

Notice of Development Review

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

FILE NUMBER:	C26-0004
PROPOSAL:	<p>The Columbia River Gorge Commission has received an application for a new single-family dwelling.</p> <p>The existing dwelling was destroyed in the Burdoin Fire in July 2025. The proposed dwelling will be reviewed under standards for a new dwelling in the Small-Scale Agriculture land use designation.</p>
APPLICANT:	Kristopher Celtnieks
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 DATE:	February 11, 2026
COMMENT DEADLINE:	March 4, 2026

The application and supporting documents are available for review Monday through Thursday from 8:00 a.m. to 5:00 p.m. at the Gorge Commission office at 57 NE Wauna Avenue, White Salmon, Washington. The application and supporting documents are also available on the Gorge Commission’s website at <http://www.gorgecommission.org/land-use/pending-applications/>.

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

Gorge National Scenic Area and the Columbia River Gorge National Scenic Area Act, 16 U.S.C. §§ 544 - 544p. Copies of these authorities are available on the Gorge Commission's website at <http://www.gorgecommission.org/about-crgc/legal-authorities/>.

Comments may be mailed to the Gorge Commission office at P.O. Box 730, White Salmon, WA 98672 or emailed to info@gorgecommission.org. All comments received are public records and will be provided to persons who request a copy in accordance with the Gorge Commission's rule governing public records (Commission Rule 350-12).

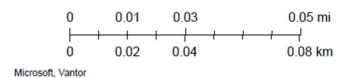
Consistency with the National Scenic Area Act does not imply or ensure compliance with any other applicable local, state, or federal law.

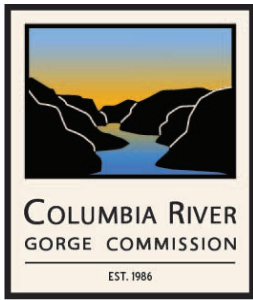
If you have any questions, please contact Bryce Guske at (509) 713-9622 or Mackenzie Aamodt at (509) 281-9383 or by email at mackenzie.aamodt@gorgecommission.org.

C26-0004 Review Location Map



Cannon
151 Lyle-Snowden Rd, Lyle, WA
T3N, R12E, W.M.
03122151000/400





For office use:
Application No. _____

Land Use Application

Applicant(s) Kristopher Celtnieks / Sasquatch Architecture LLC

Mailing Address: 2246 E Burnside Street, Portland, OR 97214

Phone: 503-729-6182

Email sasquatcharchitecture@gmail.com

Property Owner(s) Eugene Cannon Jr.

Mailing Address: 7930 SW CRESTLINE DR, PORTLAND, OR 97219

Phone: 503-516-1568

Email lcannonpdx@gmail.com

Street Address
of Parcel 151 Lyle Snowden Road

Township, Range,
Section, Qtr. 3N, 12E, 21 MWSE

Tax Lot Number(s) Lot 4 SP 82-02 in NWSE; 21-3-12

Parcel Size 5.48 acres

Summary of Proposal
New 2612 SF single family residence with 2 car garage to replace the
existing SFR lost in fire

Existing Use
of Parcel **Private Single Family Residence w/Accessory Shop Building**

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

Building or Structure (do not include fences or roads)	Size (square feet)	Height (measure from lowest point)	Length and Width	Year Built (if known)
Pump House 1	6	7	3'x3'	UNK
Pump House 2	6	7	3'x3'	UNK
Electrical	6	7	3'x3'	UNK
Single Family Residence - Lost in Fire	2627	17'	64'x28'	1995
Shop - Lost in Fire	1023	20'	31'x33'	1995

Detailed Project Description: Please describe all proposed development and use of the development, including size, height, exterior colors, construction materials of proposed structures (including access roads), areas of ground disturbance, landscaping details, and structures that you propose to remove. Please describe all aspects of your project in this description or the public notice and final decision may not include an element of your development, which could require a new notice and decision. You may attach additional pages if necessary.

The proposed development includes the construction of a 2,612 square foot single family residence to replace an existing home that was destroyed by wildfire. The residence will contain three bedrooms and two bathrooms and will be primarily single story, with a partial second story located above the garage. A two car garage is included as part of the project.

The building has been designed to maintain a low visual profile, with a maximum height of 18 feet measured to the top of the upper roof. The overall form and massing are intended to be compatible with the surrounding landscape and to minimize visual impacts when viewed from public areas.

Exterior materials and colors have been selected to reduce contrast and allow the structure to visually blend with the site. Siding will consist of a combination of cement board and batten siding and horizontal lap siding, finished in a dark, earth toned color identified as Dark Basalt. Roofing materials vary by roof type. Low slope roof areas will utilize a matte finished charcoal roofing material, while gable roof areas will be clad in weathered corten steel roofing. Flush mounted photovoltaic panels with anti reflective finishes will be installed on the roof surfaces to minimize glare and visual reflectivity.

All grading and ground disturbance associated with the project will be limited to within approximately 20 feet of the existing home footprint. Existing access roads will remain gravel, and approximately 425 square feet of additional gravel driveway area will be added to provide access to the new garage. No new paved access roads are proposed.

Vegetation disturbance will be minimized. Native vegetation that has begun regenerating following the wildfire will be retained to the extent practicable. Any new landscaping will consist solely of native plant species, consistent with the surrounding environment and post fire site recovery.

The proposed development restores residential use to the site while maintaining compatibility with scenic, natural, and rural character objectives of the Columbia River Gorge.

Adjacent Uses: Please briefly describe the use of parcels that adjoin your parcel, including use, number and types of buildings, approximately distance from the property lines, and access roads.


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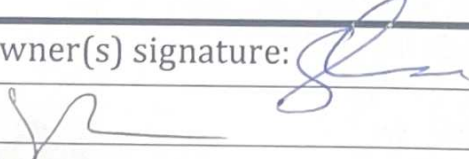
Parcels adjoining the subject property are characterized by rural residential use. Adjacent properties contain single family residences and associated accessory structures typical of low density rural development. Residences on adjoining parcels are generally set back from shared property lines by tens to hundreds of feet, consistent with the surrounding rural pattern.

