



# Notice of Development Review

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

|                              |  |
|------------------------------|--|
| <b>FILE NUMBER:</b>          | C26-0006   |
| <b>PROPOSAL:</b>             | The Columbia River Gorge Commission has received an application to replace multiple buildings destroyed by the Burdoin Fire.   |
| <b>APPLICANTS:</b>           | Brenda Sorensen and David Sauter   |
| <b>LANDOWNER:</b>            | Brenda Sorensen  |
| <b>SIZE and LOCATION:</b>    | The subject parcel is approximately 150 acres in size and located at 37 Pitman Road and is described as Tax Lot Number 03-12-3400-0001/00 in the northeast quarter of Section 34, and includes portions of 23, 26, and 27 of Township 3 North, Range 12 East, Willamette Meridian, Klickitat County, Washington. |
| <b>LAND USE DESIGNATION:</b> | General Management Area (GMA) – Large-Scale Agriculture (160)  |
| <b>NOTICE DATE:</b>          | March 25, 2026   |
| <b>COMMENT DEADLINE:</b>     | April 15, 2025   |

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](mailto:info@gorgecommission.org). All comments received are public records and will be provided to persons who request a copy in accordance with the Gorge Commission's rule governing public records (Commission Rule 350-12).


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

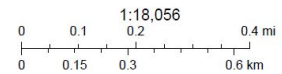
If you have any questions, please contact Bryce Guske at (509) 713-9622 or by email at [bryce.guske@gorgecommission.org](mailto:bryce.guske@gorgecommission.org).

C26-0006 Sorensen

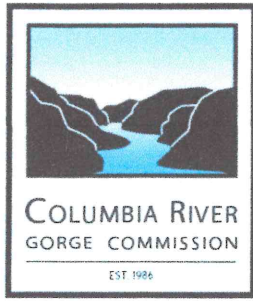


3/18/2026, 4:26:50 PM

-  Taxlots
-  NSA Exterior Boundary



Vantor



For office use:  
Application No. \_\_\_\_\_

## Land Use Application

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Applicant(s) Sorensen Family Ranch LLC, David Sauter

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Mailing Address: 21 Sorensen Rd. Lyle Washington, 98635  
365 Old Highway, Lyle Washington, 98635

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Phone (541) 993-5722 (509) 281-1619

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Email [dbsauter@gorge.ws](mailto:dbsauter@gorge.ws) , [brendasorensen57@gmail.com](mailto:brendasorensen57@gmail.com)

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Property Owner(s) Sorensen Family Ranch LLC

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Mailing Address: 21 Sorensen Road, Lyle Washington 98635

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Phone: (541) 993-5722

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Email: [brendasorensen57@gmail.com](mailto:brendasorensen57@gmail.com)

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Street Address 37 Pitman Road, Lyle Washington 98635  
of Parcel

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Township, Range, T3N, R12 E, Section 34, NE Qtr  
Section, Qtr. Section

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Tax Lot Number(s) 03-12-3400-000100

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Parcel Size 150.30

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### Summary of

Proposal Replacement of a Single Family Residence (1584 SF) Covered Deck (160 SF), Attached Garage (576 SF), Hay Barn (4200 SF), Agricultural/Equipment Storage Building (2376 SF) and Machine Shed (320 SF) destroyed in 2025 Burdoin Fire

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Existing Use      Single Family Residential, Grazing, Livestock Agriculture  
of Parcel

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

| <b>Building or Structure</b><br>(do not include fences or roads) | <b>Size</b><br>(square feet) | <b>Height</b><br>(measure<br>from lowest<br>point) | <b>Length<br/>and<br/>Width</b> | <b>Year<br/>Built</b><br>(if known) |
|--|------------------------------|--|---------------------------------|-------------------------------------|
| Well Pump House  | 48 SF                        | 10'  | 8' x 6'                         | 1990                                |
| All other Structures Were<br>Destroyed in Fire                   |                              |  |                                 |                                     |
|  |                              |  |                                 |                                     |
|  |                              |  |                                 |                                     |
|  |                              |  |                                 |                                     |
|  |                              |  |                                 |                                     |

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**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.

## PROJECT DESCRIPTION

The project is to replace previously existing single family residence, barn and agricultural outbuildings that were destroyed in the 2025 Burdoin Fire. All structures will be replaced in their original footprints.

