# Director's Decision

## Summary of Application

| | |
|---|---|
| **FILE NUMBER:** | C26-0008 |
| **PROPOSAL:** | The Columbia River Gorge Commission has received an application for a replacement single-family dwelling, an after-fact review of an accessory building, and a temporary dwelling unit. |
| **APPLICANTS:** | Robert Rivers, Breff McLaughlin |
| **LANDOWNERS:** | Robert Rivers |
| **SIZE and LOCATION:** | The subject property is located adjacent to McBride Road and is described as Tax Lot Number 03-11-3457-000/100 in the northwest quarter of Section 34, Township 3 North, Range 11 East, Willamette Meridian, Klickitat County, Washington. The property is located on a parcel that is approximately 5 acres in size. |
| **LAND USE DESIGNATION:** | Special Management Area (SMA) –Agriculture |

## 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 Robert Rivers for the construction of a replacement single-family dwelling, an after-the-fact accesory building, and a temporary dwelling 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 3,490 square feet of living space, with an attached garage of 845 square feet, 90 square feet of covered deck, 607 square feet of covered patio, for a total size of 5,032 square feet. Additionally, the dwelling shall be 28 feet in height and with its longest side 60 feet by 37.5 feet at its widest point. The deck shall be 73.2 feet along the longest side and 13.2 feet at its widest.

6. The accessory building shall be 17 feet in height and 30 feet by 20 feet (600 square feet). The accessory building shall not be used as an accessory dwelling unit or a short-term rental.

7. The proposed recreational vehicle (RV) may be used as a temporary dwelling unit while the main dwelling is being constructed and shall be removed from the property within 30 days of obtaining the Certificate of Occupancy for the new dwelling. The RV shall not be used as accessory dwelling unit or short-term rental.

8. 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. Any new vegetation planted shall be species native to the environment of Eastern Gorge landscapes.

9. Existing Oregon white oak and pine trees not destroyed by the Burdoin Fire shall be retained and maintained for scenic screening purposes.

10. 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).

11. All exterior building materials for the dwelling and accessory building, including, but not limited to roofs, doors, garage doors, siding, trim, window casings and sashes,

decks, and railings shall be dark earth-tone colors. Only the following approved dark earth-tone colors for exterior materials visible from key viewing areas shall be used:

Dwelling:
Siding: Hardie Cedarmill Board & Batten in "Benjamin Moore 2133-10 Onyx Flat"
Roof: Asphalt Shingles in "Barkwood"
Facia: Taylor Metal "Kynar 500 Black"
Soffit: Montana Timber Products T&G Aquafir in "Tobacco"
Concrete Patio: Colorcrete Dye in "Pueblo"
Concrete Foundation: Increte Stone Essence in "Walnut"
Doors, Windows, Frames, and Sash: "Eggshell Black"
Windows & Glass Doors: 15% Reflectivity, Low E, U=<0.25
Deck Railing: Powder-coated black matte
Posts: Steel coated in "Benjamin Moore Onyx Flat"

Accessory Building:
Siding: Cedar Board & Batten in Behr Exterior stain in "Forest"
Roof: Asphalt shingles in dark brown
Window trim: brown
Windows: 10% reflectivity, tinted thermal, low E

Any changes or additions to these colors and materials made after this decision is issued 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.

12. All exterior lighting fixtures, including sconces, shall be made from non-reflective material and be directed downward and hooded. A handout with recommended International Dark-Sky Association Acceptable Fixtures is included with this decision.

13. 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.

14. 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 13 day of August 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 13 day of August 2028 unless construction has commenced in accordance with Commission Rule 350-082-0160(4).**

Commission Rule 350-082-0160(4) specifies that commencement of construction means actual construction of the foundation or frame of the approved structure.

Construction must be completed within two years of the date the applicant commenced construction. Commission Rule 350-082-0160(5) specifies that completion of the structure means completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the National Scenic Area approval.

Once the applicant has commenced construction of one element in this decision, the applicant must complete all elements in this decision in accordance with Commission Rule 350-082-0160. The Gorge Commission does not use different commencement of construction dates for different elements in this decision.

The applicant may request one 12-month extension of the time period to commence construction and one 12-month extension to complete construction in accordance with Commission Rule 350-082-0160(6). The applicant must submit the request in writing prior to the expiration of the approval. If the applicant requests an extension of time to complete construction after commencing construction, the applicant shall specify the date construction commenced. The Executive Director may grant an extension upon determining that conditions, for which the applicant is not responsible, would prevent the applicant from commencing or completing the proposed development within the applicable time limitation. The Executive Director shall not grant an extension if the site characteristics or new information indicate that the proposed use may adversely affect the scenic, cultural, natural or recreation resources in the National Scenic Area.

## Appeal Process

**The appeal period ends on the 12 day of September 2026.**

The decision of the Executive Director is final unless the applicant or any other person who submitted comment files a Notice of Appeal with the Commission within thirty (30) days of the date of this decision. Commission Rule chapter 350, division 70 governs appeal of this decision. This rule is available on the Gorge Commission's website and at the Gorge Commission office. You may contact the Gorge Commission office if you have questions about appealing this decision.

## Notes

1. Any new land uses or structural development such as driveways, parking areas, garages, workshops, fences or other accessory structures; or additions or alterations not included in the approved application or site plan will require a new application and review. New cultivation also requires a new application and review.
2. This decision does not address local, state, or federal requirements that may be applicable to the proposed development. The landowner is responsible for obtaining all applicable county, state, or federal permits required for the development.

---

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 C26-0008
Approved site plans and elevation drawings
Dark Sky Association Acceptable Fixtures Handout
Eastern Gorge Recommended Seed Mix

# Development Review Staff Report

## Summary of Application

| | |
|---|---|
| **FILE NUMBER:** | C26-0008 |
| **PROPOSAL:** | The Columbia River Gorge Commission has received an application for a replacement single-family dwelling, an after-the-fact review of an accessory building, and a temporary dwelling unit. |
| **APPLICANTS:** | Robert Rivers, Breff McLaughlin |
| **LANDOWNERS:** | Robert Rivers |
| **SIZE and LOCATION:** | The subject property is located adjacent to McBride Road and is described as Tax Lot Number 03-11-3457-000/100 in the northwest quarter of Section 34, Township 3 North, Range 11 East, Willamette Meridian, Klickitat County, Washington. The property is located on a parcel that is approximately 5 acres in size. |
| **LAND USE DESIGNATION:** | Special Management Area (SMA) – Agriculture |

## Notice of Application Mailed to:

In accordance with Commission Rule 350-082-0110, the Gorge Commission staff mailed notice of this application to property owners within 200 feet of the subject parcel and sent email notice of this application to the following governments, agencies, and organizations:

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

Washington Department of Fish and Wildlife (WDFW)
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. Robert Rivers proposes to build a replacement single-family dwelling, an accessory building, and place a temporary dwelling unit. The original dwelling that was on the property was destroyed in the Burdoin Fire in July 2025. The proposed dwelling will be reviewed under the standards in 350-082-0260 for a replacement dwelling located in the Agriculture land use designation of the Special Management Area. The accessory building is an after-the-fact review.

2. The subject parcel is in the Special Management Area (SMA) and is designated Agriculture. The parcel is approximately 5 acres in size and is located on Upper McBride Road.

3. Existing development on the property includes a 200 (10 feet x 20 feet) square feet shed built in 1980, 240 (12 feet x 20 feet) square feet detached garage built in 1970, a lean-to shelter that is 240 (12 feet x 20 feet) square feet built in 2018, and an accessory building that was rebuilt without a permit in 2020.

   According to Director's Decision C96-0029 and Klickitat County Assessor's records, prior to the Burdoin Fire in July 2025, the existing dwelling was a 1,792 square feet manufactured home with a daylight basement and an attached deck of 704 square feet built in 1998.

