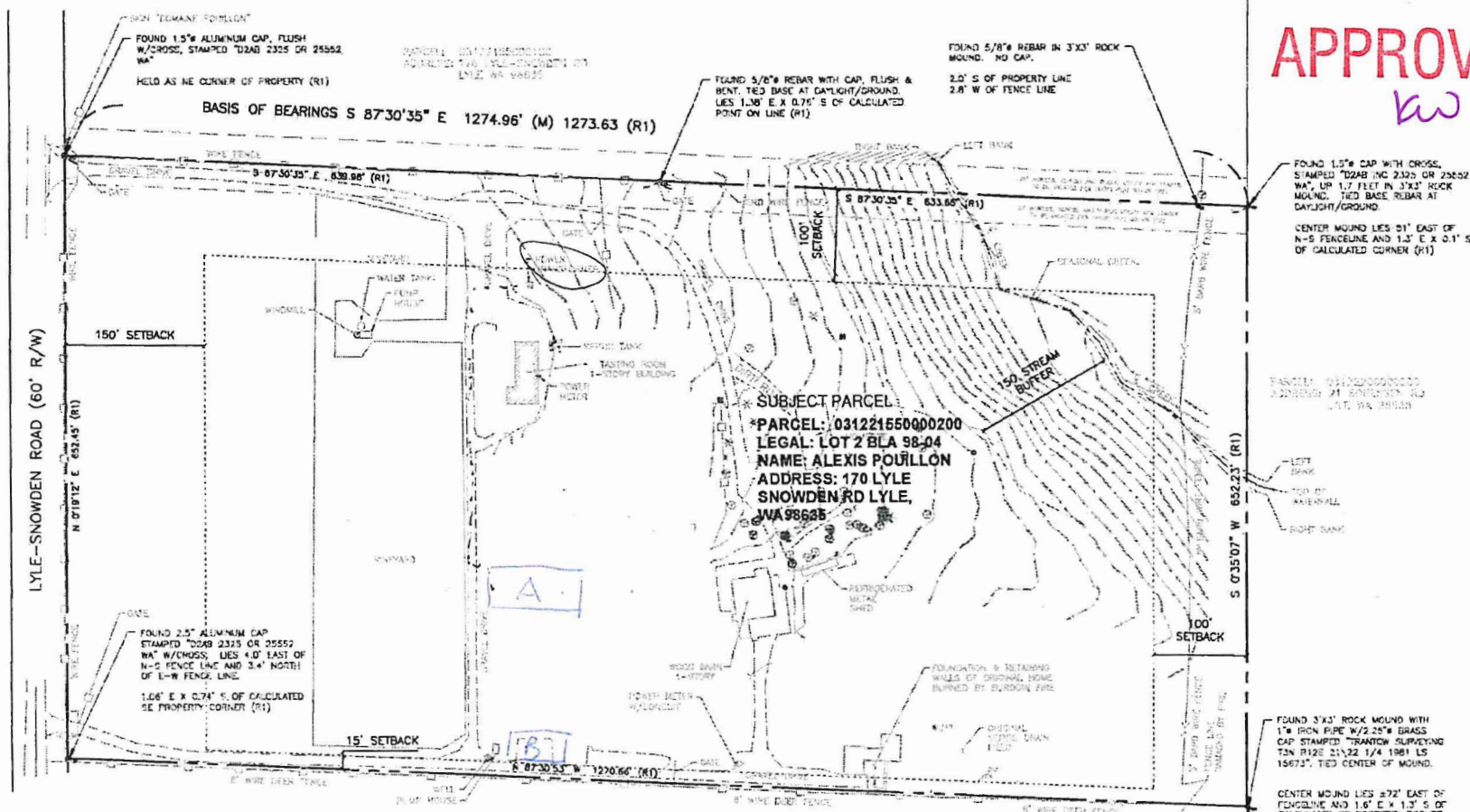
KIT

KIT  
CUSTOM  
HOMEBUILDERS

A

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 3N, RANGE 12E, W.M.  
 KLIKITAT COUNTY, WASHINGTON

**APPROVED**  
*kw*



**BASIS OF BEARINGS AND DATUM**  
 BASIS OF BEARINGS FOR THIS SURVEY DERIVED BY GPS MEASUREMENTS TO FOUND MONUMENTS AS SHOWN HEREON. GPS MEASUREMENTS PERFORMED UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