The proposed replacement residence will include 1584 SF of residential space, 576 SF attached garage and 160 SF covered deck for a total footprint of 2320 SF. The proposed residence structure will be constructed on the existing salvaged concrete foundation resulting in minimal, if any, grading. The proposed residence will be single story with a pitched gable roof with a maximum height not to exceed 20'. Roofing will consist of standing seam metal roof panels in an approved color and reflectivity. Siding is anticipated to be cement lap and vertical siding (Hardie) painted in approved dark earth tones. Windows will comply with Scenic Area requirements for color and reflectivity. All exterior lighting will be shielded. Covered deck will be constructed with dark composite decking with railing.

**Hay Storage Barn:** Proposed hay storage barn replacement structure will be a 60' x 70' (4200 SF) steel frame building with 20' eaves and a pitched gable roof with a maximum height not to exceed 35'. Building will be roof only, open walls. Roofing will be metal panels in an approved color and reflectivity.

**Agricultural/Equipment Storage Building :** Proposed replacement structure will be a 44' x 54' pole building (2376 SF) with 12' eaves and a pitched gable roof with a maximum height not to exceed 24'. Structure will be roof only with no enclosed walls. Roofing will be metal panels in an approved color and reflectivity.

**Machine Shed:** Proposed replacement structure will be a 8' x 40' metal storage container placed in the same footprint as the fire destroyed stick built structure. Storage container has a height of approximately 9.5' when placed per Klickitat County specifications.

**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.

West: (03-12-3400-000500) Single Family Residence approximately 410' from P/L.  
(03-12-3400-000400) Conservation No Structures

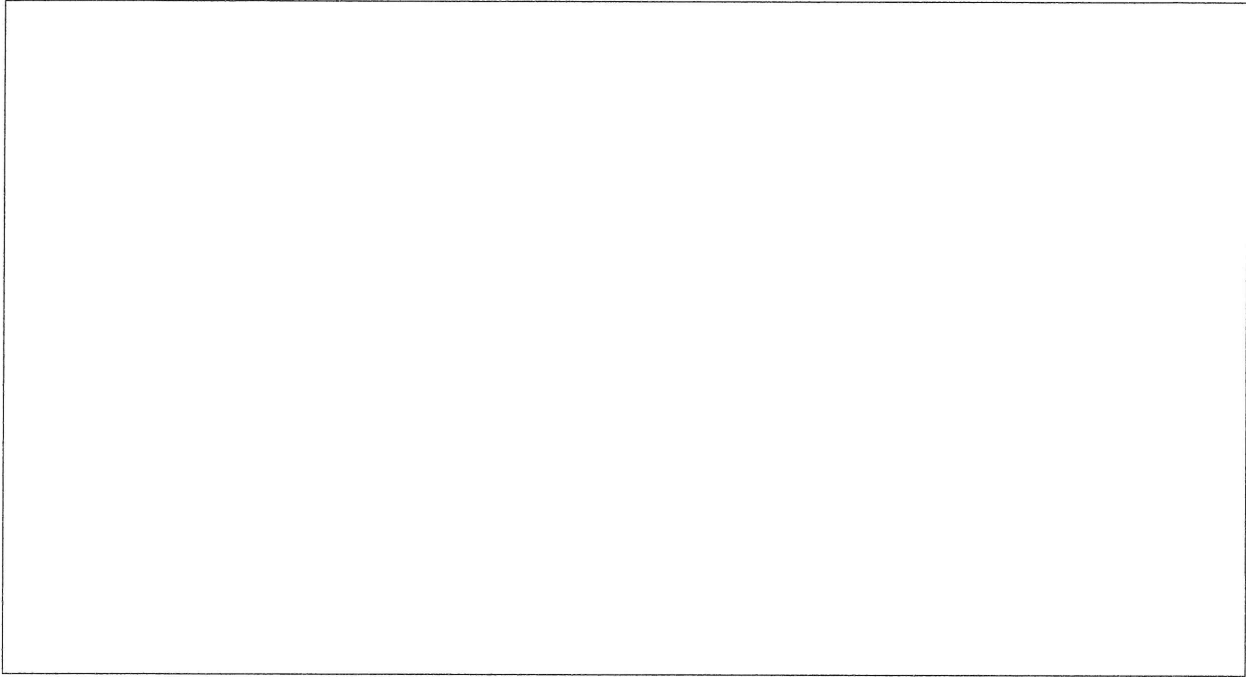
North West: (03-12-2700-001900) Single Family Residence approximately 880' from P/L