   Prior to 1998, the residential use on the property was a cabin built in 1981. In Director's Decision C96-0029, the occupancy of the cabin was replaced by the new manufactured dwelling built in 1998. The original cabin from 1981 was then used as an accessory building. According to county assessor records, the accessory building was rebuilt in 2020. There is no record of a Director's Decision for a replacement accessory building on this parcel. Therefore, the replacement of the accessory building will be reviewed as an after-the-fact reconstruction of an accessory building in this staff report. The accessory building is 600 square feet in size and 17 feet in height.

4. A recreational vehicle (RV) is being used as a temporary dwelling by the applicant while the new single-family dwelling is being constructed. The proposed location of the temporary unity was identified on the applicant's site plan. Staff determined that the location of the temporary dwelling is outside of natural and cultural resource buffers and will be screened from key viewing areas by existing vegetation screening. A condition of approval is included in the Director's Decision stating that the RV shall be

removed from the property within 30 days of obtaining the Certificate of Occupancy for the new dwelling.

5. Commission Rule 350-082-0200(3)(a-d) states:

> *Replacement of Existing Structures Not Damaged or Destroyed by Disaster. Except as provided in section (4) below, an existing structure may be replaced if a complete land use application for a replacement structure is submitted to the reviewing agency within one year of the date the use of the original structure was discontinued. The replacement structure shall comply with the following standards:*
>
> *(a) The replacement structure shall have the same use as the original structure.*
>
> *(b) The replacement structure may have a different size or location than the original structure. An existing manufactured home may be replaced with a framed residence and an existing framed residence may be replaced with a manufactured home.*
>
> *(c) The replacement structure shall be subject to the scenic, cultural, recreation and natural resources guidelines; the treaty rights guidelines; and the land use designations guidelines involving agricultural buffer zones, approval criteria for fire protection, and approval criteria for siting of dwellings and forest land.*
>
> *(d) The original structure shall be considered discontinued if a complete land use application for a replacement structure is not submitted within the one-year time frame.*

Because the proposed dwelling is of a different size from the original, it is being reviewed under this rule. The applicant proposes to build a 5,032 square feet dwelling which includes the attached garage, covered patio and deck space to replace the destroyed manufactured home and deck. The dwelling will have the same use and will be in the same location as the original building. The applicant applied for the replacement dwelling in May 2026, within the one-year time frame.

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

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

*(c) Any changes to the original use or structure must comply with all applicable permit requirements, land use regulations and other laws that were in effect at the time the change was established.*

The existing dwelling, which was destroyed in the Burdoin Fire in July 2025, was legally established as a single-family dwelling in Director's Decision C96-0029 and by Klickitat County Building Permit #B96277 on April 30, 1997.

6. Commission Rule 350-082-0260 describes allowed uses on lands designated SMA Agriculture. Commission Rule 350-082-0260(3)(c) explains that a single-family dwelling is allowed if it is necessary for and accessory to agricultural use. The existing residential use of the property was established in 1981 prior to the establishment of the National Scenic Area Act in 1986. Therefore, this standard does not apply to continued uses prior to 1986.

7. Commission Rule 350-082-0260(3)(h) allows accessory buildings larger than 200 square feet in area or taller than 10 feet in height for a dwelling on any legal parcel less than or equal to ten acres in size are subject to the following additional standards:

    *(A) The combined footprints of all accessory buildings on a single parcel shall not exceed 1,500 square feet in area. The combined size limit refers to all accessory buildings on a parcel, including buildings allowed without review, existing and proposed buildings.*
    *(B) The height of any individual accessory building shall not exceed 24 feet.*

    Including the shed (200 square feet), detached garage (240 square feet), the lean-to (240 square feet), and the after-the-fact accessory building which is 600 square feet (30 feet x 20 feet), the combined footprints equal 1,280 square feet.

**Land Use Conclusion:**

The proposed developments are allowed review uses, subject to Commission Rules 350-082-0600 through 350-082-0720 that protect scenic, cultural, natural, and recreation resources.

## B. Scenic Resources

1. Commission Rule 350-082-0610(1)(B) outlines SMA design guidelines based on development located in the Coniferous Woodland and Oak-Pine Woodland Landscape Setting:

    *New development and land uses shall retain the overall visual character of the natural appearance of the Coniferous Woodland and Oak-Pine landscape.*
        *(i) Buildings designed to have a vertical overall appearance in the Coniferous Woodland landscape setting and a horizontal overall appearance in the Oak-Pine Woodland landscape setting shall be encouraged.*
        *(ii) Use of plant species native to the landscape setting shall be encouraged. Examples of native species are identified in the Scenic Implementation Handbook as appropriate to the area.*

*Where non-native plants are used, they shall have native appearing characteristics.*

The proposed house is located in the Oak-Pine Woodland Landscape Setting and is designed to be horizontal with the topography of the slope. The after-the-fact accessory building is one story in height (17 feet) and is 600 square feet in size and is sited to blend with the existing topography and vegetation. No new vegetation was proposed to be planted by the applicant. A condition of approval is included in the Director's Decision stating that any new vegetation to be planted shall be native species.

2. Commission Rule 350-082-0610(2) describes guidelines for development and uses visible from key viewing areas.

   *(a) The guidelines in this section shall apply to proposed development on sites topographically visible from key viewing areas.*
   *(b) New development and land uses shall be evaluated to ensure that the required scenic standard is met and that scenic resources are not adversely affected, including cumulative effects, based on the degree of visibility from key viewing areas.*

   Section (2)(c) of this rule provides a table describing the required scenic standards for different landscape settings and land use designations within the SMA. The proposed developments are located in the Oak-Pine Woodland landscape setting in the Agriculture land use designation. The scenic standard applicable to this landscape setting and land use designation is "Visually Subordinate." Commission Rule 350-082-0070 defines "Visually Subordinate" as,

   *A description of the relative visibility of a development, structure. Or use where that development, structure, or use does not noticeably contrast with the defining landscape setting characteristics, as viewed from a specified vantage point (generally a key viewing area, for the Management Plan) and the setting appears only slightly altered (distinctive characteristics of that setting remain dominant). As opposed to development, structures, or uses that are fully screened, structures that are visually subordinate may be partially visible but would be difficult to discern to the common viewer. Visually subordinate development, structures, or uses as well as forest practices in the SMAs shall repeat form, line, color, or texture common to the natural landscape, while changes in the qualities of scale, proportion, intensity, direction, pattern, etc., shall not dominate the natural landscape setting.*

   *(d) In all landscape settings, scenic standards shall be met by blending new development with the adjacent natural landscape elements rather than with existing development.*
   *(e) Proposed development or land uses shall be sited to achieve the required scenic standard. Development shall be designed to fit the natural topography, to take advantage of landform and vegetation screening, and to minimize visible grading or other modifications of landforms, vegetation cover, and natural characteristics. When screening of development is*

*needed to meet the scenic standard from key viewing areas, use of existing topography and vegetation shall be given priority over other means of achieving the scenic standard as planting new vegetation or using artificial berms.*

*(f) The extent and type of conditions applied to a proposed development or use to achieve the scenic standard shall be proportionate to its degree of visibility from key viewing areas.*

*(A) Decisions shall include written findings addressing the factors influencing the degree of visibility, including but not limited to:*

*i. The amount of area of the building site exposed to key viewing areas,*

*ii. The degree of existing vegetation providing screening,*

*iii. The distance from the building site to the key viewing areas from which it is visible,*

*iv. The number of key viewing areas from which it is visible, and*

*v. The linear distance along the key viewing areas from which the building site is visible.*

*(B) Conditions may be applied to various elements of proposed developments to ensure they meet the scenic standard, including but not limited to:*

*i. Siting (location of development on the subject property, building orientation, and other elements),*

*ii. Retention of existing vegetation,*

*iii. Design (form, line, color, texture, reflectivity, size, shape, height, architectural and design details and other elements), and*

*iv. New landscaping.*

The dwelling and accessory building are proposed to be sited in the central east section of the lot. The existing topography consists of a steep sloping hill with a more level area in the center. Staff did a site visit on May 11, 2026. No vegetation was proposed for screening purposes and staff determined that the proposed site did not require additional vegetation for screening purposes or new landscaping to meet scenic standards. The applicant is required to reseed all exposed and bare soil after the development is completed, and the applicant is encouraged to use a certified weed-free seed mix. Staff are providing the applicant with a list of Recommended Seed Mixes for East Side Environments, which is an attachment to the Director's Decision. The list supplies seed and grass mixes available locally for eastern Gorge climates. Consistent with this rule, a condition is included requiring disturbed areas be revegetated upon completion of the project, or as soon as possible if the project is completed during the winter.

