

Director's Decision

Summary of Application

FILE NUMBER:	C26-0004 & C26-0005
PROPOSAL:	<p>The Columbia River Gorge Commission received applications for a replacement single-family dwelling and a replacement accessory building.</p> <p>The original dwelling and accessory building were destroyed in the Burdoin Fire in July 2025.</p>
APPLICANTS:	Kristopher Celtnieks and Eugene Cannon, Jr.
LANDOWNERS:	Eugene Cannon, Jr.
SIZE and LOCATION:	<p>The subject property is located at 151 Lyle-Snowden Road, and is described as Tax Lot Number 03-12-2151-000/400 in the southeast 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 5.75 acres in size.</p>
LAND USE DESIGNATION:	General Management Area (GMA) – Small-Scale Agriculture (80)

Decision

Based upon the findings of fact and conclusions of law in the staff report accompanying this decision and the conditions of approval in this decision document, the land use application by Kristopher Celtnieks and Eugene Cannon, Jr. for the construction of a single-family dwelling and accessory 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 18 feet in height and 2,851 square feet. The accessory building shall be 1,152 square feet (32 feet x 36 feet) with a 288 square-foot (8 feet x 36 feet) awning and 20 feet tall.
6. The accessory building shall not be used as a dwelling or receive a certificate of occupancy. The building shall be used in a way that is accessory to the residential use of the property.
7. All exterior building materials for the dwelling and accessory building, including roofs, doors, siding, trim, window casings and sashes, decks, and railings shall be dark earth-tone colors. Only approved dark earth-tone colors for exterior materials shall be used. The following colors submitted by the applicant are consistent with this condition and hereby approved:

Siding: Metallion Industries in PVDF Matte Black

Roofing: TPO (Thermoplastic Polyolefin) in Charcoal in matte finish

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

8. All exterior building materials including roofs, solar panels, doors, siding, trim, window casing and sash, decks, and railings shall be nonreflective or have low reflectivity. Any exterior metal materials shall be painted with matte black colored finish and maintained as necessary to ensure that the material is non-reflective.

9. All exterior lighting shall be hooded or shielded at a 90-degree angle to the ground. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.
10. The annual energy production of the solar panel array shall not exceed the annual energy needs for the residential use of the property. Any additional solar panels not included in the approved application or site plan will require a new application and review.
11. 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.
12. Existing Oregon white oak and pine trees not destroyed by the Burdoin Fire shall be retained and maintained for scenic purposes.
13. 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).
14. If cultural resources are discovered, all activities within 100 feet of the cultural resources shall immediately cease and the applicants shall notify the Gorge Commission within 24 hours of discovery and the State Physical Anthropologist, Dr. Guy Tasa at (360) 586-3534 or guy.tasa@dahp.wa.gov. The cultural resources shall remain as found and further disturbance is prohibited until permission is granted by the Executive Director of the Gorge Commission.
15. 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 27 day of April 2026 at White Salmon, Washington.



Krystyna U. Wolniakowski
Executive Director

Expiration of Approval

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

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

This decision of the Executive Director becomes void on the 27 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 developments 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 27 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.

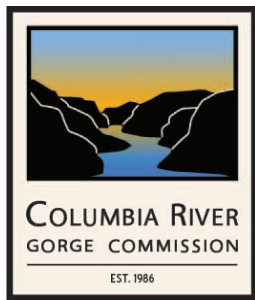
2. This decision does not address local, state, or federal requirements that may be applicable to the proposed developments. The landowner is responsible for obtaining all applicable county, state, or federal permits required for the developments.

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 C26-0004 & C26-0005
Approved site plans and elevation drawings
Eastern Gorge Recommended Seed Mix



Development Review Staff Report

Summary of Application

FILE NUMBER:	C26-0004 & C26-0005
PROPOSAL:	<p>The Columbia River Gorge Commission received applications for a replacement single-family dwelling and a replacement accessory building.</p> <p>The original dwelling and accessory building were destroyed in the Burdoin Fire in July 2025.</p>
APPLICANTSS:	Kristopher Celtnieks and Eugene Cannon, Jr.
LANDOWNERS:	Eugene Cannon, Jr.
SIZE and LOCATION:	<p>The subject property is located at 151 Lyle-Snowden Road, and is described as Tax Lot Number 03-12-2151-000/400 in the southeast 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 5.75 acres in size.</p>
LAND USE DESIGNATION:	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 these applications to property owners within 200 feet of the subject parcel and sent email notice of this application to the following governments, agencies, and organizations:

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

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

Written Comments Received From:

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

Findings of Fact

A. Land Use

1. Kristopher Celtnieks and Eugene Cannon, Jr. propose to build a replacement single-family dwelling and a replacement accessory building. The original dwelling and accessory building on the property were destroyed in the Burdoin Fire in July 2025. Due to the change in location and size of the original dwelling, the proposed dwelling will be reviewed under the standards in 350-082-0240 for a new dwelling located in the Small-Scale Agriculture land use designation.
2. The subject parcel is in the General Management Area (GMA) and is designated Small-Scale Agriculture with an 80-acre minimum parcel size. The parcel is approximately 5.75 acres in size and is located on Lyle-Snowden Road.
3. Prior to the Burdoin Fire in July 2025, the existing dwelling was a 64 feet x 28 feet single family dwelling with attached garage (2,228 square feet total), approved by Director's Decision C95-0015. The existing barn was a 36 feet x 32 feet (1,152 square feet) accessory building built in 1983, according to the applicant. Existing development prior to the fire also included two pump houses, both 6 feet x 6 feet (36 square feet) in size.
4. Commission Rule 350-082-0210 (1)(e) describes accessory structures allowed outright in all land use designations except Open Space and Agriculture-Special:

Accessory structures 60 square feet or less in area and ten feet or less in height, unless within the buffer zone of a wetland, stream, pond, lake or riparian area. This category does not include signs, fences, outdoor lights, retaining walls, flagpoles, roads, transportation facilities, or utility facilities. Only one free-standing renewable energy (solar or wind) structure is allowed on a parcel pursuant to this guideline.

The applicants propose to replace the two pump houses destroyed in the fire. Each proposed pump house is 6 feet x 6 feet (36 square feet) and 8 feet in height. The proposed pump houses are allowed outright without review.

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 applicants propose to build a replacement single-family dwelling with attached garage on the parcel to replace the 2,228 square-foot existing dwelling that was destroyed during the Burdoin Fire in July 2025. The replacement dwelling with attached garage is proposed to be 18 feet in height and 2,851 square feet. This proposal is being reviewed as a new dwelling because the replacement dwelling is over 10% larger than the existing dwelling, and although it is proposed on the same site, is sited in a different orientation. The applicants applied for the replacement dwelling in January 2026, within the one-year time frame.