HORIZONTAL: WA SOUTH ZONE (NAD83/2011)  
 VERTICAL: NAD 83

**REFERENCES**

- BOUNDARY LINE ADJUSTMENT TO SHORT PLAT 92-09, D248 SURVEYING INC., 1998, KLIKITAT COUNTY FILE NO. 1005290.
- SHORT PLAT 92-09, D248 SURVEYING INC., KLIKITAT COUNTY FILE NO. 229899.
- LAND CORNER RECORD, KLIKITAT COUNTY FILE NO. 181933.
- LAND CORNER RECORD, KLIKITAT COUNTY FILE NO. 210023.
- BOUNDARY LINE ADJUSTMENT NO. 51-03, KLIKITAT COUNTY FILE NO. 226685.

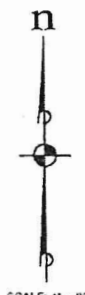
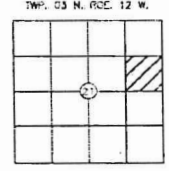
**SURVEY NOTES**

- THE PURPOSE OF THIS SURVEY IS TO DEMONSTRATE EXISTING CONDITIONS SUFFICIENT FOR CONSTRUCTION PERMITTING OF A NEW HOME SITE.
- ORIGINAL RESIDENCE DESTROYED BY BURSTING PIPE IN THE SUMMER OF 2025. ORIGINAL RESIDENCE AND DAMAGE TO THE SOUTHEAST FENCE CORNER ARE SHOWN HEREON.
- BOUNDARY LINES SHOWN HEREON PER BOUNDARY LINE ADJUSTMENT, KLIKITAT COUNTY RECORDING NUMBER 100549 (R1).
- FIELD WORK COMPLETED ON 10/11/2025.

**SURVEY INSTRUMENTATION**

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:  
 3" TOTAL STATION MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100  
 PROCEDURE USED: FIELD TRANSVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-092  
 TRIMBLE RS-12, REAL TIME KINEMATIC (RTK) GPS.

**SECTION INDEX**



**LEGEND**

- |                           |                 |                      |
|---------------------------|-----------------|----------------------|
| ⊙ FOUND MONUMENT AS NOTED | ⊙ POWER CONDUIT | --- EDGE OF CONCRETE |
| ⊙ FOUND CAP AS NOTED      | ⊙ POWER POLE    | --- EDGE OF GRAVEL   |
| ⊙ FOUND REBAR AS NOTED    | ⊙ POWER METER   | --- BARB WIRE FENCE  |
| ⊙ SET SCRIBE              | ⊙ OUT ANCHOR    | --- WIRE FENCE       |
| ⊙ SET HUB AND TACK        | ⊙ WELL          | --- WOOD FENCE       |
| ⊙ SEPTIC LID              | ⊙ HOSE BIB      | --- BOARD FENCE      |
| ⊙ CULVERT                 | ⊙ OAK TREE      |                      |
| ⊙ SEPTIC CLEANOUT         | ⊙ PINE TREE     |                      |