North: (03-12-2700-002000) Grazing No Structures

North East: (03-12-2600-000200) Grazing No Structures

East: (03-12-3500-000100) Wildlife No Structures

South (03-12-3400-000200) Public Land No Structures



**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.

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Applicant(s) signature: Date 3-8-2026

Sorenson Family Ranch LLC by Brenda Sorenson  
Traci Miller 3-8-2026

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Property owner(s) signature: Date 3-8-2026

Brenda Sorenson

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Easement and Partial Interest(s) signature: Date

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# Site Plan

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(Indicate scale: each grid equals \_\_\_ x \_\_\_ feet)

.SEE ATTACHED

# Key Viewing Areas

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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.

- Historic Columbia River Highway
- Old Highway 8
- Highway I-84
- Washington State Route 14
- Washington State Route 141
- Washington State Route 142
- Panorama Point Park
- 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

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(Indicate scale: each grid equals \_\_\_ x \_\_\_ feet)

.SEE ATTACHED

# Adjacent Property Owners

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You must submit names and address of adjacent property owners within a specified distance (200 feet or 500 feet (350-082-0110)) of the perimeter of your parcel. The following list specifies the distance within which property owners must be notified of your proposal. You only need to provide the names and address (along with the parcel number); the Commission will send the notice.

Klickitat County's Interactive Mapping program can assist in obtaining this property owner information. The mapping program is found on Klickitat County's website at <http://www.klickitatcounty.org/524/Interactive-Mapping-Program>. Use the search function of the mapping tool to find your parcel and the adjacent property owners. Clicking on the parcel will display the owner's name, mailing address, and tax lot number. You may use the form on the next page to record the names and addresses or you may submit forms which the county may provide you.