6. Commission Rule 350-082-0200(4) allows for the replacement of existing structures that are damaged or destroyed by disaster. It states:

An existing structure damaged or destroyed by fire, flood, landslide or other similar disaster may be replaced if a complete land use application for a replacement structure is submitted to the reviewing agency within two years of the date the original structure was damaged or destroyed.

Commission Rule 350-082-0070(73) defines *existing use or structure* as:

Existing use or structure: 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 original accessory building was built in 1983, according to the applicants, and was destroyed by the Burdoin Fire in July 2025. The applicant contacted the Commission shortly after the fire to inquire about a replacement. The applicant applied for the replacement building in January 2026; within two years of the date the original building was destroyed. The application was complete when submitted by the applicant.

7. Commission Rule 350-082-0200(4)(a) states:

The replacement structure shall have the same use as the original structure. An existing manufactured home may be replaced with a framed residence.

The applicant proposes replacing an accessory building that was destroyed in the fire. The building is a shop/barn and will not be used as a dwelling; it will support the residential use on the property.

8. Commission Rule 350-082-0200(4)(b) states:

The replacement structure shall be in the same location as the original structure...

The replacement building will be constructed on a cement slab within the existing footprint and in the same location as the original building it is replacing.

9. Commission Rule 350-082-0200(4)(c) states:

The replacement structure shall be the same size and height as the original structure provided:

(A) The footprint of the replacement structure may be up to ten percent larger than the footprint of the original structure. The footprint of a structure includes any covered decks and porches, attached garages, and breezeways that share a wall with the structure.

Staff reviewed existing records from Klickitat County to review the size and height of the destroyed building. The original accessory building was built in 1983. The original accessory building was 1,152 square feet (32 feet x 36 feet) with a 144 square foot (4 feet x 36 feet) awning and was 20 feet tall. The replacement accessory building will be 1,152 square feet (32 feet x 36 feet) with a 288 square-foot (8 feet x 36 feet) awning

and 20 feet tall. The footprint of the replacement building is no more than 10% larger than the footprints of the original building.

(B) The walls of the replacement structure shall be the same height as the walls of the original structure unless a minor increase is required to comply with standards in the current jurisdictional building code. Height is generally defined as the greatest vertical distance between the lowest finished grade adjoining any exterior wall and the highest point of the roof.

The original accessory building was 20 feet tall, and the replacement building will also be 20 feet tall. The walls of the original building were 16 feet tall, and the walls of the replacement building will also be 16 feet tall.

10. Commission Rule 350-082-0200(4)(f) states:

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

The original buildings were all destroyed by the Burdoin Fire in July 2025. The applicant contacted the Commission shortly after to inquire about a replacement. The applicant applied for the replacement buildings in January 2026; within two years of the date the original buildings were destroyed. The application was complete when the applicant submitted it.

11. 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 that are suitable 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 are all designated Small-Scale Agriculture and are suitable but are not currently used for agricultural use. The dominant agricultural use in the area is livestock grazing. The adjacent parcel boundaries on the north, south, east, and west have a vegetation barrier created by existing Oregon white oak and pine trees. For a vegetation barrier, a 15-foot setback applies.

The proposed dwelling is located approximately 90 feet from the southern parcel boundary, 280 feet from the western parcel boundary, 160 feet from the northern parcel boundary, and 250 feet from the eastern parcel boundary.

12. Commission Rule 350-082-0220(1)(v) allows additions to existing buildings or structures that generate solar power for approved uses, provided that the panels and hardware are non-reflective black or dark earth tone colors and do not increase the overall roof height. The applicants propose a flush-mounted 40-panel solar array on the southwest-facing roof of the replacement dwelling. The solar array will be placed below

the roofline and will therefore not increase the roof height. The solar panels proposed will be black and made of antireflective materials.

13. Commission Rule 350-082-0070(105)(d) defines industrial uses as any use of land or water primarily involved in the production of electric power for commercial purposes, and the Management Plan prohibits industrial uses in the National Scenic Area.

The roof-mounted solar array consists of 40 panels and is sized to serve all projected electric loads for the residence, including electric vehicle charging. The total estimated production of the solar array is between 18,400–20,800 kWh per year. The average resident in Klickitat County uses 16,248 kWh per year. For a household containing two residents, the total estimated energy use is 32,496 kWh per year¹. The energy produced by the solar panels will not exceed the energy needed to power the residential use on the property. The proposed solar panels are accessory and subordinate to the primary residential use of the parcel and will not be used commercially. The proposed solar array is not industrial use.

Land Use Conclusion:

The proposed replacement dwelling and accessory building 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. Since the like-for-like rules [350-082-0200(4)(d)] only require, color, reflectivity and landscaping, I started adding compliance with 350-082-0200(4)(d) and the applicable 0600(2) guidelines to the top of the section. In this case, since the project is one like-for-like and one replacement, you could move all the 0600(2) back in order and then just call out that the accessory building doesn't need to meet "such and such" standard because it does not apply under 350-082-0200(4)(d).
2. Commission Rule 350-082-0600(1)(a) states:

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

The dwelling is proposed to be sited near the middle of the parcel, and the accessory building is near the middle of the northern parcel boundary. The existing topography slopes moderately down in the southwest and northeast corners of the parcel. According to Cal Topo maps, the dwelling and accessory building are sited on relatively level areas with approximately 1 to 2 degrees of slope.

The replacement accessory building will be constructed on a concrete pad and does not require grading. The applicants propose that the dwelling will require minimal grading, as much of the replacement dwelling footprint will cover the footprint of the original dwelling. Approximately 65 cubic yards of excavation are required for the dwelling, and 15 cubic yards for the attached garage, for a total of 80 cubic yards removed for the

¹ <https://www.energysage.com/local-data/electricity-cost/wa/klickitat-county/>

building of the foundation. Staff determined that the proposed grading for both the dwelling and accessory building is minimal.

3. 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.8.

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 2,851 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.

4. 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.

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 applicants are required to reseed all exposed and bare soil after the development is completed and are encouraged to use a certified weed-free seed mix. Staff are providing the applicants 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.