The after-the-fact accessory building was rebuilt on a site that had been leveled for the original cabin built prior to National Scenic Area Act in 1981. No grading is proposed. The site is densely screened by thick stands of Oregon white oak and ponderosa pine and is effectively screened from key viewing areas. No additional vegetation is required

to further screen the site from key viewing areas. A condition of approval will be included in the Director's Decision that all existing vegetation be retained.

According to CalTopo maps, the dwelling is proposed to be sited on a sloped area with approximately 23 degrees of slope. In order to not further disturb the sloping topography with additional grading, the replacement dwelling will be sited in the same location as the original dwelling. In an email dated July 23, 2026, the applicant stated that the proposed grading will consist of less than 50 cubic yards of moved earth.

The proposed dwelling's south elevation consisting of approximately 1,600 square feet of surface area faces key viewing areas. The south elevation consists of two stories with the bottom story being a daylight basement. A stand of existing Oregon white oak trees that survived the fire will create a vegetation screen for the lower two-thirds of the south elevation. The upper third will be screened by the deep 8 foot overhand of the shed-style roof which will shade the walls and windows, reducing reflectivity seen from key viewing areas.

According to an initial analysis with Gorge Commission GIS map inventories, the proposed dwelling site could be potentially topographically visible from the following Key Viewing Areas:

| | **Distance Zone** | | |
|---|---|---|---|
| | Foreground | Middleground | Background |
| **Key Viewing Area (KVA)** | 0 -1/4 mile | 1/4 – 3 miles | Over 3 miles |
| Columbia River | **X** | | |
| Historic Columbia River Highway | | **X** | |
| Historic Columbia River Highway State Trail | | **X** | |
| Interstate 84 | | **X** | |
| Rowena Plateau | | | **X** |
| SR-14 | **X** | | |
| Old Highway 8 | | **X** | |

Staff did an in-field Key Viewing Areas analysis on July 16, 2026, from the potentially visible areas listed in the table above except for the Columbia River. The proposed site sits at an elevation of approximately 970 feet. During the ground-truthing analysis, staff confirmed that the project site is topographically visible at a linear distance of approximately 2 miles along the Historic Columbia River Highway intermittently for approximately 2.5 miles and for approximately one mile along Interstate 84. Because of the steep slope of Burdoin Mountain, staff confirmed the proposed development cannot be seen from below at State Route 14 and that due to the existing topography of the Coyote Wall and the Catherine Creek area, it is not topographically visible from Old Highway 8 or Rowena Plateau.

Due to the visibility of the dwelling from some key viewing areas identified above, conditions of approval are included in the Director's Decision with regards to color and reflectivity.

3. Commission Rule 350-082-0610(2)(g) states,

   *Sites approved for new development to achieve scenic standards shall be consistent with guidelines to protect wetlands, riparian corridors, rare plants or sensitive wildlife sites and the buffer zones of each of these natural resources, and guidelines to protect cultural resources.*

   Findings related to the protection of cultural resources and natural resources are discussed below in sections C and D of this report.

4. Commission Rule 350-082-0610(2)(h) states that proposed development shall not protrude above the line of a bluff, cliff, or skyline as visible from key viewing areas. The proposed building sites sit at an elevation of approximately 970 feet. The project site is located on the slope of Burdoin Mountain adjacent to Courtney Road which rises to an elevation of approximately 2,200 feet behind the proposed sites. Both the proposed dwelling and accessory building will be sited well below the line of a bluff, cliff, or skyline.

5. Commission Rule 350-082-0610(2)(i) states that the structure height shall remain below the average tree canopy height of the natural vegetation adjacent to the structure, except if it has been demonstrated that meeting this guideline is not feasible considering the function of the structure.

   Existing vegetation surrounding the proposed dwelling and accessory building consist of Oregon white oak, ponderosa pine, and Douglas firs that range between 15-50 feet in height. The dwelling is proposed to be 28 feet high measuring from the lowest finished grade of the daylight basement to the highest ridgeline of the roof. The accessory building is proposed to be 17 feet in height. The proposed structures will remain below the average tree canopy height.

6. Commission Rule 350-082-0610(2)(j) discusses guidelines that apply to new landscaping used to screen development from key viewing areas. No new landscaping was proposed or required. A condition of approval in the Director's Decision is included for the applicant to reseed all disturbed areas with a native seed mix.

7. Commission Rule 350-082-0610(2)(k-l) states,

   *Unless expressly exempted by other provisions in 350-082-0610, colors of the structures on sites visible from key viewing areas shall be dark earth-tones found at the specific site or the surrounding landscape. The specific colors or list of acceptable colors shall be included as a condition of approval. The Scenic Resources Implementation Handbook shall include recommended palette of colors as dark, or darker than the colors in the shadows of the natural features surrounding each landscape setting.*

   *The exterior of structures on lands seen 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 meeting the scenic*

*standard. The Scenic Resources Implementation Handbook includes a list of recommended exterior materials and screening methods.*

The applicant has proposed the following colors and materials for the dwelling and accessory building:

Dwelling:

Siding: Hardie Cedarmill Board & Batten in "Benjamin Moore 2133-10 Onyx Flat"
Roof: Asphalt Shingles in "Barkwood"
Facia: Taylor Metal "Kynar 500 Black"
Soffit: Montana Timber Products T&G Aquafir in "Tobacco"
Concrete Patio: Colorcrete Dye in "Pueblo"
Concrete Foundation: Increte Stone Essence in "Walnut"
Doors, Windows, Frames, and Sash: "Eggshell Black"
Windows & Glass Doors: 15% Reflectivity, Low E, U=<0.25
Deck Railing: Powder-coated black matte
Posts: Steel coated in "Benjamin Moore Onyx Flat"

Accessory Building:

Siding: Cedar Board & Batten in Behr Exterior stain in "Forest"
Roof: Asphalt shingles in dark brown
Window trim: brown
Windows: 10% reflectivity, tinted thermal, low E

Staff confirmed that all building colors and materials are in dark earth-tones and meet the low reflectivity standards in the Scenic Implementation Handbook.

8. Commission Rule 350-082-0610(2)(m-n) discusses standards applicable to lighting.

*(m) Any exterior lighting shall be sited, limited in intensity, and 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.*

*(n) Seasonal lighting displays may be permitted on a temporary basis, not to exceed three months.*

The applicant has proposed that all exterior ceiling lighting will be hooded and pointing downward and that the sconce lights will be backlit, which does not meet the standard's criteria. Due to the nature of the visibility of the south-facing elevation from key viewing areas staff recommend that the exterior lights on the south elevation be lower in intensity and on a timer to reduce overall visibility and light pollution. A condition of approval is included in the Director's Decision stating that all exterior lights be hooded and pointed downwards in accordance with the attached Dark Sky Association Handout.

No seasonal lighting was proposed in the application.

9. Commission Rule 350-082-0610(2)(o) states the following:

> *New buildings shall be compatible with the general scale of existing nearby development. Expansion of existing development shall comply with this guideline to the maximum extent practicable. 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.1.

The compatibility study will focus on single-family dwellings as the accessory building is 600 square feet in size and is therefore exempt.

Staff evaluated surrounding existing single-family dwellings within a half mile of the subject parcel. According to Klickitat County Assessor's records, there are thirteen single-family dwellings within a half mile of the subject parcel with the largest recorded at 5,548 square feet and the smallest recorded at 960 square feet. The second largest dwelling in the study area was 4,500 square feet. Because the 5,548 square feet house is much larger than the second, the 4,500 square foot dwelling will be used as the largest house in this evaluation. The square footage of all dwellings in the study area included evaluations of all the required features required by (C) of this rule.