## **Landowners within 200 feet**

- All applications, except those listed below

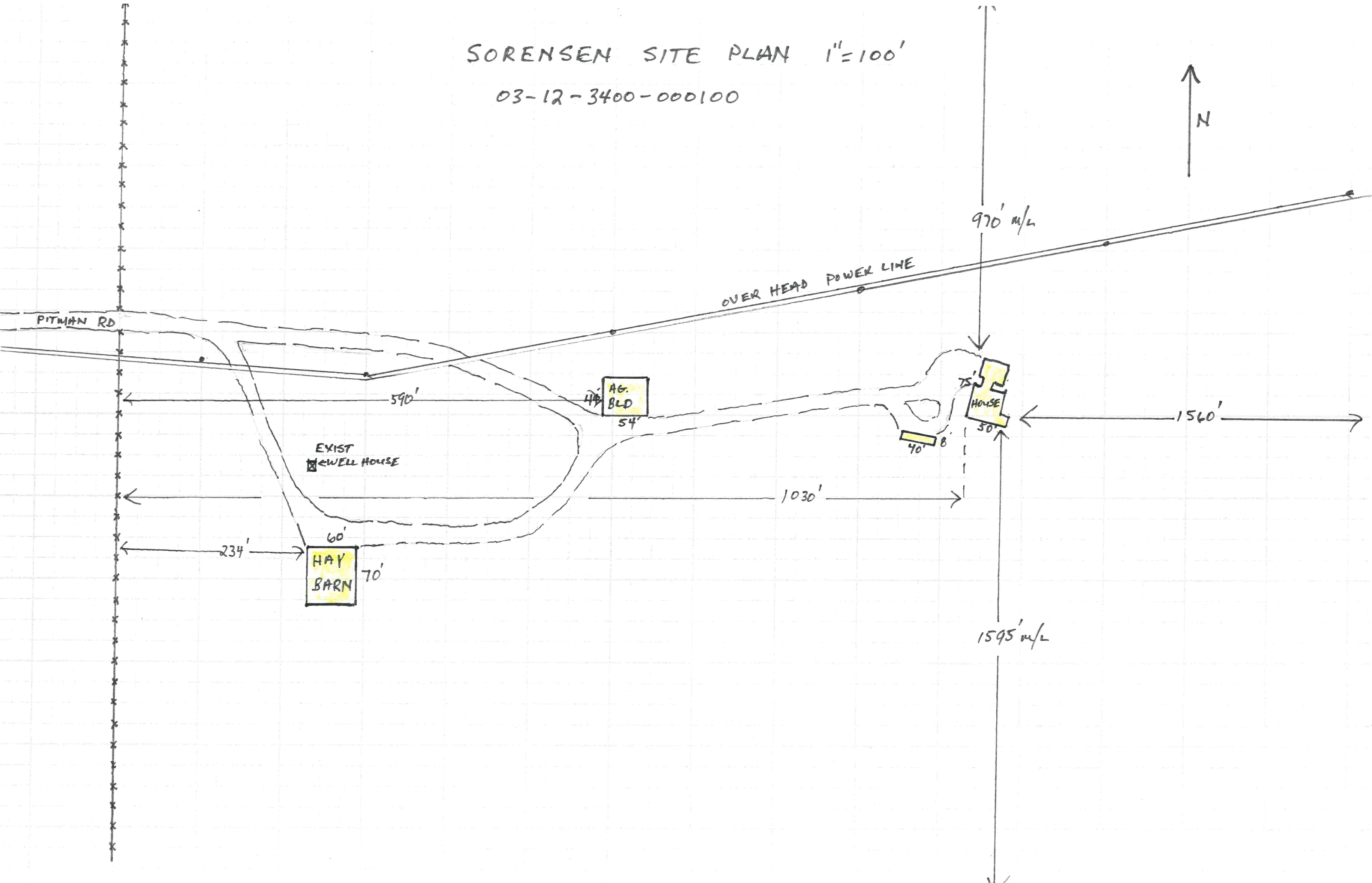
## **Landowners within 500 feet**

- Single family dwellings in the GMA Residential Land Use Designation adjacent to GMA Agriculture or Forest Land Use Designations
- Commercial events and special uses in historic buildings adjacent to GMA Agriculture or Forest Land Use Designations
- Non-farm single family dwellings in the GMA Large-Scale Agriculture Land Use Designation
- Within GMA Forest Land Use Designations: utility facilities, railroads, home occupations, fruit & produce stands, wineries, wine sales/tasting rooms, ag. product processing and packaging, mineral resources, geothermal resources, aquaculture, boarding of horses, temporary asphalt/batch plants, expansion of non-profit camps/retreats/conference centers, bed and breakfasts, non-profit learning/research facilities, fish processing operations, road spoils disposal sites