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

- (a) Each development shall be visually subordinate to its landscape setting as visible from key viewing areas. New development shall be sited to achieve visual subordination from key viewing areas, unless siting would place such development in a buffer specified for protection of wetlands, riparian corridors, rare plants, or sensitive wildlife sites or would conflict with guidelines to protect cultural resources. In such situations, new development siting shall comply with this guideline to the maximum extent practicable.*
- (b) Determination of potential visual effects and compliance with visual subordination standard in subsection (a) above shall include consideration of the cumulative effects of proposed development. A determination of the potential visual impact of a new development shall include written findings addressing the following factors:*
 - (A) The amount of area of the building site exposed to key viewing areas;*
 - (B) The degree of existing vegetation providing screening;*
 - (C) The distance from the building site to the key viewing areas from which it is visible;*
 - (D) The number of key viewing areas from which it is visible;*
 - (E) The linear distance along the key viewing areas from which the building site is visible (for linear key viewing areas, such as roads); and*
 - (F) Other factors the reviewing agency determines relevant in consideration of the potential visual impact.*
- (c) The extent and type of conditions applied to a proposed development to achieve visual subordination to its landscape setting shall be proportionate to its potential visual impacts as visible from key viewing areas. Conditions may include, and shall be applied using the following order of priority, with (A) being the first condition to require and (F) being the last condition to require if the prior conditions do not achieve visual subordination:*
 - (A) Screening by existing topography.*

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

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

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

Staff did an in-field Key Viewing Areas analysis on November 25, 2025 from the potentially visible areas listed in the table above. Staff confirmed that the project site is topographically visible from the Historic Columbia River Highway, Interstate 84, SR-14, and the Rowena Plateau, all at a distance of at least 3 miles.

The parcel is rectangular in shape (Approximately 750 feet long east to west, and 350 feet north to south) and is gently sloping from 1,021 feet elevation in the middle of the parcel to 940 feet elevation in the northwest and southeast corners. The proposed dwelling site is located at an elevation of 1,017 feet. The proposed dwelling site is near the center of the property and is partially screened from view to the south and east by existing topography. A ridge screens the property from KVAs to the east and southeast. Ridges to the south and to the west also partially block the proposed building site from view, but the upper portions of the dwelling would be topographically visible from KVAs to the west.

The subject parcel is in an area with stands of mixed Oregon white oak and ponderosa pine. The existing vegetation creates an effective screen for those portions of the parcel that are visible from KVAs, including the proposed building sites. The closest KVAs from which the project is visible are over three miles away. Portions of the buildings site are topographically visible for approximately a half-mile segment along the Columbia River, I-84, and HCRH that extends west from Mosier in Oregon. From SR-14 the development is potentially visible for half a mile directly to the west of the Syncline in Washington. These KVAs are all at low lying elevations varying between 80 and 220 feet. From these KVAs, existing vegetation both on and off the subject parcel provides effective screening because the site is located over four miles away. The far viewing distance and topographic screening make the building site difficult to discern from KVAs.

6. Commission Rule 350-082-0600(2)(b) requires that a determination of potential visual effects and compliance with the visual subordination standard in subsection (a) above include consideration of the cumulative effects of proposed development. Commission Rule 350-082-0070(50) defines cumulative effects as:

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

The proposal is for the replacement of buildings and development that were destroyed during the Burdoin Fire. The replacement dwelling will be built on the site of the original dwelling on the property and is a similar height and size. The accessory building will be built on the same footprint as the original accessory building and is 10% larger and the same height as the original building. All exterior materials and colors have been selected to reduce contrast and allow the structure to visually blend with the surrounding landscape. There will be no cumulative effects from the reconstruction of the buildings.

7. Commission Rule 350-82-0600(4)(f) states:

The silhouette of new buildings shall remain below the skyline of a bluff, cliff, or ridge as visible from key viewing areas.

“Skyline” is defined as:

The line that represents the place at which a landform, such as a cliff, bluff, or ridge, meets the sky and is topographically visible from a specified vantage point (generally a key viewing area, for the purpose of the Management Plan). The skyline is formed where the surface of the earth meets the sky except in existing densely forested landscapes with thick, unbroken coniferous tree cover characteristic to its setting, the skyline may be formed by the top of the vegetative canopy.

From site visits to the subject parcel and viewing the subject parcel from Key Viewing Areas, staff determined that the property is not in a densely forested landscape; therefore, the skyline in the area of the proposed development is defined by where the surface of the earth meets the sky. According to CalTopo online maps, the proposed development site of the dwelling and accessory building is at an elevation of 1,017 feet. The Key Viewing Areas listed in Finding B.5 are located at elevations ranging from 100 feet (Interstate 84) to 700 feet (Rowena Plateau). A gradually sloping hill is located behind the proposed development to the north, rising to approximately 2,790 feet. At an elevation of 1,017 feet, the proposed dwelling and accessory building will remain well below the surface of the earth as seen from KVAs to the south, southwest, and southeast. Staff conclude that the proposed development will not protrude above the skyline.

8. Commission Rule 350-082-0200(4)(d) states:

The replacement structure shall only be subject to the following scenic resources standards...

9. Commission Rule 350-082-0200(4)(d)(A) states:

In the GMA, the replacement structure shall comply with the guidelines regarding color and reflectivity in 350-082-0600...

Commission Rule 350-082-0600(2)(h) states:

Unless expressly exempted by other provisions in 350-082-0600, colors of structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or in the surrounding landscape. The specific colors approved by the reviewing agency shall be included as a condition of approval.

The replacement accessory building has been designed to achieve visual subordination using the following dark earth-tone colors:

Siding and Roofing: Metallion Industries in PVDF Matte Black

The proposed dwelling has been designed to achieve visual subordination using the following dark earth-tone colors:

Siding: Metallion Industries in PVDF Matte Black

Roofing: TPO (Thermoplastic Polyolefin) in Charcoal in matte finish

The proposed solar panels and hardware are matte black and do not increase the overall roof height. A condition of approval is included in the Director's Decision requiring all elements of the proposed dwelling and accessory building to be these colors, consistent with Commission Rule 350-082-0600(2)(h).

10. Commission Rule 350-082-0200(4)(d)(C) requires replacement structures to comply with the GMA guidelines regarding landscaping to achieve the standard *visually subordinate* to the maximum extent practicable. The proposed replacement accessory building is only topographically visible in the background over three miles away from these KVAs. As discussed above, Commission Rule 350-082-0200(4)(d)(A) requires that all proposals be constructed of low-reflective materials and dark earth-tone colors. Additionally, Commission Rule 350-082-0600(2)(c) requires the extent and type of conditions applied to a development to achieve the scenic standard of visually subordinate be proportionate to the building's degree of visibility from KVAs. The proposed development follows the standards for the replacement of existing structures damaged or destroyed by disaster, consistent with this rule. As discussed below, factors contributing to the visibility of the development include the size, shape, dark earth-tone colors, low reflective building materials, distance from KVAs and existing topography, vegetation, and screening. With conditions of approval regarding the colors and reflectivity of the building materials and the retention of existing vegetation on the parcel, the Director's Decision has requirements and conditions of approval to ensure the development is *visually subordinate*.