Excluding the largest dwelling of 5,548 square feet, the average size of a single-family dwelling in the area is 2,268 square feet. The total square footage of the proposed dwelling is a total of 5,032 square feet including the covered portion of the deck (90

square feet) and covered patio below (607 square feet). The bottom floor of the dwelling is a daylight basement that is proposed to be 1,758 square feet and is approximately 11.75 feet in elevation below the ground level floor above. When calculating the general scale of buildings, staff calculate the area living space, covered decks and patios and half of the area of daylight basements. Only half of the area of a daylight basement is included because this guideline considers the size of the building as seen in the landscape, and generally only half or less of a daylight basement is visible above ground. With these considerations, the dwelling is 3,850 square feet which falls within the range of the general scale of dwellings in the study area with the largest in the included list being 4,500 square feet.

10. Commission Rule 350-082-0610(3) discusses SMA guidelines for development within the foregrounds of key viewing areas and scenic routes. As discussed in Finding B.2, Gorge Commission GIS inventories estimated that the development was in the foreground of State Route 14. During an in-field analysis done on July 16, 2026, staff determined that due to the steep topography of Burdoin Mountain, the proposed site is not visible from and not adjacent to State Route 14 therefore this standard does not apply.

11. Commission Rule 350-082-0610(4) discusses SMA guidelines for areas not seen from key viewing areas. As described above, the proposed site is topographically visible from key viewing areas, therefore this standard is not applicable.

**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 350-082-0630(1) describes general provisions for implementing the Cultural Resources Protection Process in the SMA.

2. Commission Rule 350-082-0630(2) states:

> *The procedures and guidelines in 350-082-0630* shall be used to review all proposed developments and land uses other than those on all federal lands, federally assisted projects and federal forest practices.*

*This is a typo. The Management Plan in Chapter 2 Cultural Resources under the SMA Provisions Policy 3 says that "Reviewing agencies shall use the procedures defined by the Gorge Commission for the GMA for proposed developments or land uses not listed in Policy 2…" Therefore, because the proposed developments are not located on federal lands, they will be reviewed under standards for developments in the GMA in Commission Rule 350-082-0620.

3. 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.

4. 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, June 5, 2026, that pursuant to Commission Rule 350-082-0620(2)(a)(C) a Cultural Resource Reconnaissance Survey is not required because the proposed development will occur on a site that has been determined to be located within a low probability zone for cultural resources and does not occur within 500 feet of a known archaeological site.

5. Commission Rule 350-082-0620(2)(a)(D) describes when a historic survey is required. In his June 5, 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.

6. 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.

7. 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 350-082-0630 that protects cultural resources in the National Scenic Area.

## D. Natural Resources

1. Commission Rule 350-082-0670(1) states that all new development and uses, as described in a site plan prepared by the applicant, shall be evaluated using the following guidelines to ensure that natural resources are protected from adverse effects. Cumulative effects analysis is not required for expedited review uses or development. Comments from state and federal agencies shall be carefully considered.

2. Commission Rule 350-082-0670(2)(a-h) provides guidelines for protecting water resources in the National Scenic Area and requires a minimum 200-foot buffer on each wetland, pond, lake, and bank of a perennial or fish bearing stream. Staff reviewed its natural resource inventories for nearby water resources. The closest wetland is more than 1,000 feet away from the proposed development sites.

   There are two non-fish-bearing streams identified within the vicinity of the proposed development site. Commission Rule 350-082-0670(2)(B)(ii) requires a 50-foot buffer

for non-fish bearing streams. According to the applicant's site plan, the proposed dwelling and agricultural building will be located approximately more than 700 feet away from the nearest stream. The proposed development will not take place within any water resource or water resource buffer zones.

3. Commission Rule 350-082-0670(3) discusses the Special Management Area Sensitive Wildlife Review Criteria.

4. Commission Rule 350-082-0670(3)(a-b) states that proposed uses within 1,000 feet of a Priority Habitat or sensitive wildlife site shall be reviewed as follows:

    *(b) The Executive Director shall submit site plans for review to the Forest Service and the appropriate state agencies (Oregon Department of Fish and Wildlife or the Washington Department of Fish and Wildlife for wildlife issues and by the Oregon Biodiversity Information Center or Washington Natural Heritage Program for plant issues).*

    Using Gorge Commission GIS inventories including layers for priority habitats and sensitive plants and wildlife, staff determined that all listed sensitive plant species were identified to be more than 1000 feet from the project site.

    On May 22, 2026, WDFW Habitat Biologist, Amber Johnson, sent an email to staff asking about any proposals for removing vegetation and noted that the project area is located in a nesting area for the Western Gray Squirrel of which Oregon white oak is an identified priority habitat for within the National Scenic Area. Oregon white oak is identified on the proposed site plan, but none are proposed to be removed aside from those that were downed in the Burdoin Fire. 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 May 19, 2026, staff sent Washington Department of Fish and Wildlife (WDFW) a copy of the applicant's land use application and site plan. WDFW did not submit any concerns regarding White and Black-tailed Deer winter range. 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 350-082-0670(3)(e), the wildlife protection process may conclude because the proposed development will not compromise the integrity of the Priority Habitats within the vicinity.

5. Commission Rule 350-082-0670(4) describes standards related to the protection of soil productivity.

    *(a) The application shall include a description or illustration showing the mitigation measures to control soil erosion and stream sedimentation.*
    *(b) New developments and land uses shall control all soil movement within the area shown on the site plan.*
    *(c) The soil area disturbed by new development or land uses, except for new cultivation, shall not exceed 15 percent of the project area.*

*(d) Within one year of project completion, 80 percent of the project are with surface disturbance shall be established with effective native ground cover species or other soil-stabilizing methods to prevent soil erosion until the area has 80 percent vegetative cover.*

All development project sites are largely located within previously developed project sites of the original buildings and driveway. The attached garage is proposed to be built on what is an existing driveway/parking pad. The replacement dwelling living space will extend beyond the original dwelling's footprint. According to CalTopo maps, the expansion of the dwelling's footprint will be on a slope of approximately 10%. During a site visit on April 16, 2026, staff determined that there will be minimal disturbance to the slope with minimal grading therefore reducing the overall disturbance of soil with little to no possibility for erosion. Additionally, staff confirmed the area of potential soil disturbed will be less than 15% of the project area extending beyond the footprint.

The accessory building is smaller than the original building and is located within the same footprint. No additional soil was disturbed.

A condition of approval is included in the Director's Decision that within in one year of the project being completed, all disturbed areas shall be reseeded with native seed to prevent soil erosion.

**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 350-082-0710 describes the Special Management Area Recreation Review Criteria.

2. Commission Rule 350-082-0710(1)(a-g) states:

*(a) New development and land uses shall not displace existing recreational use.*
*(b) Recreation resources shall be protected from adverse effects by evaluating new development and land uses as proposed in the site plan. An analysis of both onsite and offsite cumulative effects shall be required.*
*(c) New pedestrian or equestrian trails shall not have motorized uses, except for emergency services.*
*(d) Mitigation measures shall be provided to preclude adverse effects on the recreation resource.*
*(e) The Facility Design Guidelines are intended to apply to individual recreation facilities. Development or improvements within the same Recreation Intensity Class are considered as separate facilities if they are separated by at least ¼ mile of undeveloped land (excluding trails, pathways, or access roads).*

*(f) New development and reconstruction of scenic routes shall include provisions for bicycle lanes.*
*(g) Proposals to change Recreation Intensity Class of an area shall require a Management Plan amendment.*

The application did not contain any proposals for recreational use. The applicant did not include an existing on-site recreation use in the application. Staff evaluated off-site recreation uses in the vicinity of the proposed development sites using guidelines for recreation buffers.

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 Coyote Wall and Catherine Creek trail systems which are located over 1.25 miles away to the east. Standard (b) of this rule requires that an analysis of the cumulative effects be done. 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 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 south and east elevations of the developments will be seen from the Coyote Wall trail from a distance of one mile. As discussed in Section B of this report, only the top third of the dwelling will be visible. Its horizontal design combined with the proposed dark-earth tones and overall low-reflectivity of the materials will make the building blend with the surrounding landscape setting. The accessory building will be screened by a thick stand of trees from nearby recreation sites. The new development will not detract from the use and enjoyment of established recreation sites and no buffers are needed.