# SORENSEN SITE PLAN 1"=100'

03-12-3400-000100



WEST ELEVATION

SORENSEN HOUSE



EAST ELEVATION

SORENSEN HOUSE



SOUTH ELEVATION

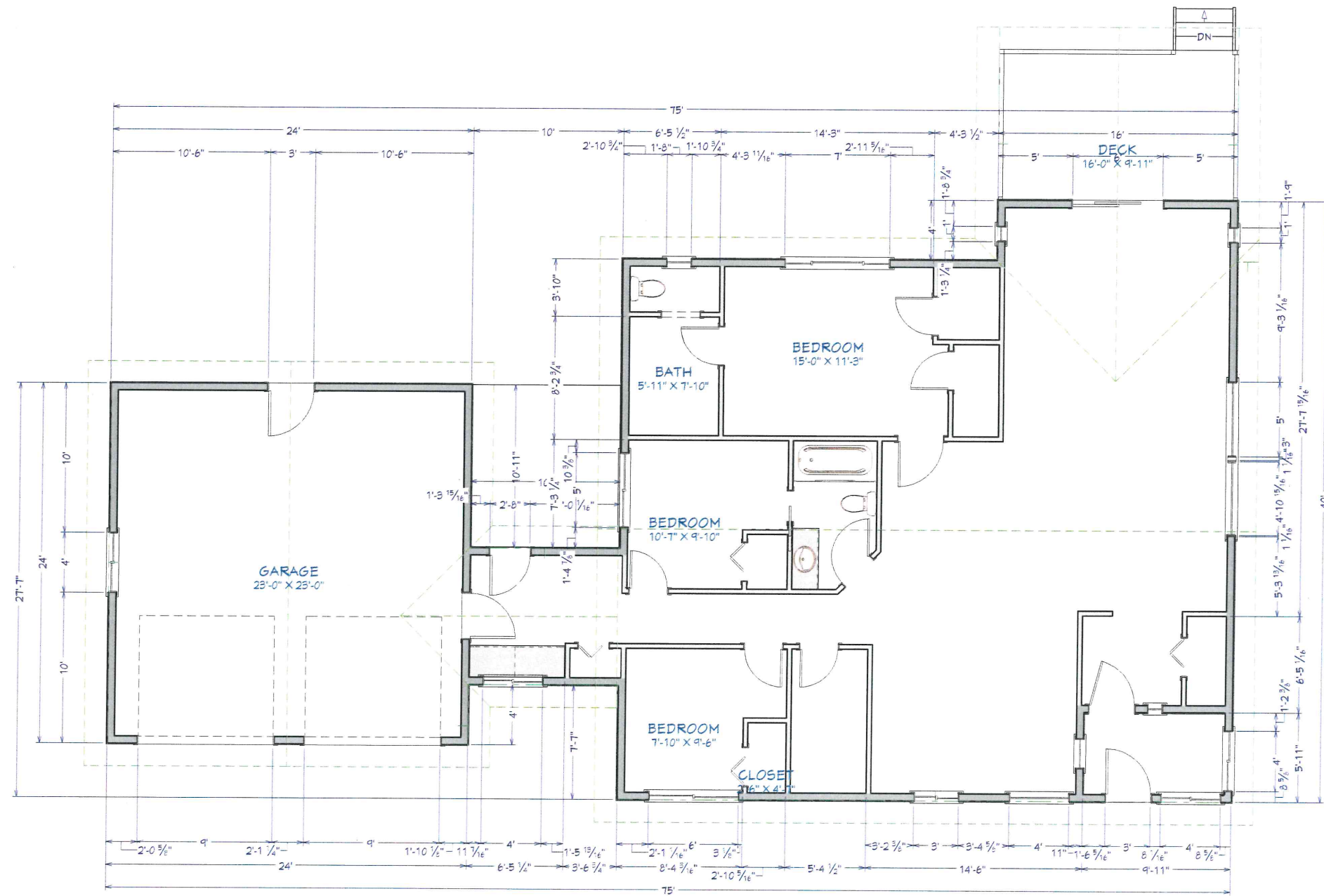
SORENSEN HOUSE



NORTH ELEVATION