11. 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.

As discussed in Finding B.2 above, the applicants propose dark earth-tone colors for the exterior materials for both the replacement dwelling and the replacement accessory building.

12. Commission Rule 350-082-0600(2)(i) states:

The exterior of buildings on lands visible from key viewing areas shall be composed of non-reflective materials or materials with low reflectivity. Continuous surfaces of glass shall be limited to ensure visual subordination. The Scenic Resources Implementation Handbook includes a list of recommended exterior materials and screening methods.

As described in Finding B.5, the subject parcel is topographically visible from five Key Viewing Areas. Therefore, the exterior of the proposed dwelling must be composed of non-reflective materials or materials with low reflectivity. The exterior of the proposed dwelling will be composed of non-reflective metal. The metal of the window trim and deck railing will be painted with a non-reflective matte black paint. The applicants propose to use windows with an external reflectivity rating of less than 11%.

The *Scenic Resources Implementation Handbook* recommends limiting continuous unscreened glass to 50-square-feet to prevent adverse impacts to scenic resources but suggests larger areas of glass may be used if visual impacts are reduced by other measures. Although all the individual proposed windows facing KVAs are less than 50 square feet, the applicant has taken steps to reduce the impact of the proposed windows including deep structural eaves overhanging the patio on the southwest side of the dwelling, which extend 14.5 to 16 feet out from these windows, effectively screening them from view. The non-screened windows at the southeast side of the house are all less than 50 square feet of continuous glass and are screened by existing vegetation to the south and east of the dwelling site.

13. Commission Rule 350-082-0600(2)(j):

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

No exterior lighting is proposed. A condition of approval states that all exterior lighting shall be hooded or shielded at a 90-degree angle to the ground. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.

14. 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 point is 18 feet. The height of the replacement accessory building is 20 feet. The surrounding landscape is made up of stands of Oregon white oak and Ponderosa pine which range from 30-50 feet tall. The dwelling will remain below the surrounding 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. A majority of the parcel is forested with a mixture of mature oak and ponderosa pine. The existing vegetation creates an effective screen for those portions of the parcel that are visible from KVAs, including the proposed building sites. It appears that most of the pine forest burned during the Burdoin Fire. The parcel has scattered oak and pine trees on the western half and thick stands of oak and pine on the eastern half, many of which survived the fire. The existing trees will continue to provide effective screening for the proposal. 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, March 24, 2026, that pursuant to Commission Rule 350-082-0620(2)(a)(C) a Cultural Resource Reconnaissance Survey is not required because the proposed use would involve the modification, expansion, replacement, or reconstruction of existing buildings and structures.
4. Commission Rule 350-082-0620(2)(a)(D) describes when a historic survey is required. In his March 24, 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)(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, with a comment deadline of March 12, 2026. No comment letters were received.

6. 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.

Staff received a Survey Determination letter from Luciano Legnini dated March 24, 2026, stating that no reconnaissance survey is required, and no historical survey is required. 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.

7. 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.

8. 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. The closest fish-bearing stream is located more than 400 feet from the development sites, and the nearest non-fish-bearing stream is located approximately 350 feet from the development sites.

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 accessory building.

In addition, the site and the surrounding landscape is identified as a habitat for White and Black-tailed Deer winter range. On February 11, 2026 for C26-0004, and on March 12, 2026 for C26-0005, staff sent Washington Department of Fish and Wildlife (WDFW) a copy of the applicants' land use application and site plan. WDFW did not submit a comment in response to the notices. 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 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 February 9, 2026 and again on February 11, 2026 for C26-0004, and on March 12, 2026 for C26-0005, via email and by mail. No treaty tribe government requested a meeting or consultation on the proposed development.
3. Commission Rule 350-082-0130(1)(d) lists guidelines for tribal government consultation when any of those governments submit substantive written comments.
No substantive comments were received.
4. Commission Rule 350-082-0130(1)(i) states,

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

The subject parcel does not provide access to the Columbia River or its fish bearing tributaries. No known treaty rights are affected by this proposal, and no treaty rights concerns were raised by the tribal governments. Because the proposed use does not affect or modify treaty or other rights of any Indian tribe, the treaty rights protection process may conclude pursuant to Commission Rule 350-082-0130(1)(i).

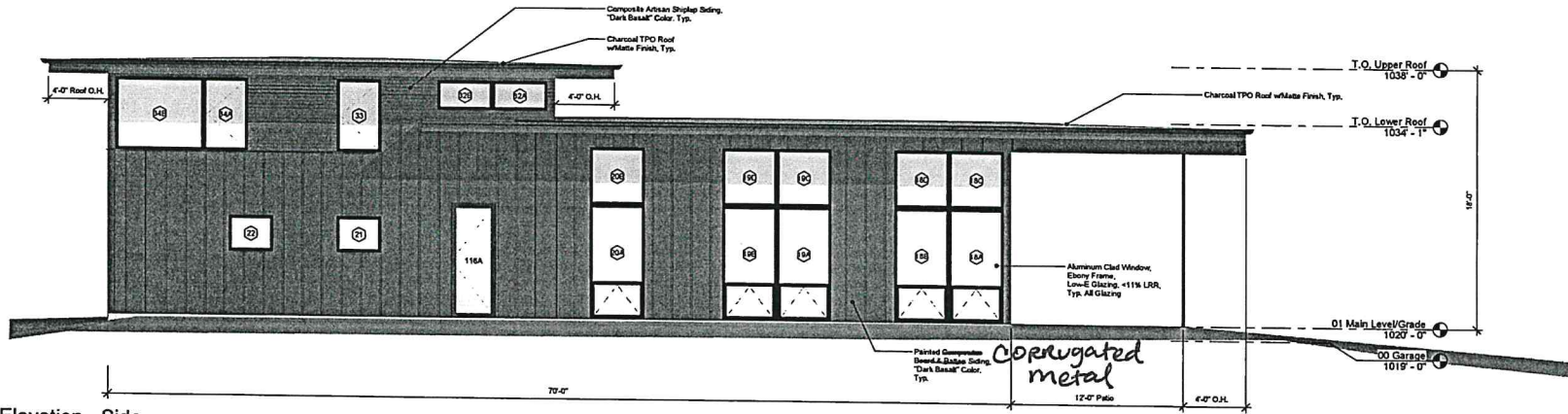
Treaty Rights Conclusion:

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

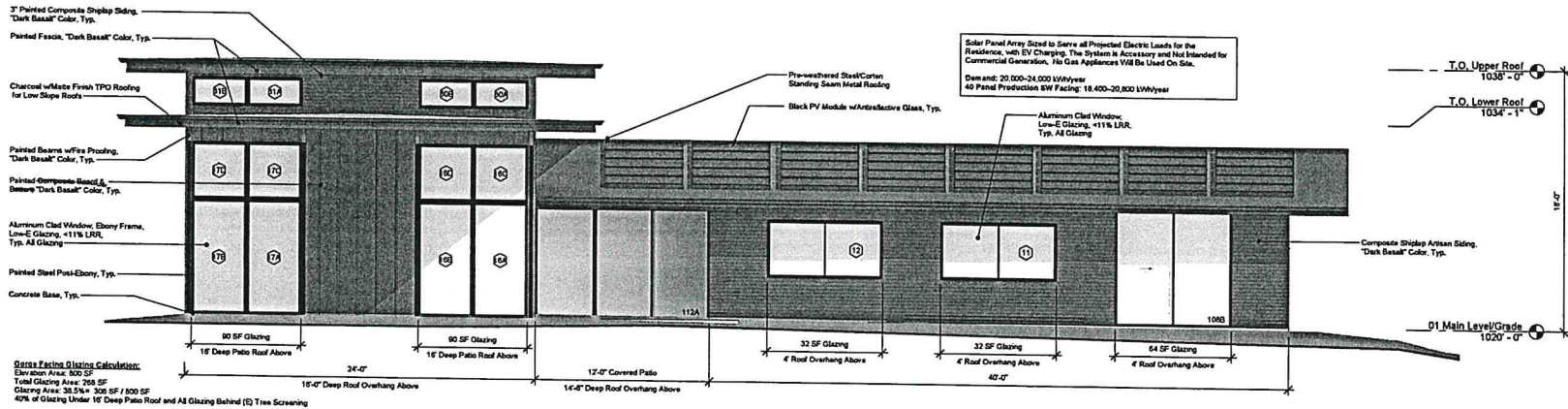
JK
FIND0004.26
FIND0005.26

APPROVED

kw



① North Elevation - Side
1/4" = 1'-0"



Gorge Facing Glazing Calculations:
 Elev above Area: 800 SF
 Total Glazing Area: 260 SF
 Glazing Area: 30.5% / 305 SF / 800 SF
 40% of Glazing Under 16' Deep Patio Roof and All Glazing Behind (E) Tree Screening

② West Elevation - Rear (Gorge Facing)
1/4" = 1'-0"

DATE: _____
 PERM: _____
 REGION: _____

Cannon Residence
 151 Lyle Snowdon Road
 Lyle, WA 98636

KEY PLAN

PROJECT:
 Cannon Residence

SHEET TITLE:
 Elevations

DATE:
 January 29, 2025

SCALE:

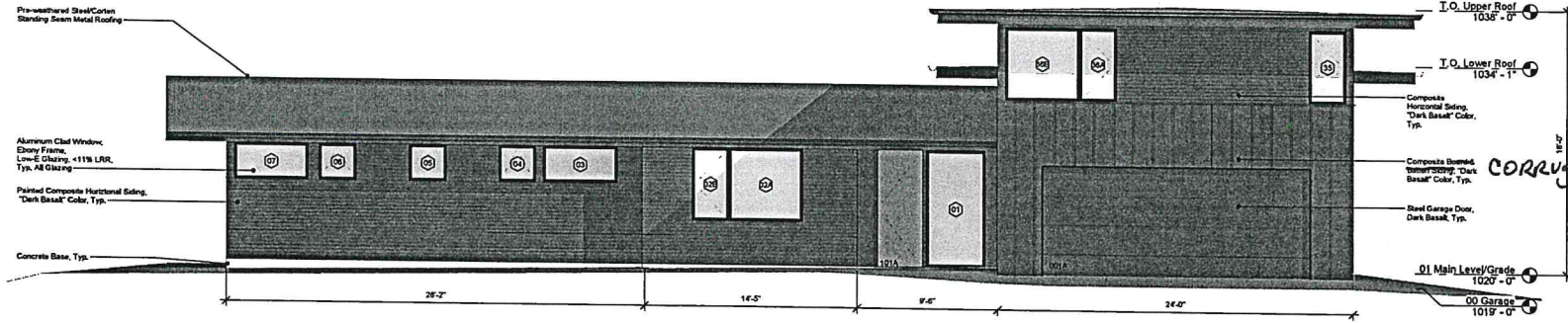
DRAWN BY:

SHEET NO:
A302

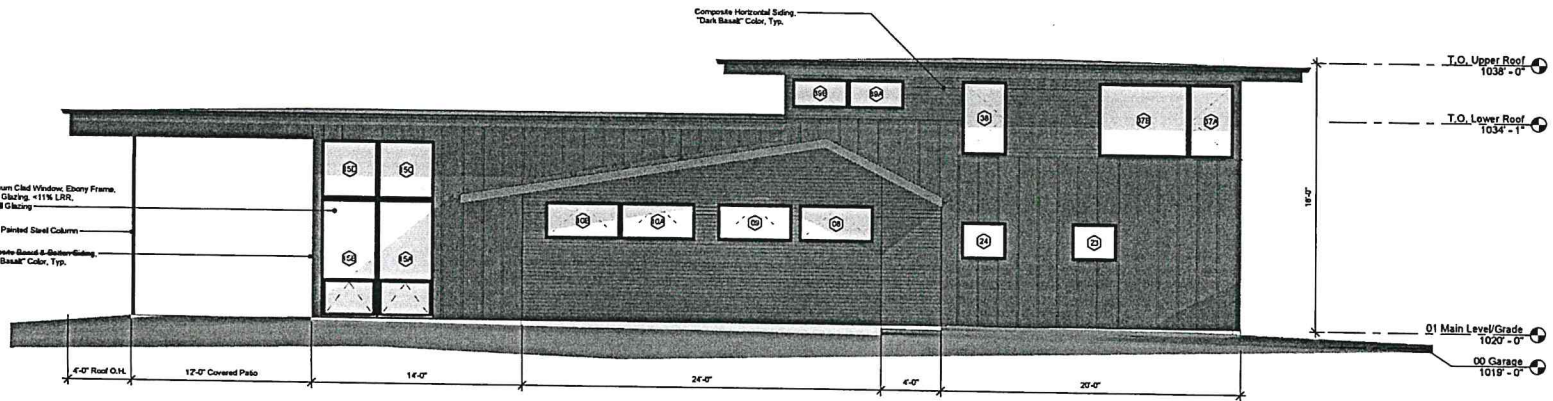
Corrugated metal

Corrugated metal

APPROVED
Yw



2 East Elevation - Front
1/4" = 1'-0"



1 South Elevation - Side
1/4" = 1'-0"

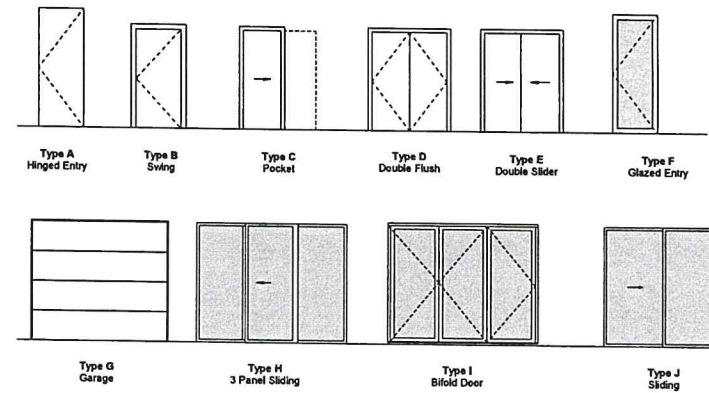
DATE: Permit
REVISION: RESUBMIT

PROJECT:
Cannon Residence
161 Lyle Snowden Road
Lyle, WA 98635

KEY PLAN
SHEET TITLE:
Elevations
DATE:
January 28, 2025
SCALE:
DRAWN BY:
SHEET NO:
A301

Window Schedule										
Mark	Type Mark	Width	Height	Head Height	Sill Height	Level	U-Value	Egress	Tempered	Comments
01	A	4'-0"	8'-0"	5'-0"	0'-0"	01 Main Level/Grade			Yes	
02A	A	5'-0"	5'-0"	5'-0"	3'-0"	01 Main Level/Grade				
02B	B	2'-6"	5'-0"	8'-0"	3'-0"	01 Main Level/Grade		Yes		
03	A	5'-0"	2'-6"	8'-0"	5'-6"	01 Main Level/Grade			Yes	
04	C	2'-6"	2'-6"	8'-0"	5'-6"	01 Main Level/Grade			Yes	
05	A	2'-6"	2'-6"	8'-0"	5'-6"	01 Main Level/Grade			Yes	
06	C	2'-6"	2'-6"	8'-0"	5'-6"	01 Main Level/Grade			Yes	
07	A	5'-0"	2'-6"	8'-0"	5'-6"	01 Main Level/Grade			Yes	
08	C	5'-0"	2'-6"	8'-0"	5'-6"	01 Main Level/Grade			Yes	
09	C	5'-0"	2'-6"	8'-0"	5'-6"	01 Main Level/Grade			Yes	
10A	C	5'-0"	2'-6"	8'-0"	5'-6"	01 Main Level/Grade			Yes	
10B	C	5'-0"	2'-6"	8'-0"	5'-6"	01 Main Level/Grade			Yes	
11	E	5'-0"	4'-0"	7'-0"	3'-0"	01 Main Level/Grade		Yes		
12	E	5'-0"	4'-0"	7'-0"	3'-0"	01 Main Level/Grade		Yes		
15A	D	3'-9"	8'-0"	8'-0"	0'-0"	01 Main Level/Grade			Yes	
15B	D	3'-9"	8'-0"	8'-0"	0'-0"	01 Main Level/Grade			Yes	
15C	A	3'-9"	4'-0"	12'-0"	8'-0"	01 Main Level/Grade			Yes	
15D	A	3'-9"	4'-0"	12'-0"	8'-0"	01 Main Level/Grade			Yes	
16A	A	3'-9"	8'-0"	8'-0"	0'-0"	01 Main Level/Grade			Yes	
16B	A	3'-9"	8'-0"	8'-0"	0'-0"	01 Main Level/Grade			Yes	
16C	A	3'-9"	4'-0"	12'-0"	8'-0"	01 Main Level/Grade			Yes	
16D	A	3'-9"	4'-0"	12'-0"	8'-0"	01 Main Level/Grade			Yes	
17A	A	3'-9"	8'-0"	8'-0"	0'-0"	01 Main Level/Grade			Yes	
17B	A	3'-9"	8'-0"	8'-0"	0'-0"	01 Main Level/Grade			Yes	
17C	A	3'-9"	4'-0"	12'-0"	8'-0"	01 Main Level/Grade			Yes	
17D	A	3'-9"	4'-0"	12'-0"	8'-0"	01 Main Level/Grade			Yes	
18A	D	3'-9"	8'-0"	8'-0"	0'-0"	01 Main Level/Grade			Yes	
18B	D	3'-9"	8'-0"	8'-0"	0'-0"	01 Main Level/Grade			Yes	
18C	A	3'-9"	4'-0"	12'-0"	8'-0"	01 Main Level/Grade			Yes	
18D	A	3'-9"	4'-0"	12'-0"	8'-0"	01 Main Level/Grade			Yes	
18A	D	3'-9"	8'-0"	8'-0"	0'-0"	01 Main Level/Grade			Yes	
18C	A	3'-9"	4'-0"	12'-0"	8'-0"	01 Main Level/Grade			Yes	
18D	A	3'-9"	4'-0"	12'-0"	8'-0"	01 Main Level/Grade			Yes	
19B	D	3'-9"	8'-0"	8'-0"	0'-0"	01 Main Level/Grade			Yes	
19C	A	3'-9"	4'-0"	12'-0"	8'-0"	01 Main Level/Grade			Yes	
19D	A	3'-9"	4'-0"	12'-0"	8'-0"	01 Main Level/Grade			Yes	
20A	D	3'-9"	8'-0"	8'-0"	0'-0"	01 Main Level/Grade			Yes	
20B	A	3'-9"	4'-0"	12'-0"	8'-0"	01 Main Level/Grade			Yes	
21	A	3'-0"	2'-6"	8'-0"	5'-6"	00 Garage				
22	A	3'-0"	2'-6"	8'-0"	5'-6"	00 Garage				
23	A	3'-0"	2'-6"	8'-0"	5'-6"	00 Garage				
24	A	3'-0"	2'-6"	8'-0"	5'-6"	00 Garage				
30A	A	3'-9"	2'-0"	7'-6"	5'-6"	02 Loft Level				
30B	A	3'-9"	2'-0"	7'-6"	5'-6"	02 Loft Level				
31A	A	3'-9"	2'-0"	7'-6"	5'-6"	02 Loft Level				
31B	A	3'-9"	2'-0"	7'-6"	5'-6"	02 Loft Level				
32A	A	3'-9"	2'-0"	7'-6"	5'-6"	02 Loft Level				
32B	A	3'-9"	2'-0"	7'-6"	5'-6"	02 Loft Level				
33	B	3'-0"	5'-0"	7'-6"	2'-6"	02 Loft Level		Yes		
34A	B	3'-0"	5'-0"	7'-6"	2'-6"	02 Loft Level		Yes		
34B	A	6'-0"	5'-0"	7'-6"	2'-6"	02 Loft Level				
35	B	2'-6"	5'-0"	7'-6"	2'-6"	02 Loft Level				
36A	B	2'-6"	5'-0"	7'-6"	2'-6"	02 Loft Level				
36B	A	5'-0"	5'-0"	7'-6"	2'-6"	02 Loft Level				
37A	B	3'-0"	5'-0"	7'-6"	2'-6"	02 Loft Level				
37B	A	6'-0"	5'-0"	7'-6"	2'-6"	02 Loft Level				
38	B	3'-0"	5'-0"	7'-6"	2'-6"	02 Loft Level				
39A	A	3'-9"	2'-0"	7'-6"	5'-6"	02 Loft Level				
39B	A	3'-9"	2'-0"	7'-6"	5'-6"	02 Loft Level				