**ESM CONSULTING ENGINEERS P.C.**  
 3200 32nd Ave S, Suite 200  
 Federal Way, WA 98003

www.esmcivil.com

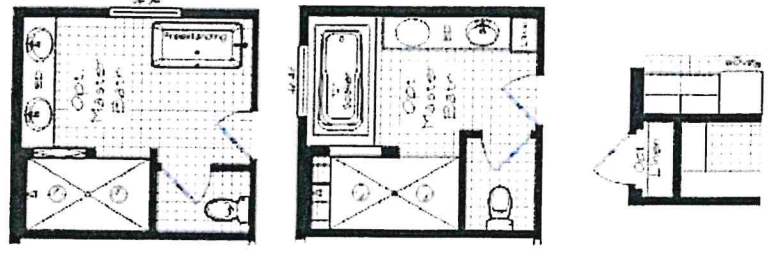
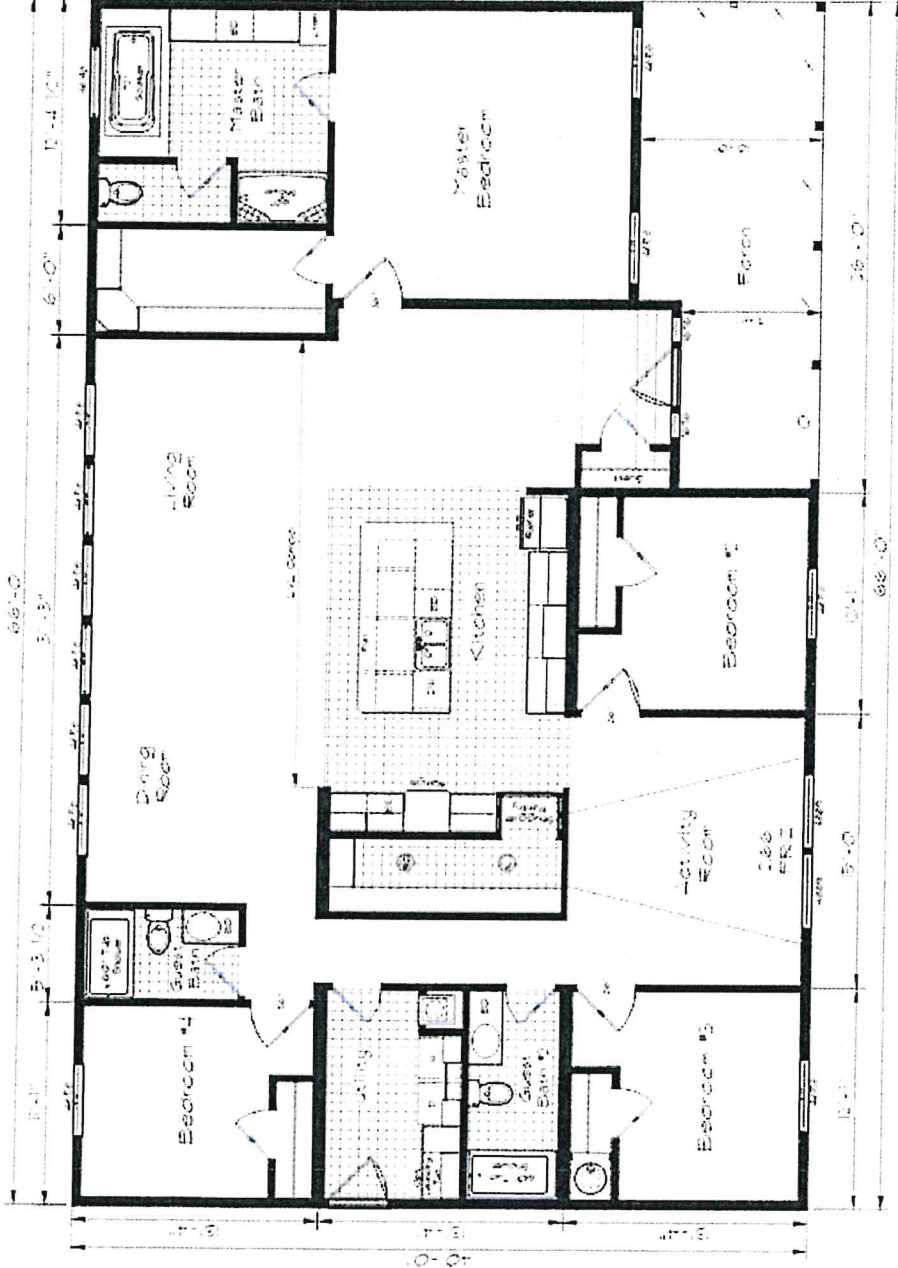
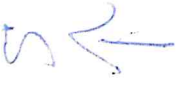
Civil Engineering | Land Surveying | Land Planning  
 Public Works | Project Management | Landscape Architecture

FEDERAL WAY (252) 838-8113  
 1000000000 (2-3) 251-1320

JOB NO. 5999-09-2023 | DATE: 10/19/25  
 DRAWN: EP | SHEET 1 OF 2

SEE W:\PROJECTS\2025\09-2023\170 LYLE SNOWDEN RD LYLE, WA 98685\170 LYLE SNOWDEN RD LYLE, WA 98685.dwg  
 DATE: 10/19/25 10:00 AM  
 DRAWN: EP  
 CHECKED: [blank]  
 APPROVED: [blank]

# PINEHURST



Due to continued improvements and material change, specifications may change without notice. Room sizes are approximate.