Access to adjacent parcels is provided by Lyle Snowden Road & Murdock Road, which serves the subject property and neighboring residences. No new access roads are proposed as part of this project, and existing gravel access roads will remain.

The surrounding area includes a mix of developed residential parcels and undeveloped or partially revegetated land, reflecting post-fire recovery conditions in the vicinity.

Signatures and Authorization to Access the Property: The property owner and holders of easements and partial interests indicate that they are aware that this application is being made on the subject property and the property owner authorizes the Gorge Commission and the Commission's designees reasonable access to the site to evaluate the application. Property owners and easement or partial interest holders may sign copies of this signature page.

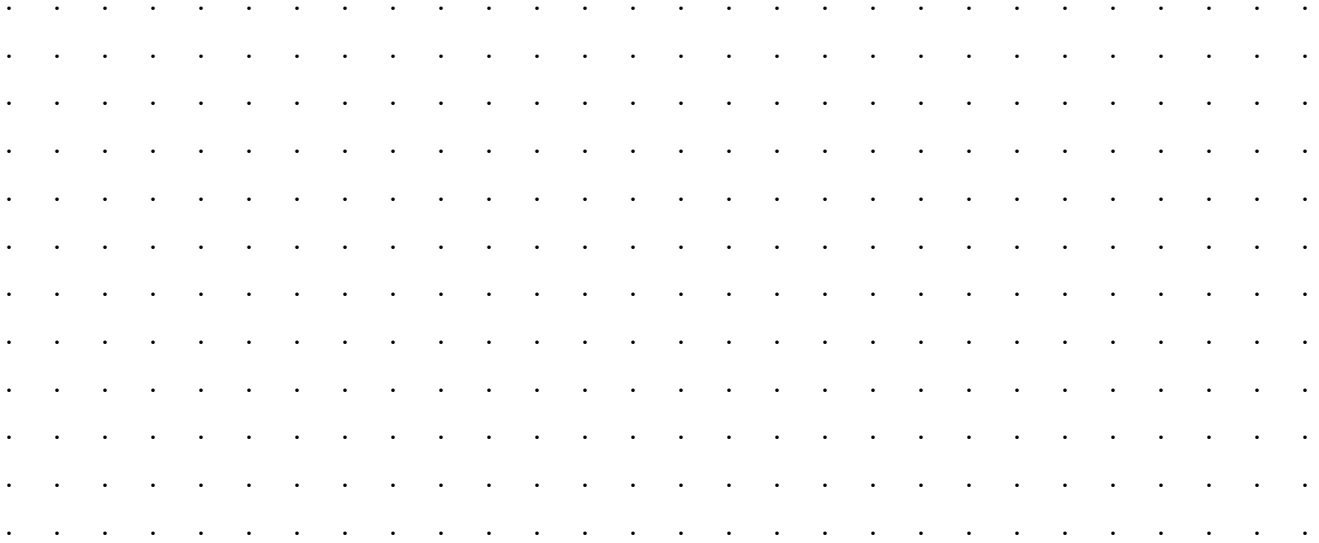
Applicant(s) signature:  Date 1/28/26
1/28/24

Property owner(s) signature:  Date 1/28/26
1/28/26

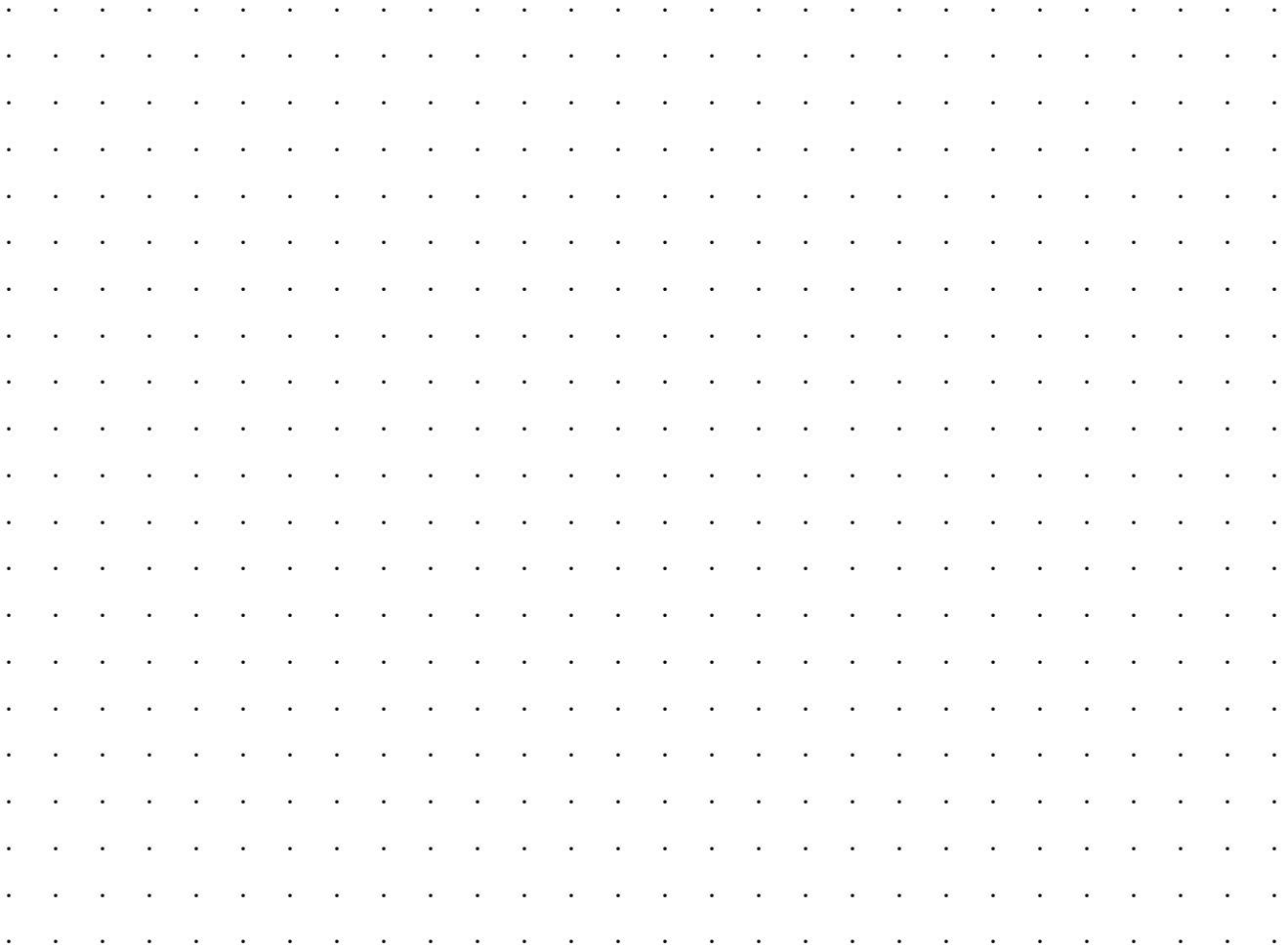
Easement and Partial Interest(s) signature: _____ Date _____