**Recreation Resources Conclusion:**

The proposed development is consistent with Commission Rule 350-082-0710 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 May 19, 2026 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.

MA
FIND0008.26

APPROVED

kw

**SQUARE FOOTAGE:**

Conditioned:
- Daylight Basement: 1139 sf
- Main Floor: 1139 sf

Unconditioned:
- Garage: 645 sf
- Covered Patio: 40 sf
- Deck: 632 sf

DESIGN CRITERIA:

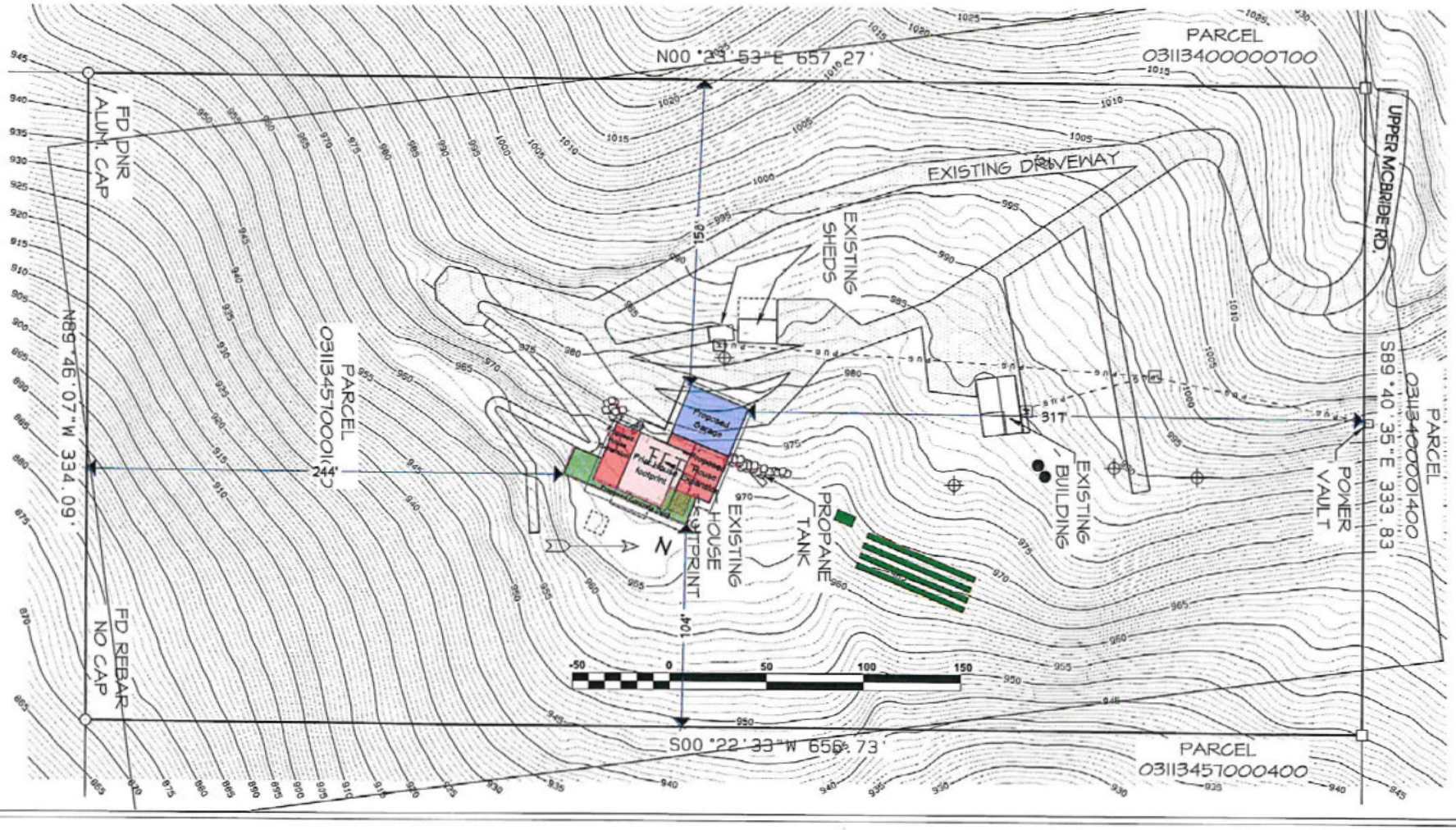
Grd Snow 55#
Seismic Zone = C
Exposure = B
Wind = 110 mph
Frost = 18"

**Table of Contents:**


A-1 : Site Plan & Renderings
A-2 : Basement Layout
A-3 : Main Floor Layout
A-4 : Schedules & Materials
A-5 : Elevations
A-6 : Elevations
A-7 : Sections & Electrical plan
A-8 : General Structural Notes S0.0
A-9 : Special Abtry & Schedules S0.1
A-10 : Foundation Plan S2.0
A-11 : Floor Framing Plan S2.1
A-12 : Roof Framing Plan S2.2
A-13 : Shearwall schedules & Detail S3.0
A-14 : Typical Details S3.1
A-15 : Foundation Details S4.0
A-16 : Foundation Details S4.1
A-17 : Floor Framing Details S5.0
A-18 : Floor Framing Details S5.1
A-19 : Roof Framing Details S6.0
A-20 : Steel Framing S7.0


**General Notes:** McLaughlin Design & Construction LLC (MDC)

1 MDC assumes no responsibility for changes or departures from these drawings
2 MDC is not responsible for omissions or errors on the drawings unless notified in writing prior to start of construction.
3 Approved Plans & Permit must be present on job site at all times. Failure to comply could result in rescheduling delays and added fees
4 Confirm Window and Door packages prior to framing and adjust openings accordingly
5 Building Permit must be posted in visible location prior to any construction
6 Approved plans shall be accompanied by the plan review in order to be valid
7 Any changes to these plans must be approved in writing by the building inspector prior to commencement of work
8 Sect 307 (a) of the uniform building code prohibits occupancy of this building prior to completion of final inspection
9 Owner/Builder shall verify all dimensions in the field and notify MDC of any discrepancies. Written dimension take precedence over scaled.