MODEL: 2512

40'-0" x 66'-0" 2,399 Sq.Ft

4 Beds 3 Baths



CUSTOM HOMEBUILDERS



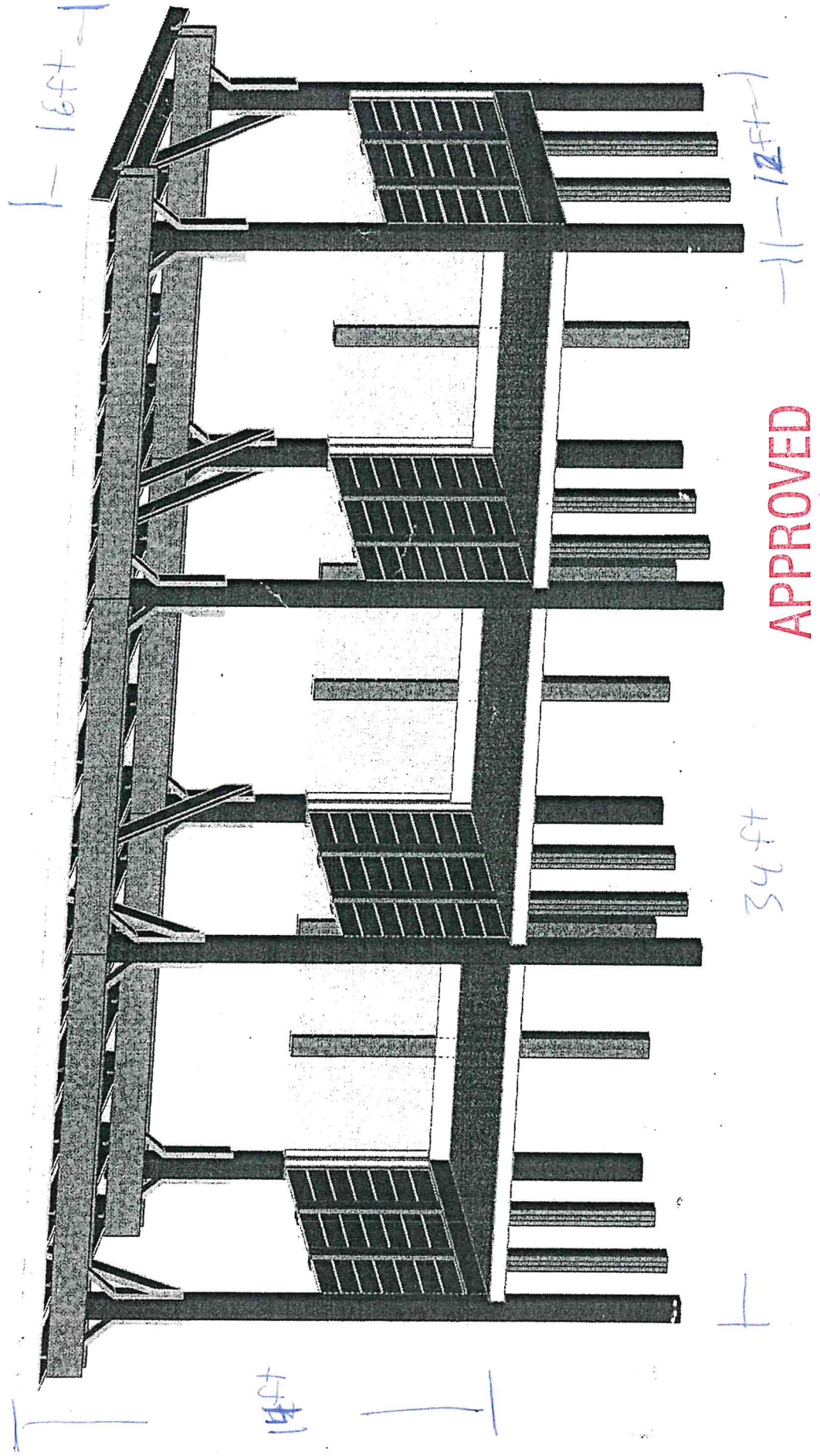
APPROVED



New Ag Bldg (B)

for static compost maturing and equipment shelter

North ←



APPROVED

vw

**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> )		
<b>Total</b>	<b>50 lbs/acre</b>	<b>35 lbs/acre</b>

<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
<b>TOTAL</b>	<b>70 lbs/acre</b>

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://www.nwcb.wa.gov/WWHAM/WWHAM_suppliers.htm)
- ✓ [http://oregon.gov/ODA/CID/weed\\_free\\_forage.shtml](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.