Site Plan

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



SEE PAGE 1/A101 SITE PLAN ON ATTACHMENT



Key Viewing Areas

Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery (350-082-0070(108)).

Please check which of the following key viewing areas that can be seen from your proposed development site, even if the building site is blocked by trees. You do not need to check key viewing areas that are blocked by topography.

- X Historic Columbia River Highway – (in Background)
- X Old Highway 8
- X Highway I-84
- Washington State Route 14
- Washington State Route 141
- Washington State Route 142
- Panorama Point Park
- X Columbia River
- Rowena Plateau and Nature Conservancy Viewpoint
- Cook-Underwood Road

If your project could be visible from one or more key viewing areas, then you must submit elevation drawings and landscaping details.

Elevation drawings must show the sides of proposed buildings that could be visible from key viewing areas, must be drawn to scale, and must include the following:

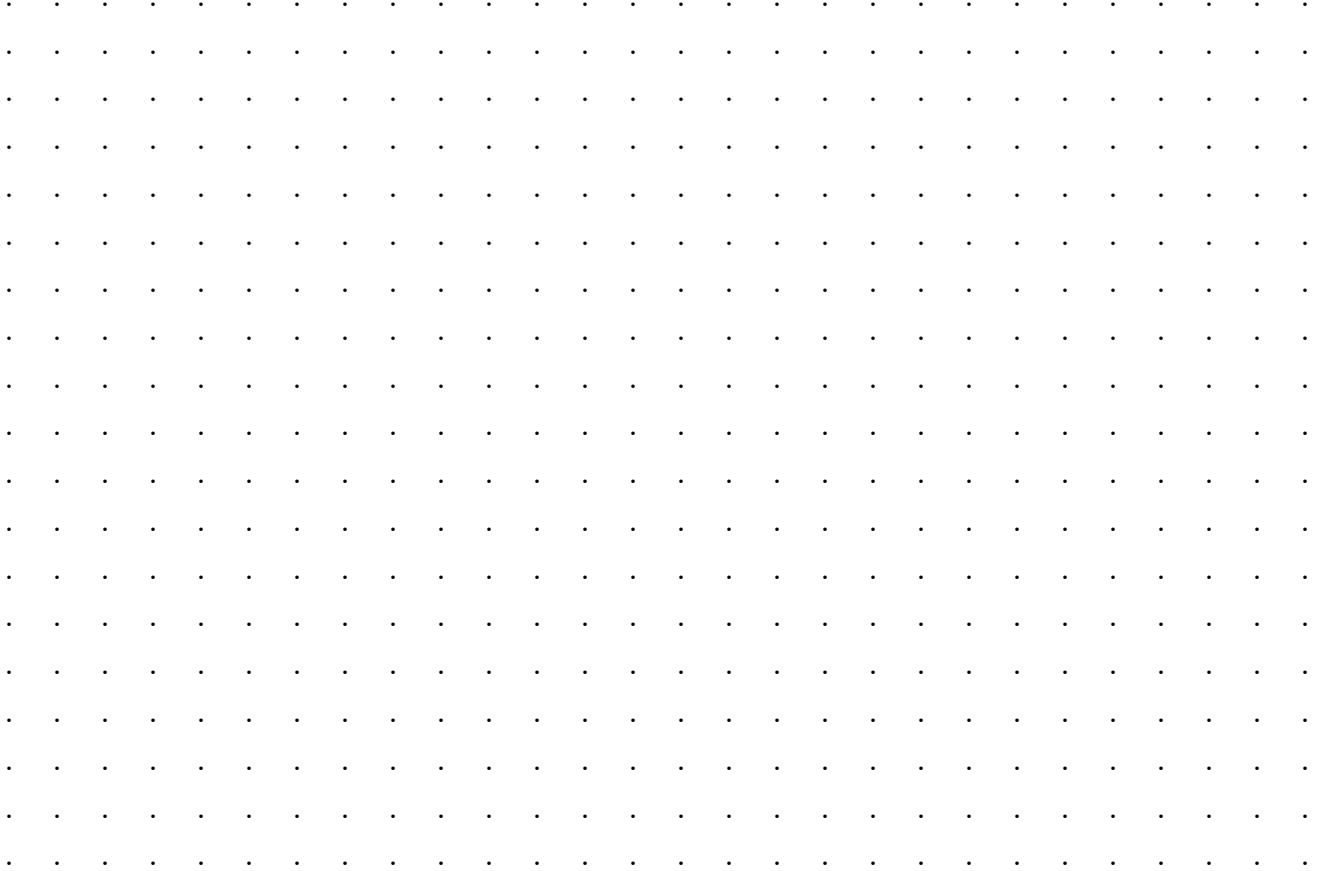
- Geometrical exterior of the length and width of structures as seen from a horizontal view.
- Sizes and dimensions of windows, doors, and covered openings;
- Natural grade
- Finished grade

Landscape details must show how you propose to screen your project from key viewing areas and must include the following:

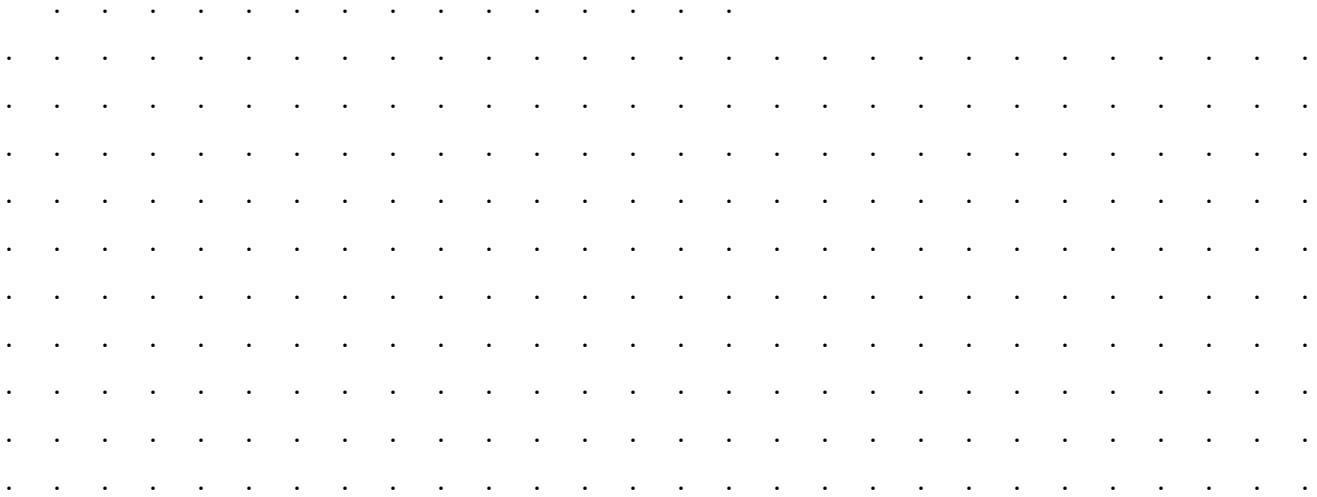
- Location of plants used
- Number of plants
- Size of plants
- Type of plants
- Irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes
- Location of existing and proposed topographical features, such as berms, that would screen your project.