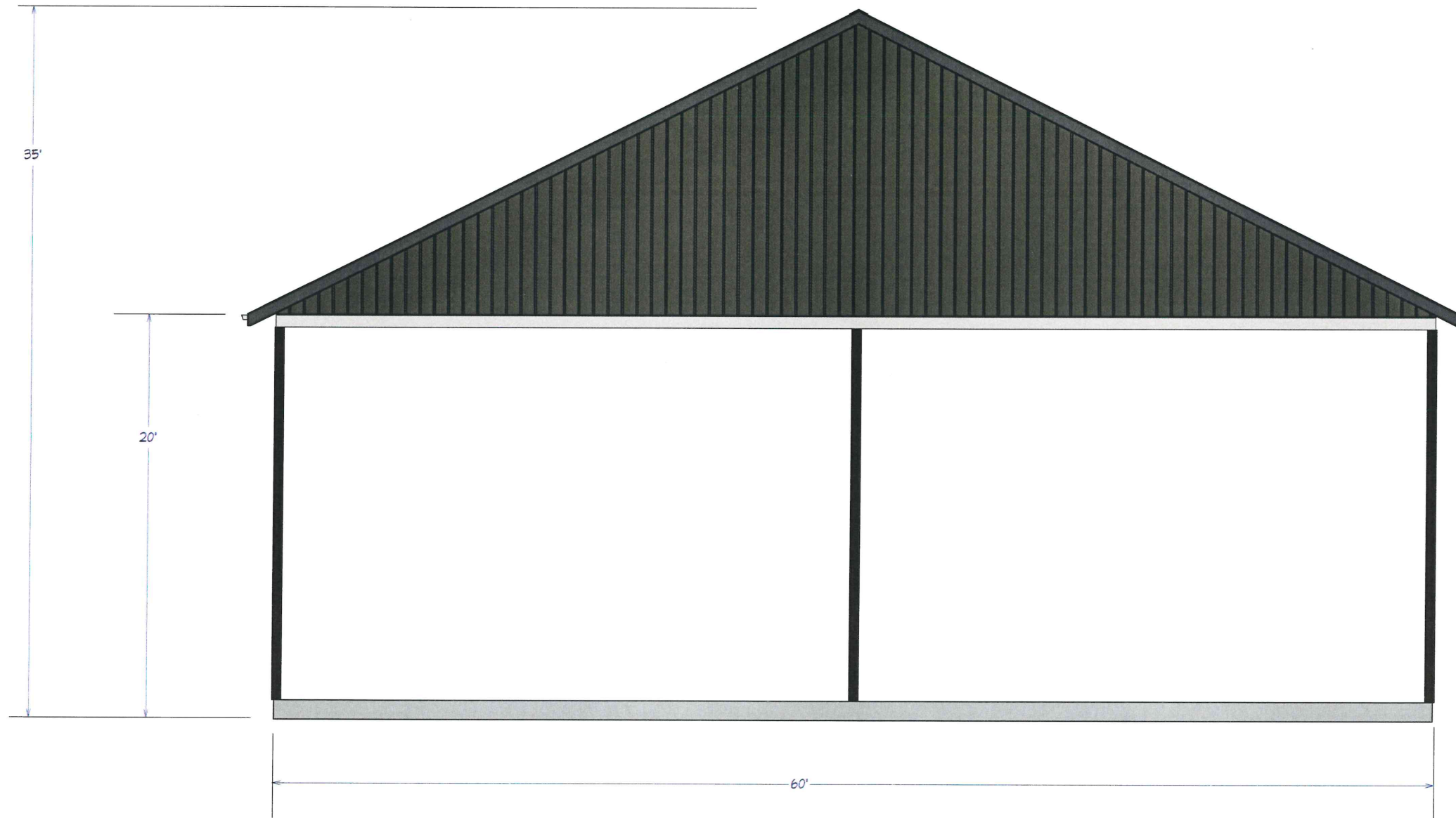
SORENSEN HOUSE





NORTH & SOUTH ELEVATION

SORENSEN HAY STORAGE BARN



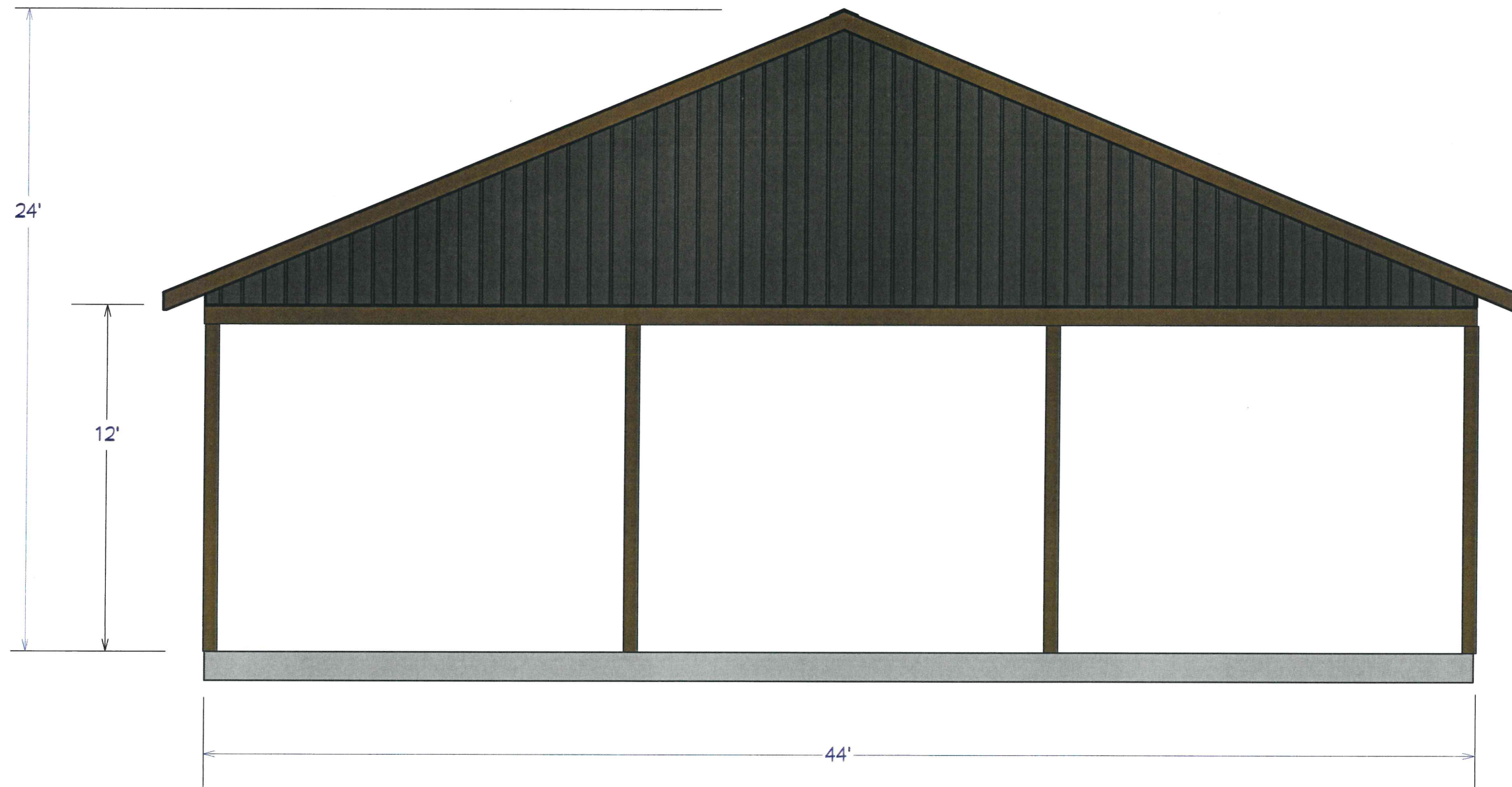
WEST & EAST ELEVATION

SORENSEN HAY STORAGE BARN



EAST & WEST ELEVATION