SITE PLAN & RENDERINGS

Property Address:
Tax Parcel# 03113457000100

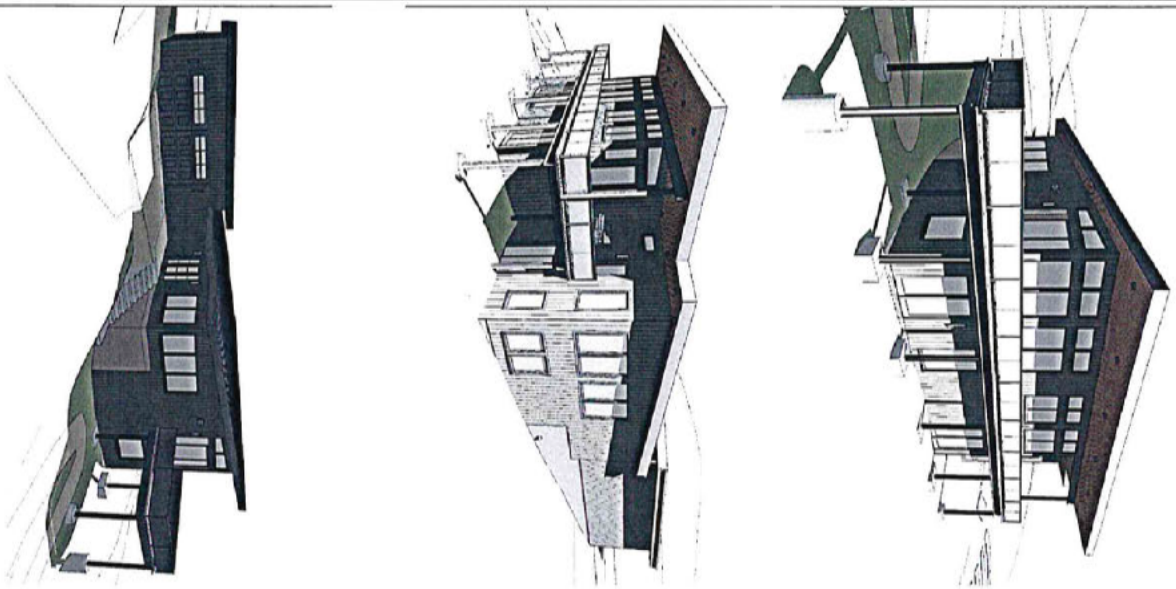
New Construction for:
Robert Rivers

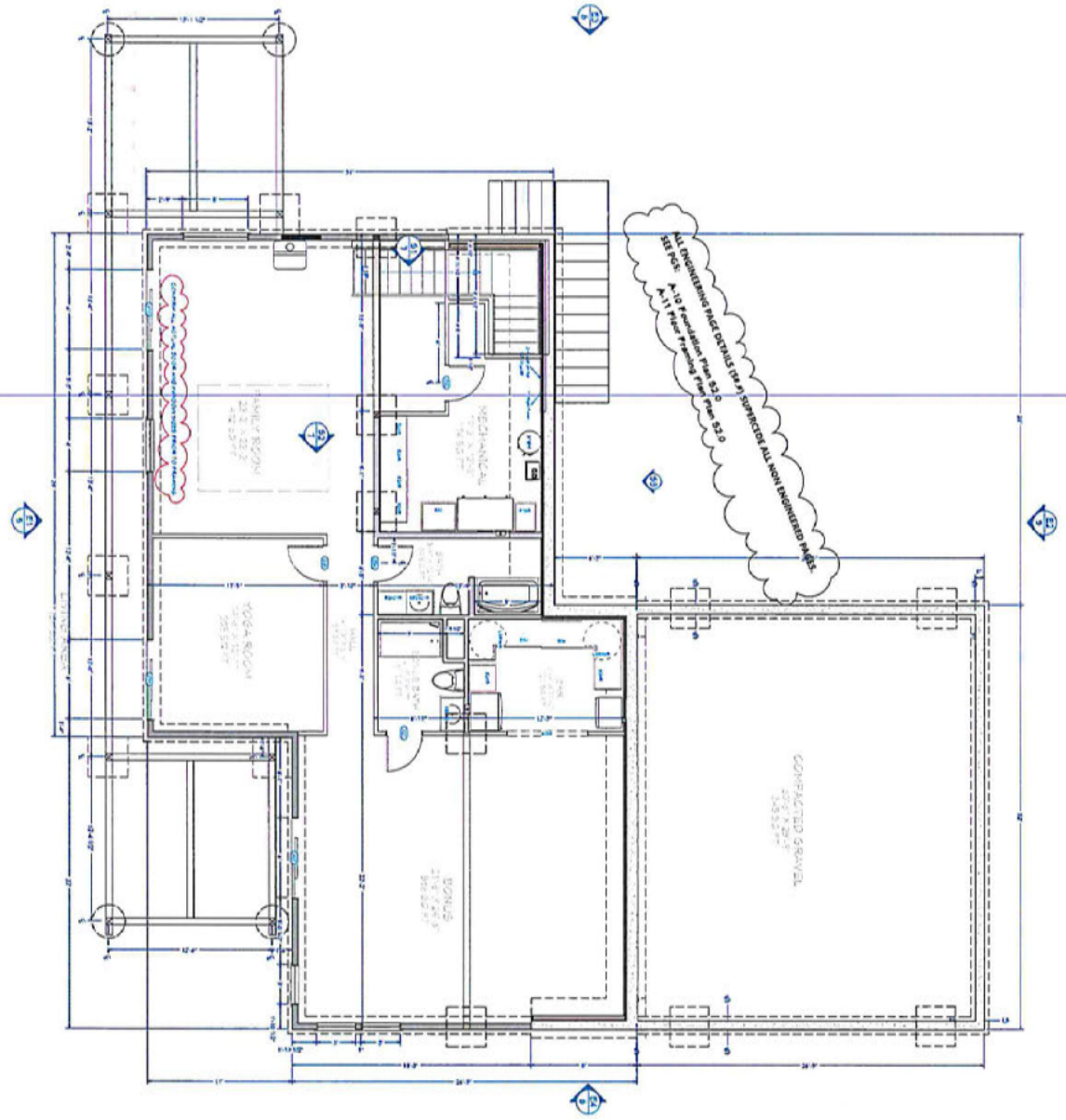
McLAUGHLIN DESIGN & CONSTRUCTION LLC
MDC

5/4/2020

SCALE:
1/16" = 1'-0"