Elevations and Site Plan Details

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

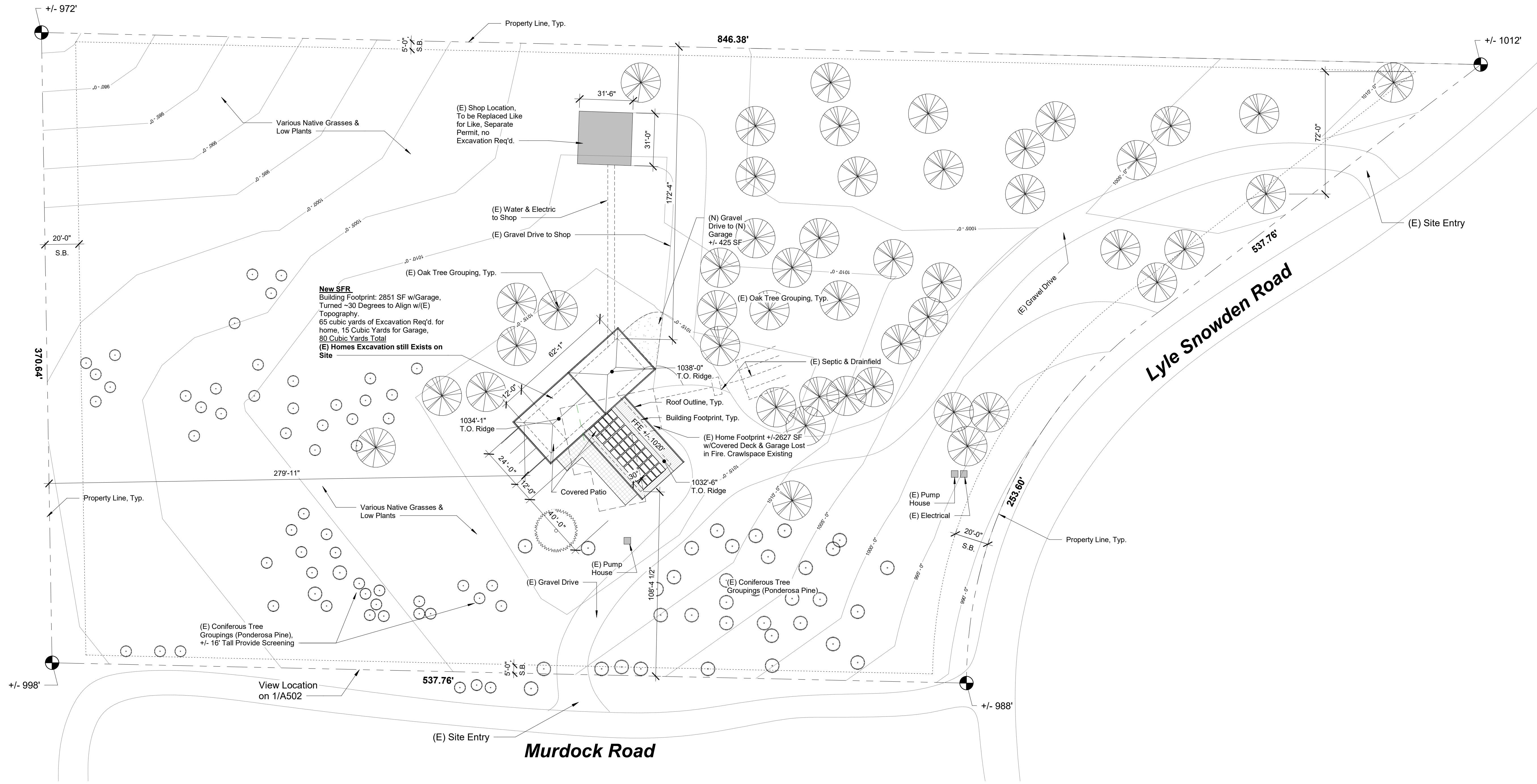


SEE A301, A302, & A502 IN
SUPPLEMENTAL DRAWING PACKAGE



Adjacent Property Owners

Township, Range, Section, Tax Lot Number	Name and Address (and e-mail if possible)
3N, 12E, 21 03122151000300	LEE CANNON 7930 SW CRESTLINE DR PORTLAND OR 97212
3N, 12E, 21 03122151000200	KIMBERLY CARLSON TRUSTEE PO BOX 19325 PORTLAND, OR 97280
3N, 12E, 21 0312215200010	DAVID MCCLELLAN 12109 NW 11TH AVE VANCOUVER, WA 98685
3N, 12E, 21 03122100001700	FLOYD HUTCHENS JR TRUSTEE 1303 HERON ST BOISE, ID 83702
3N, 12E, 21 03122152000200	ANNE MAGUIRE 148 LYLE SNOWDEN RD LYLE, WA 98635
3N, 12E, 21 03122100001800	EDITH BRAND 2755 SWYERS DR HOOD RIVER, OR 97031
3N, 12E, 21 03122100002000	COLIN LEE 53 KAMAIKI CIR WAILUKU, HI 96732-3153
3N, 12E, 21 03122100001400	KEITH BOWEN PO BOX 604 LYLE, WA 98635
3N, 12E, 21 03122100001100	BRIAN HUBER 168 LYLE SNOWDEN RD LYLE, WA 98635

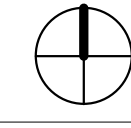


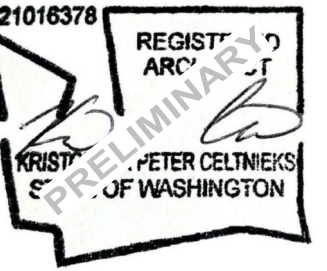
1 Site Plan
 1/32" = 1'-0"

DATE: Permit
 REVISION: DESCRIPTION:

Cannon Residence
 151 Lyle Snowden Road
 Lyle, WA 98635

KEY PLAN:
 PROJECT:
Cannon Residence
 SHEET TITLE:
Site Plan
 DATE:
 January 29, 2025
 SCALE:
 DRAWN BY:
 SHEET NO.:
A101





DATE: Permit
 REVISION: DESCRIPTION

Cannon Residence
 151 Lyle Snowden Road
 Lyle, WA 98635

KEY PLAN:

PROJECT:
Cannon Residence

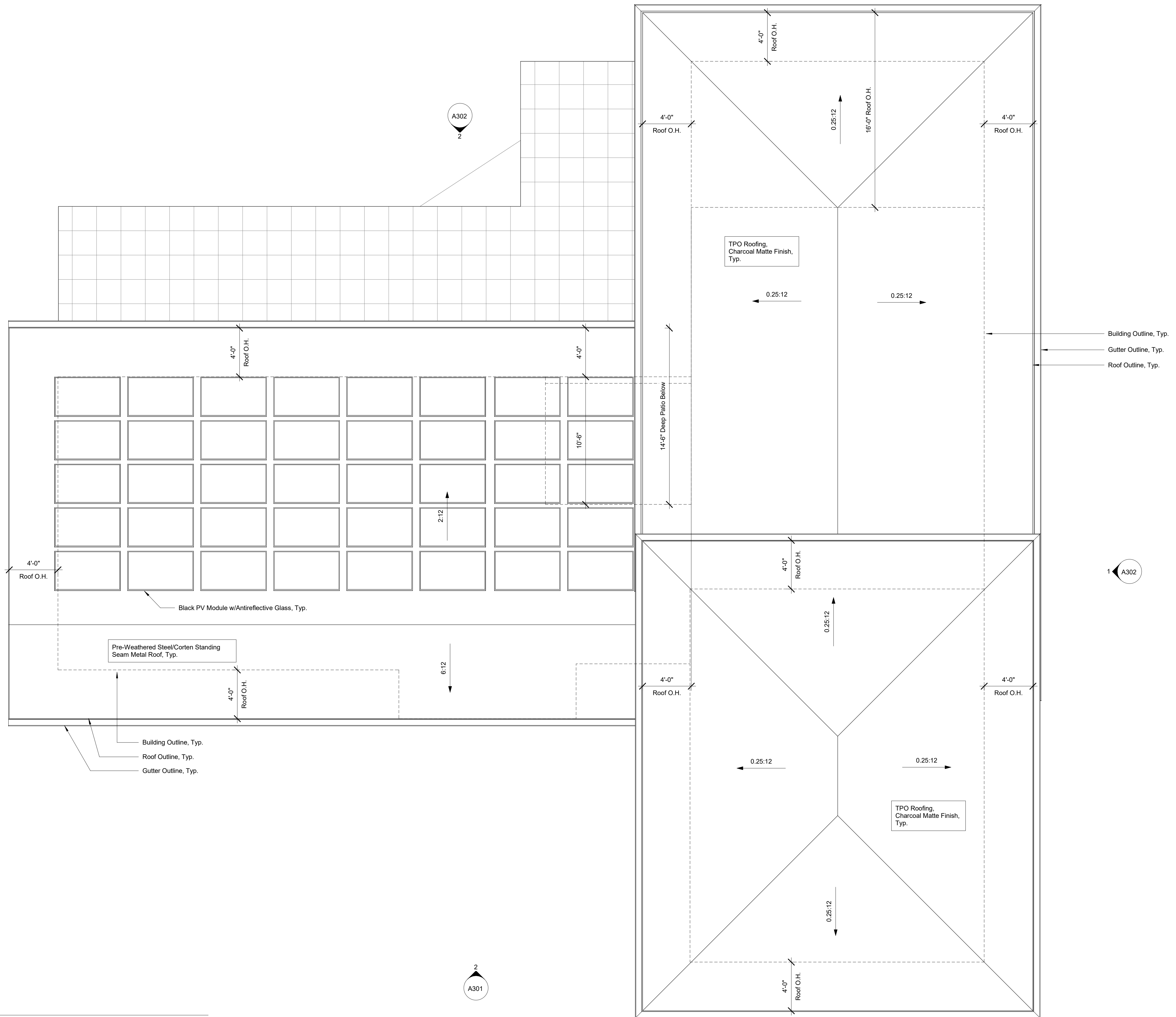
SHEET TITLE:
Roof Plan

DATE:
 January 29, 2025

SCALE:

DRAWN BY:

SHEET NO.:
A204



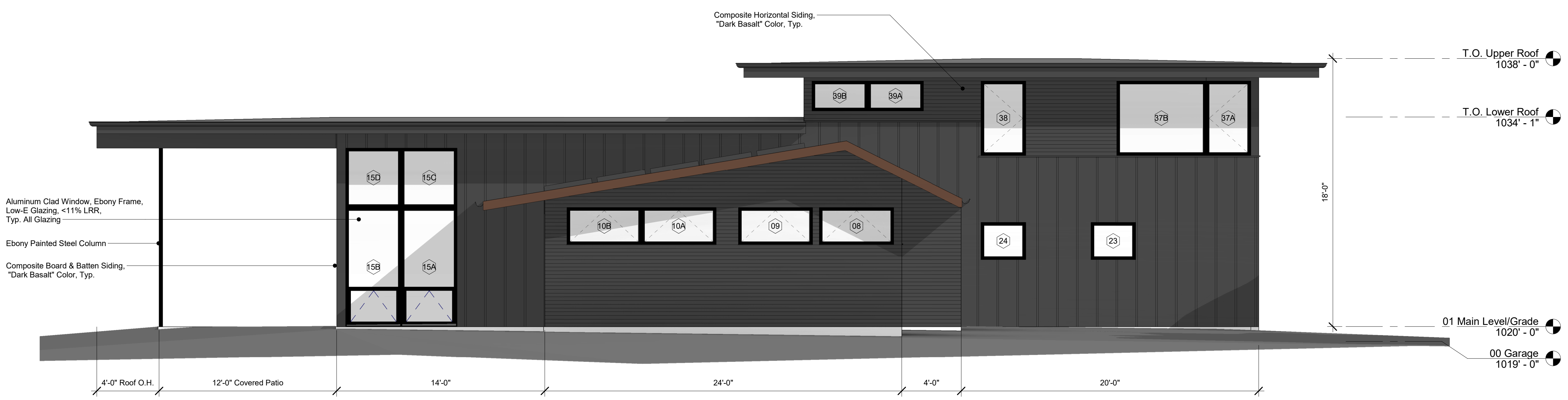
1 Roof Plan
 1/4" = 1'-0"



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

DATE: Permit

REVISION: DESCRIPTION:



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

Cannon Residence
 151 Lyle Snowden Road
 Lyle, WA 98635

KEY PLAN:

PROJECT:

Cannon Residence

SHEET TITLE:

Elevations

DATE:

January 29, 2025

SCALE:

DRAWN BY:

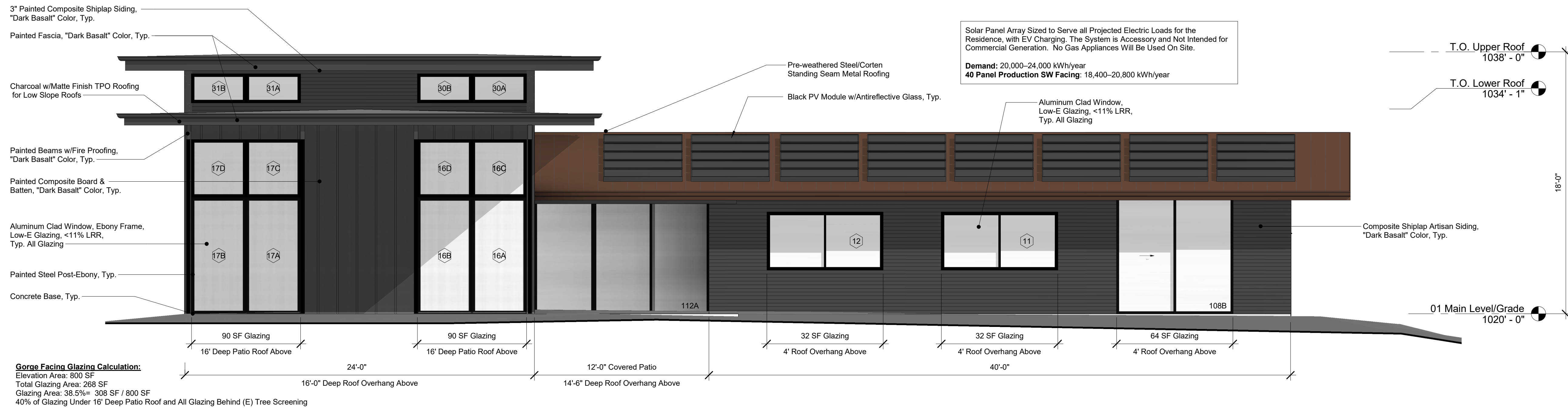
SHEET NO.:

A301



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

DATE: Permit
 REVISION: DESCRIPTION



Gorge Facing Glazing Calculation:
 Elevation Area: 800 SF
 Total Glazing Area: 268 SF
 Glazing Area: 38.5% = 308 SF / 800 SF
 40% of Glazing Under 16' Deep Patio Roof and All Glazing Behind (E) Tree Screening