SORENSEN AGRICULTURAL/EQUIPMENT BUILDING



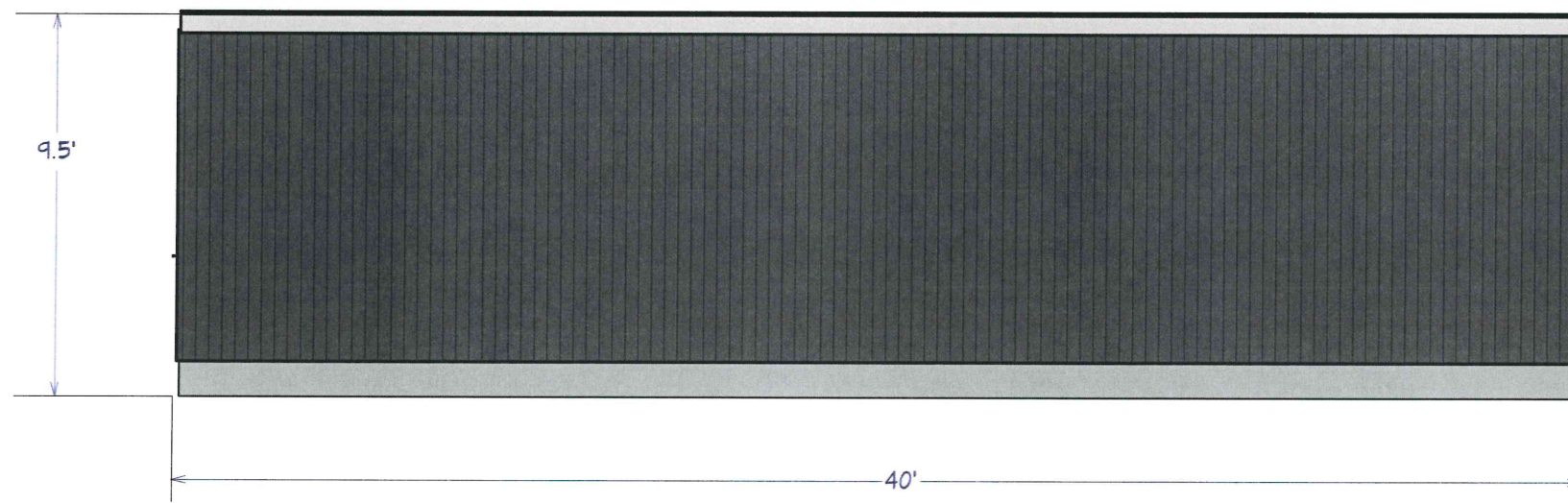
SOUTH / NORTH ELEVATION

SORENSEN AGRICULTURAL / EQUIPMENT BUILDING



NORTH & SOUTH ELEVATION

SORENSEN CONTAINER



WEST ELEVATION

SORENSEN CONTAINER