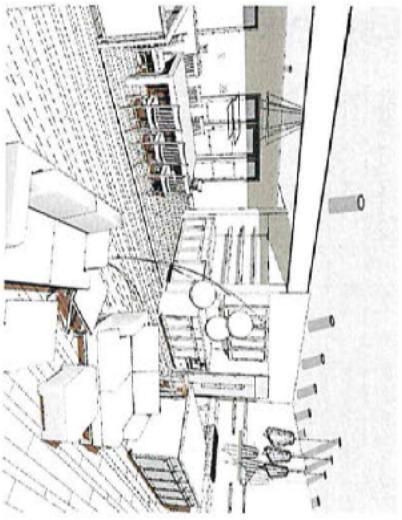
SHEET:
A-1

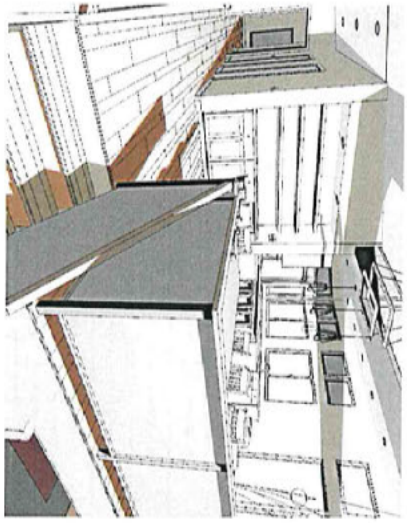


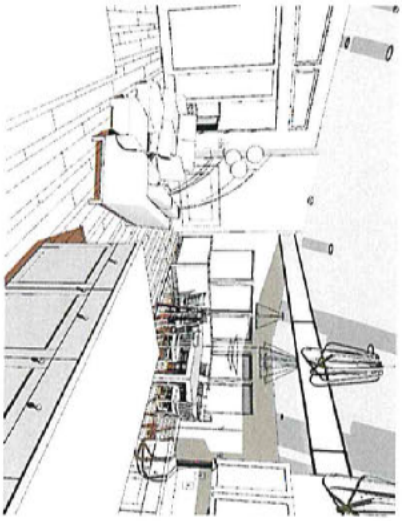


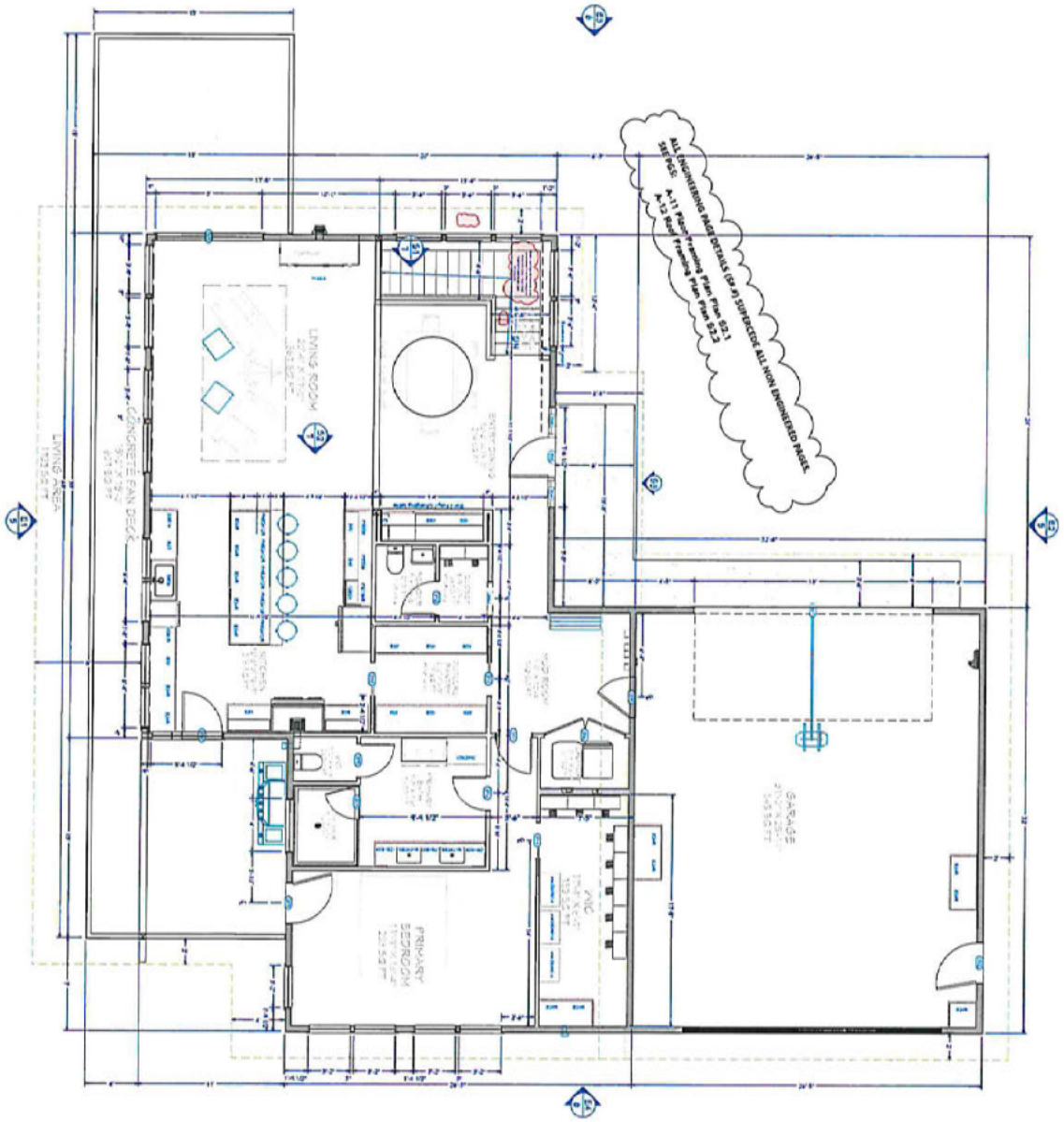

APPROVED kw

| | | | | | |
|---|---|---|---|---|---|
| A-2 | 1/4" = 1'-0" | 24x36 | 7/7/2020 | McLAUGHLIN DESIGN & CONSTRUCTION LLC | New Construction for: Robert Rivers |
| Property Address: Tax Parcel# 031134570001 00 | BASEMENT LAYOUT | | | | |










APPROVED

| | | | | | |
|---|---|---|---|---|---|
| A-3 | SHEET | SCALE | REVISIONS | McLAUGHLIN DESIGN & CONSTRUCTION LLC MDC | New Construction for: Robert Rivers |
| Property Address: Tax Parcel# 051134510001000 | MAIN FLOOR LAYOUT | | | | |

APPROVED

## DOOR SCHEDULE

| IMAGE | NUMBER | ROOM | FLR | RO | DESCRIPTION | HEADER | BRAND | CODE | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|
| | D01 | GARAGE | 1 | 216"X99" | GARAGE-GARAGE DOOR GHDS | 2"X12"X224" (2) | | | |
| | D02 | GARAGE | 1 | 36"X83" | EXT. HINGED-PANEL | 2"X6"X41" (2) | | | |
| | D03 | ENTRY/DINING | 1 | 37"X81" | EXT. HINGED-GLASS PANEL | 2"X6"X42" (2) | | | |
| | D04 | ENTRY/DINING | 1 | 29"X81" | EXT. FIXED-GLASS PANEL | 2"X6"X35" (2) | | | |
| | D05 | GARAGE/MUD ROOM | 1 | 36"X83" | EXT. HINGED-PANEL | 2"X6"X41" (2) | | | |
| | D06 | LAUNDRY/MUD ROOM | 1 | 74"X82 1/2" | DOUBLE HINGED-DOOR F04 | 2"X6"X77" (2) | | | |
| | D07 | PRIMARY BEDROOM/ CONCRETE PAN DECK | 1 | 35"X83" | EXT. HINGED-GLASS PANEL | 2"X6"X41" (2) | | | |
| | D08 | KITCHEN/CONCRETE PAN DECK | 1 | 35"X49" | EXT. HINGED-GLASS PANEL | 2"X6"X41" (2) | | | |
| | D09 | LIVING ROOM/CONCRETE PAN DECK | 1 | 95"X98" | EXT. SLIDER-GLASS PANEL | 2"X12"X101" (2) | | | |
| | D10 | BUTLERS PANTRY/MUD ROOM | 1 | 61 1/4"X82 1/2" | POCKET-DOOR F04 | 2"X6"X64 1/4" (2) | | | |
| | D11 | HALL/MUD ROOM | 1 | 34"X82 1/2" | HINGED-DOOR F04 | 2"X6"X37" (2) | | | |
| | D13 | POWDER/CLOSET | 1 | 32"X82 1/2" | HINGED-DOOR F04 | 2"X6"X35" (2) | | | |
| | D15 | BUTLERS PANTRY/KITCHEN | 1 | 61 1/4"X82 1/2" | POCKET-GLASS PANEL | 2"X6"X64 1/4" (2) | | | |
| | D14 | HALL/WIC | 1 | 65 1/4"X82 1/2" | POCKET-DOOR F04 | 2"X6"X68 1/4" (2) | | | |
| | D18 | WIC/PRIMARY BATH | 1 | 32"X82 1/2" | HINGED-DOOR F04 | 2"X6"X35" (2) | | | |
| | D16 | PRIMARY BATH/HALL | 1 | 32"X82 1/2" | HINGED-DOOR F04 | 2"X6"X35" (2) | | | |
| | D17 | SHOWER/PRIMARY BATH | 1 | 30"X80" | SHOWER-GLASS SLAB | | | | |
| | D18 | FAMILY ROOM | 0 | 74"X98" | EXT. SLIDER-GLASS PANEL | 2"X10"X77" (2) | | | |
| | D19 | YOGA ROOM | 0 | 74"X98" | EXT. SLIDER-GLASS PANEL | 2"X10"X77" (2) | | | |
| | D20 | BONUS | 0 | 74"X98" | EXT. SLIDER-GLASS PANEL | 2"X10"X77" (2) | | | |
| | D21 | BONUS BATH/BONUS | 0 | 34"X82 1/2" | HINGED-DOOR F04 | 2"X6"X37" (2) | | | |
| | D22 | FAMILY ROOM/MECHANICAL | 0 | 34"X82 1/2" | HINGED-DOOR F04 | 2"X6"X37" (2) | | | |
| | D24 | BATH/HALL | 0 | 34"X82 1/2" | HINGED-DOOR F04 | 2"X6"X37" (2) | | | |
| | D25 | YOGA ROOM/HALL | 0 | 34"X82 1/2" | HINGED-DOOR F04 | 2"X6"X37" (2) | | | |