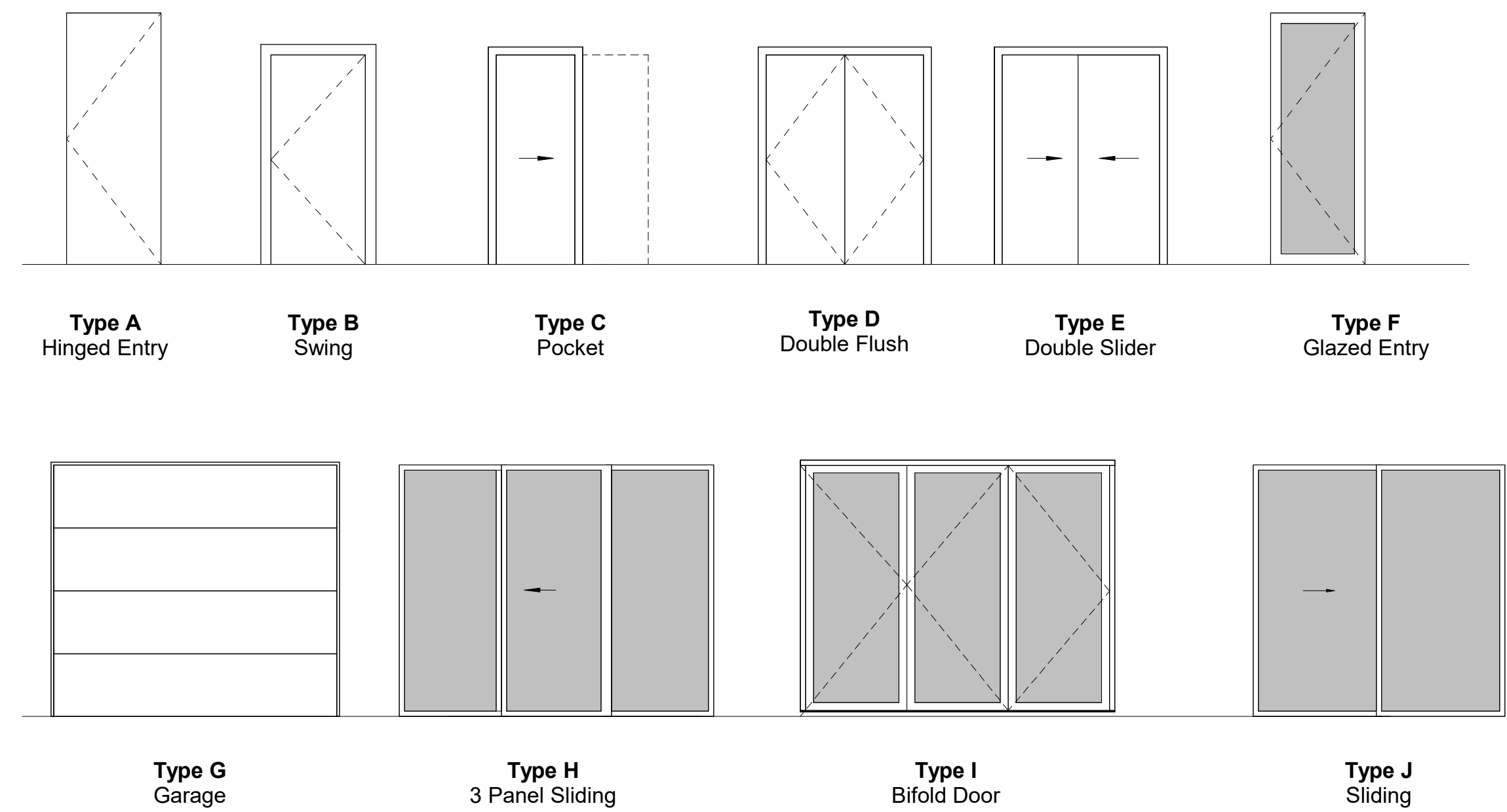
2 West Elevation - Rear (Gorge Facing)
 1/4" = 1'-0"

Cannon Residence
 151 Lyle Snowden Road
 Lyle, WA 98635

KEY PLAN:
 PROJECT: Cannon Residence
 SHEET TITLE: Elevations
 DATE: January 29, 2025
 SCALE:
 DRAWN BY:
 SHEET NO.: A302

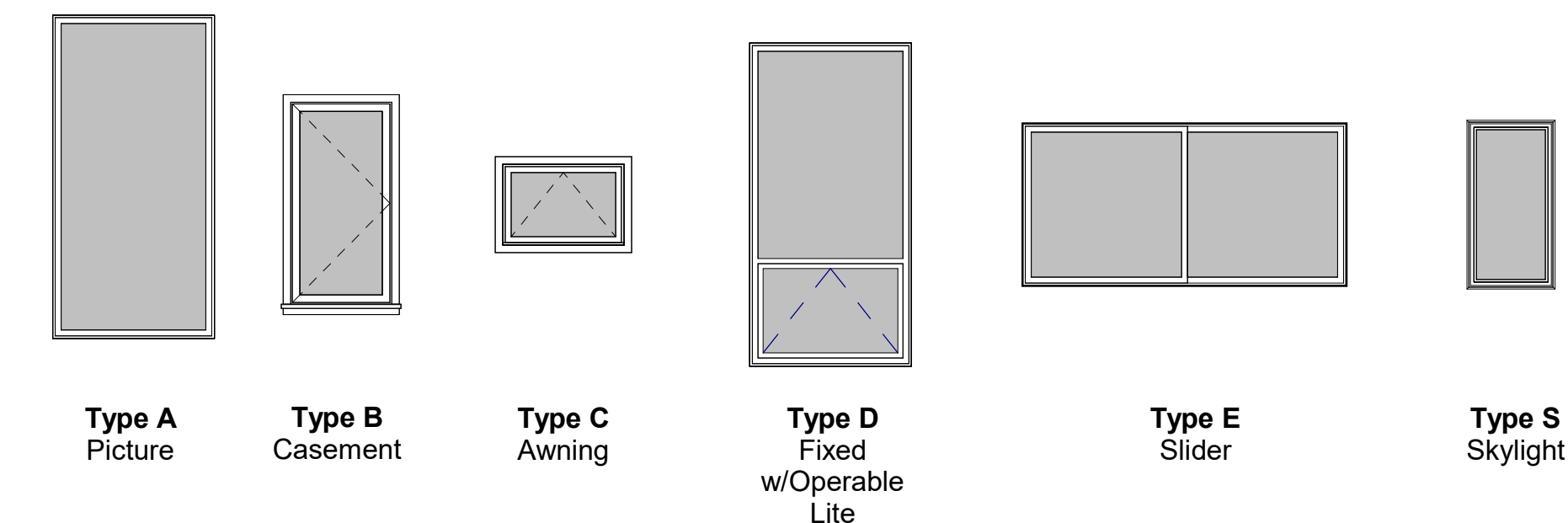
Window Schedule										
Mark	Type Mark	Width	Height	Head Height	Sill Height	Level	U-Value	Egress	Tempered	Comments
01	A	4' - 0"	8' - 0"	8' - 0"	0' - 0"	01 Main Level/Grade			Yes	
02A	A	5' - 0"	5' - 0"	8' - 0"	3' - 0"	01 Main Level/Grade				
02B	B	2' - 6"	5' - 0"	8' - 0"	3' - 0"	01 Main Level/Grade		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				
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				
10B	C	5' - 0"	2' - 6"	8' - 0"	5' - 6"	01 Main Level/Grade				
11	E	8' - 0"	4' - 0"	7' - 0"	3' - 0"	01 Main Level/Grade		Yes		
12	E	8' - 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	
19A	D	3' - 9"	8' - 0"	8' - 0"	0' - 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"	6' - 8"	01 Main Level/Grade	Interior		
101A	A	3' - 0"	8' - 0"	01 Main Level/Grade	Interior		
101B	E	4' - 0"	6' - 8"	01 Main Level/Grade	Interior		
101D	B	3' - 0"	6' - 8"	02 Loft Level	Interior		
102A	B	2' - 6"	8' - 0"	01 Main Level/Grade	Interior		
102B	E	4' - 0"	6' - 8"	01 Main Level/Grade	Interior		
103A	C	3' - 0"	6' - 8"	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"	6' - 8"	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"	6' - 8"	01 Main Level/Grade	Interior		
112H	E	7' - 0"	6' - 8"	01 Main Level/Grade	Interior		
115A	C	3' - 0"	6' - 8"	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		