Door Schedule							
Mark	Type Mark	Width	Height	Level	Function	U-Value	Comments
001A	G	18'-0"	8'-0"	00 Garage	Exterior		
001B	B	3'-0"	8'-6"	01 Main Level/Grade	Interior		
101A	A	3'-0"	8'-0"	01 Main Level/Grade	Interior		
101B	E	4'-0"	8'-6"	01 Main Level/Grade	Interior		
101D	B	3'-0"	8'-6"	02 Loft Level	Interior		
102A	B	2'-6"	8'-0"	01 Main Level/Grade	Interior		
102B	E	4'-0"	8'-6"	01 Main Level/Grade	Interior		
103A	C	3'-0"	8'-6"	01 Main Level/Grade	Interior		
104A	B	2'-6"	8'-0"	01 Main Level/Grade	Interior		
105A	B	2'-6"	8'-0"	01 Main Level/Grade	Interior		
106A	C	2'-6"	8'-6"	01 Main Level/Grade	Interior		
107A	B	2'-6"	8'-0"	01 Main Level/Grade	Interior		
107B	C	2'-4"	6'-8"	01 Main Level/Grade	Interior		
108A	B	2'-6"	7'-0"	01 Main Level/Grade	Interior		
108B	J	8'-0"	8'-0"	01 Main Level/Grade	Exterior		
109A	B	2'-6"	8'-0"	01 Main Level/Grade	Interior		
110A	B	2'-6"	8'-0"	01 Main Level/Grade	Interior		
112A	H	12'-0"	8'-0"	01 Main Level/Grade	Exterior		
112B	I	10'-0"	8'-0"	01 Main Level/Grade	Exterior		
112G	E	7'-0"	8'-6"	01 Main Level/Grade	Interior		
112H	E	7'-0"	8'-6"	01 Main Level/Grade	Interior		
115A	C	3'-0"	6'-6"	01 Main Level/Grade	Interior		
115B	B	2'-6"	8'-0"	01 Main Level/Grade	Interior		
116A	F	3'-0"	8'-0"	01 Main Level/Grade	Exterior		
116B	B	2'-6"	8'-0"	01 Main Level/Grade	Interior		

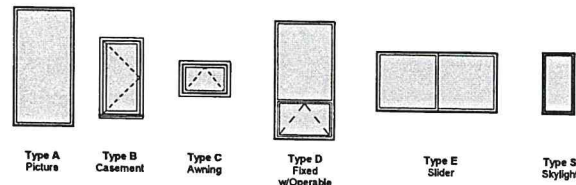


NOTE: ALL GLAZING IN DOORS TO BE TEMPERED

Door Types
1/4" = 1'-0"

APPROVED

tw



Window Types
1/4" = 1'-0"