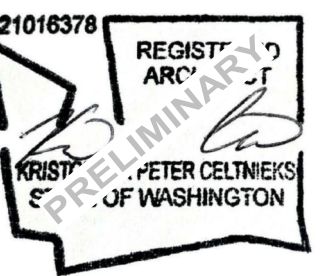


NOTE: ALL GLAZING IN DOORS TO BE TEMPERED

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



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



DATE: Permit
REVISION: DESCRIPTION

Cannon Residence
151 Lyle Snowden Road
Lyle, WA 98635

KEY PLAN:

PROJECT:

Cannon Residence

SHEET TITLE:

Schedules

DATE:

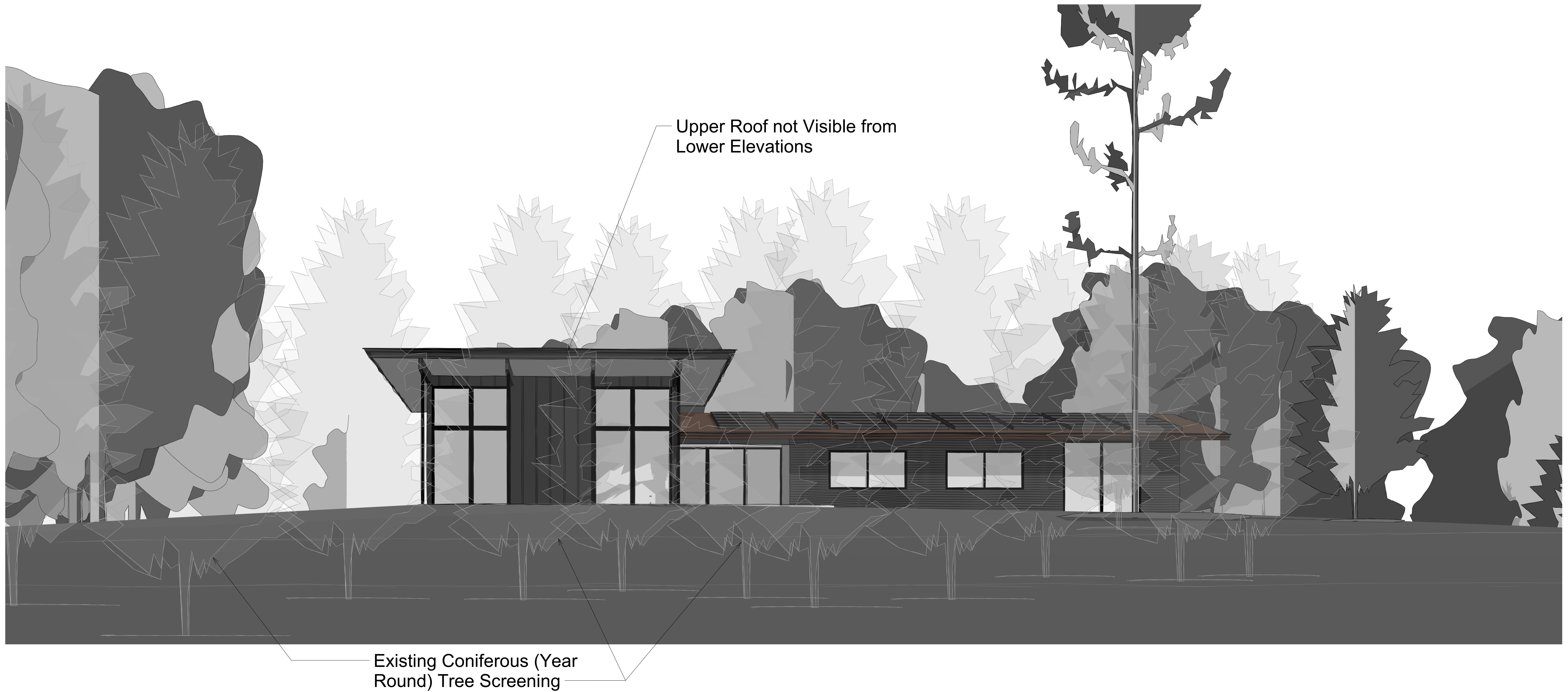
January 29, 2025

SCALE:

DRAWN BY:

SHEET NO.:

A411



Cannon Residence
151 Lyle Snowden Road
Lyle, WA 98635

KEY PLAN:

PROJECT:
Cannon Residence

SHEET TITLE:
3-D Views

DATE:
January 29, 2025

SCALE:

DRAWN BY:

SHEET NO.:
A502

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