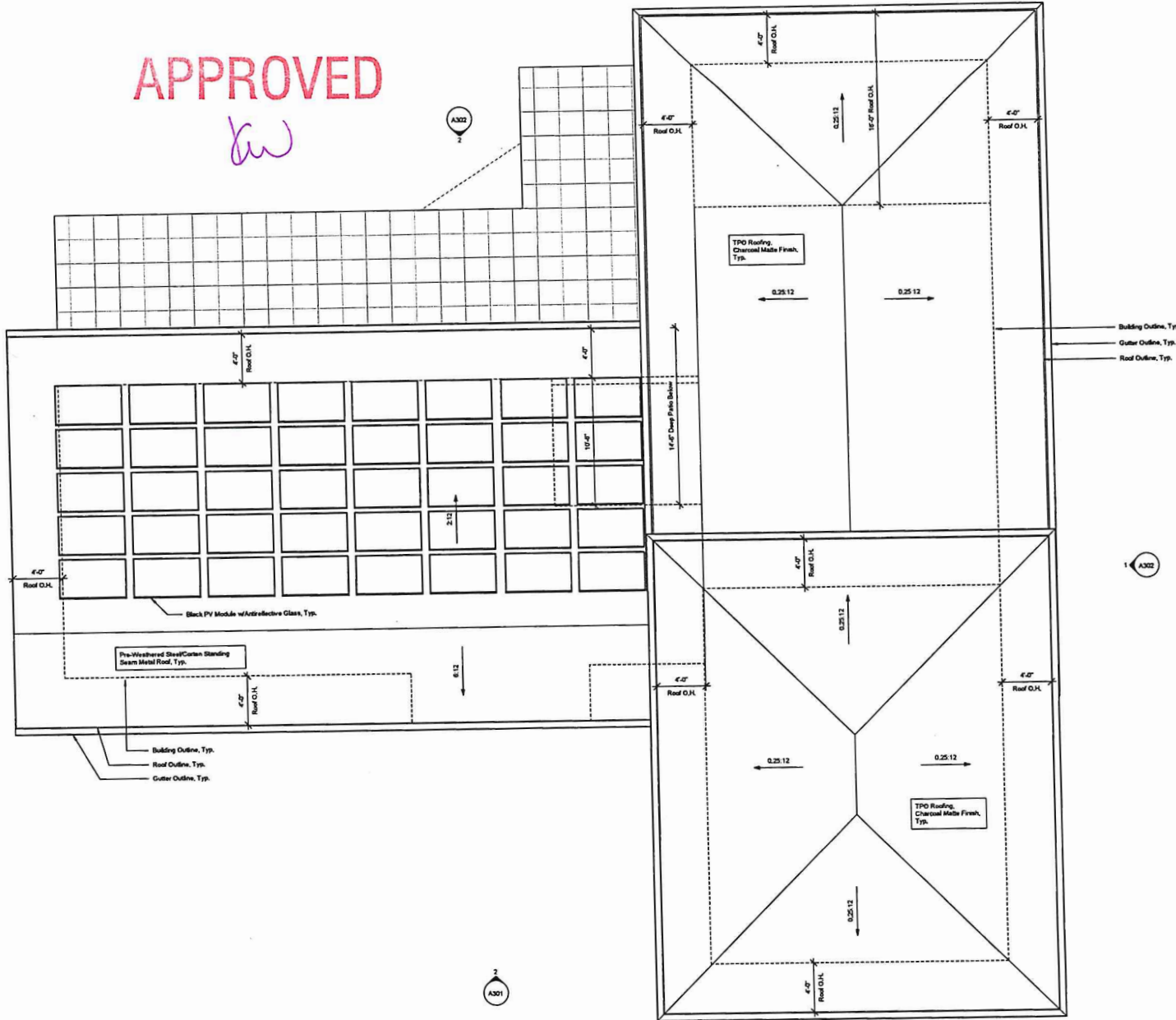
DATE: Permit
REVISION: 07/20/2025

PROJECT:
Cannon Residence
151 Lyle Snowden Road
Lyle, WA 98635

DESIGNER:
DATE: January 29, 2025
SCALE:
DRAWN BY:
CHECKED BY:
PROJECT NO: A411

APPROVED

kw



A301

A302

A303

A301

1 Roof Plan
1/4" = 1'-0"



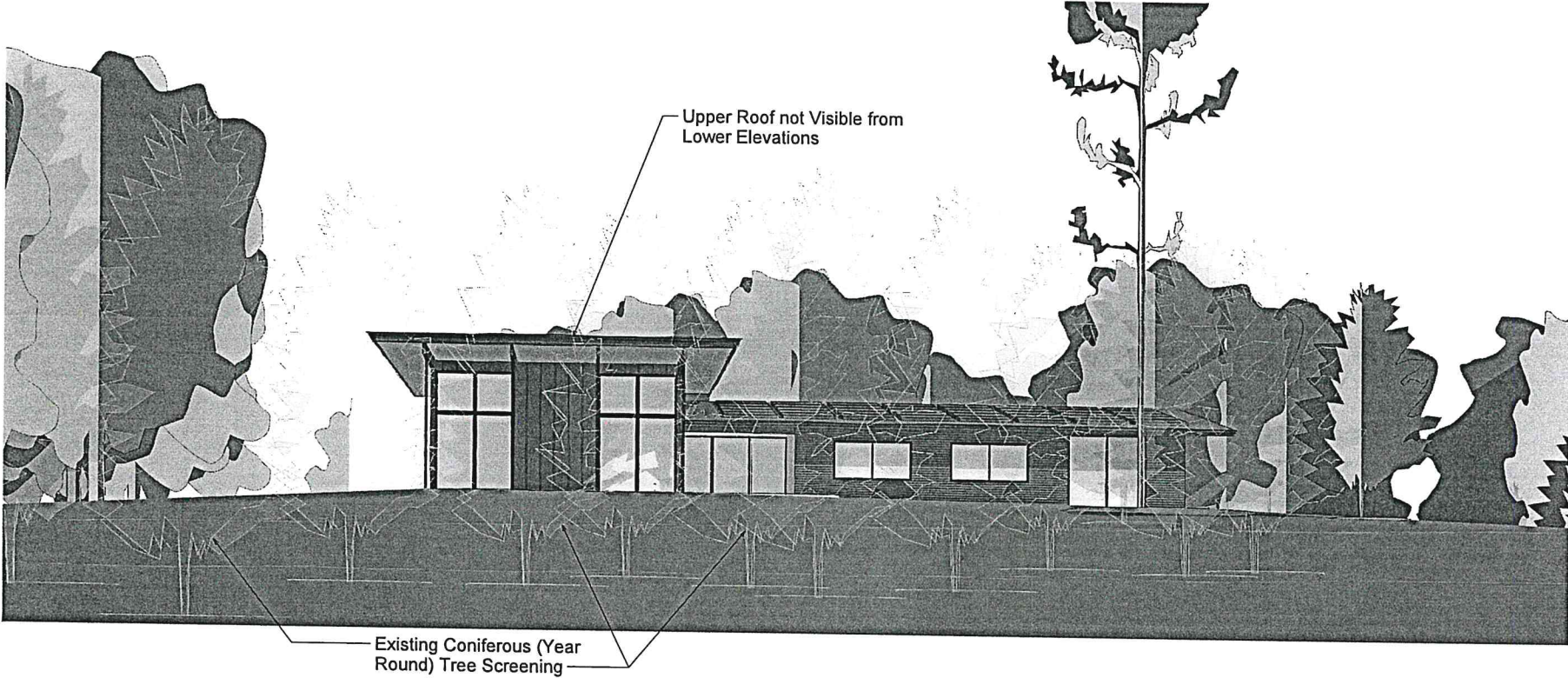
DATE: _____
Permit: _____
REVISION: _____

Cannon Residence
151 Lyle Snowden Road
Lyle, WA 98635

PROJECT: Cannon Residence
SHEET TITLE: Roof Plan
DATE: January 29, 2025
SCALE:
DRAWN BY:
CHECKED BY:
A204

APPROVED

kw



1 View From South Property Line Showing Existing Tree Screening and Native Vegetation- Gorge Facing

DATE: _____
REGION: _____

PROJECT: Cannon Residence
151 Lyle Snowden Road
Lyle, WA 98636

PROJECT: Cannon Residence
SHEET TITLE: 3-D Views
DATE: January 29, 2025
SCALE: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT NO: A502

**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

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

Native Seed Mixture #2: Recommendations for Composition	
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

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

Herbaceous plants can be added after seeding:

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

Notes:

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

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

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

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

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

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

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

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

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