## WINDOW SCHEDULE

| IMAGE | NUMBER | ROOM NAME | QTY | FLOOR | SIZE | RO | TOP | HEADER | TEMPER | EGRESS | DESCRIPTION | BRAND | CODE | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | W01 | STAIRWELL | 5 | 1 | 3650FX | 43"X61" | 60" | 2"X6"X46" (2) | | | FIXED GLASS | | | |
| | W02 | LIVING ROOM/CONCRETE PAN DECK | 1 | 1 | 311111FX | 48"X24" | 130 9/16" | 2"X6"X51" (2) | | | FIXED GLASS | | | |
| | W03 | LIVING ROOM/CONCRETE PAN DECK | 4 | 1 | 3424FX | 48"X24" | 135 9/16" | 2"X6"X49" (2) | | | FIXED GLASS | | | |
| | W04 | LIVING ROOM/CONCRETE PAN DECK | 1 | 1 | 31125FX | 48"X30 3/16" | 136 3/4" | 2"X6"X51" (2) | | | FIXED GLASS | | | |
| | W05 | LIVING ROOM/CONCRETE PAN DECK | 4 | 1 | 3410FX | 46"X65" | 96" | 2"X6"X49" (2) | | | FIXED GLASS | | | |
| | W07 | KITCHEN/CONCRETE PAN DECK | 1 | 1 | 1646FX | 19"X55" | 96" | 2"X6"X22" (2) | | | FIXED GLASS | | | |
| | W09 | KITCHEN/CONCRETE PAN DECK | 4 | 1 | 3024FX | 37"X24" | 135 9/16" | 2"X6"X40" (2) | | | FIXED GLASS | | | |
| | W09 | KITCHEN/CONCRETE PAN DECK | 2 | 1 | 6446DG | 77"X55" | 96" | 2"X10"X60" (2) | | | DOUBLE CASEMENT-LH/RHR | | | |
| | W10 | KITCHEN/CONCRETE PAN DECK | 1 | 1 | 5423FX | 65"X23 3/8" | 134 7/16" | 2"X8"X68" (2) | | | FIXED GLASS | | | |
| | W11 | PRIMARY BEDROOM | 5 | 1 | 3258FX | 37"X64" | 80" | 2"X6"X42" (2) | | | FIXED GLASS | | | |
| | W12 | SHOWER/CONCRETE PAN DECK | 1 | 1 | 4016FX | 49"X19" | 121 9/16" | 2"X8"X52" (2) | | | FIXED GLASS | | | |
| | W13 | FAMILY ROOM | 1 | 0 | 4070FX | 49"X65" | 96" | 2"X8"X52" (2) | | | FIXED GLASS | | | |
| | W14 | FAMILY ROOM | 1 | 0 | 5046FX | 61"X59" | 83 1/2" | 2"X8"X64" (2) | | | FIXED GLASS | | | |
| | W15 | BONUS | 3 | 0 | 5046FX | 37"X59" | 96" | 2"X8"X40" (2) | | | FIXED GLASS | | | |

Siding -Hardie Cedarmill Board & Batten 1x3 @16" Color BM 2133-10 onyx Flat
Roofing- GAF Asphalt Torch-down Timberline Color-Barkwood
Facia - Taylor Metal 24 ga. ,color Kynar 500 Black
Gutters - Taylor Black Facia Gutters
Exterior Trim-Hardie Cedarmill 1x3 Color BM 2133-10 onyx Flat
Soffit -Montana Timber Products T&G Aquafir-color Tobacco
Concrete Patio- Colorcrete Dye-Color Pueblo
Concrete Foundation - Increte Stone essence Color Walnut
Doors - Color Eggshell Black
Window Frames& Sash - Color Eggshell Black
Windows & Glass Doors - 15% Reflectivity, Low E, U=<0.25
Railing - Frame 2133 Onyx black OR window mfg color Black satin
Railing Panels - Black Fabric Mesh semi translucent
All Exterior ceiling mount lighting shrouded down - black trims
All Exterior sconce lights backlit - black trims
Exterior Posts - Steel per Engineer-Color BM 2133-10 onyx Flat
Wall Insulation- Bibs System or Foam/Batt fill
Unvented Ceiling Insulation- Foam & Batt fill
Basement Slab - >=R10

SCHEDULES & DETAILS

Property Address:
Tax Parcel# 031345T000100

New Construction for:
Robert Rivers

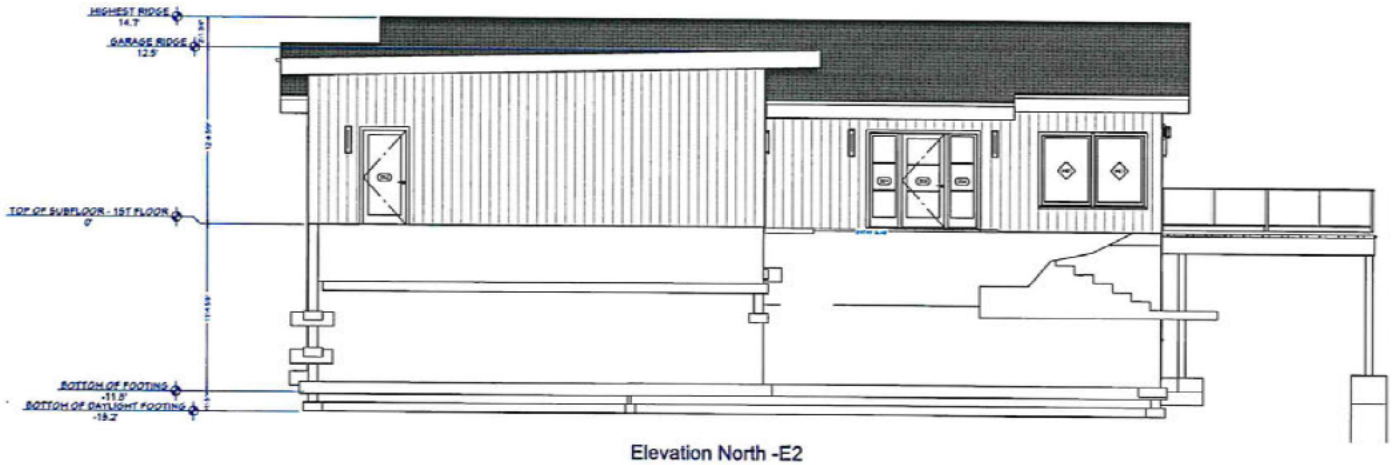
HILLHOUSE DESIGN & CONSTRUCTION LLC
MDC

5/13/2024
SCALE:
1/4" = 1'-0"
SHEET:
A-4

APPROVED




Elevation South - E1




Elevation North -E2

ELEVATIONS

Property Address:
[redacted]
Tax Parcel# 03113491000100

New Construction for:
Robert Rivera
[redacted]

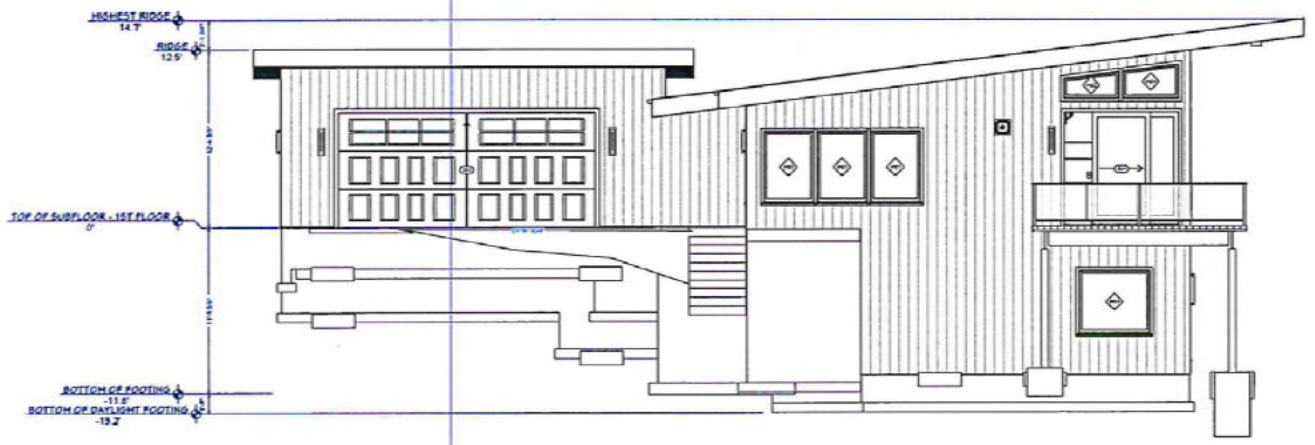
MEASHEIM DESIGN & CONSTRUCTION LLC
[redacted]

5/13/2026

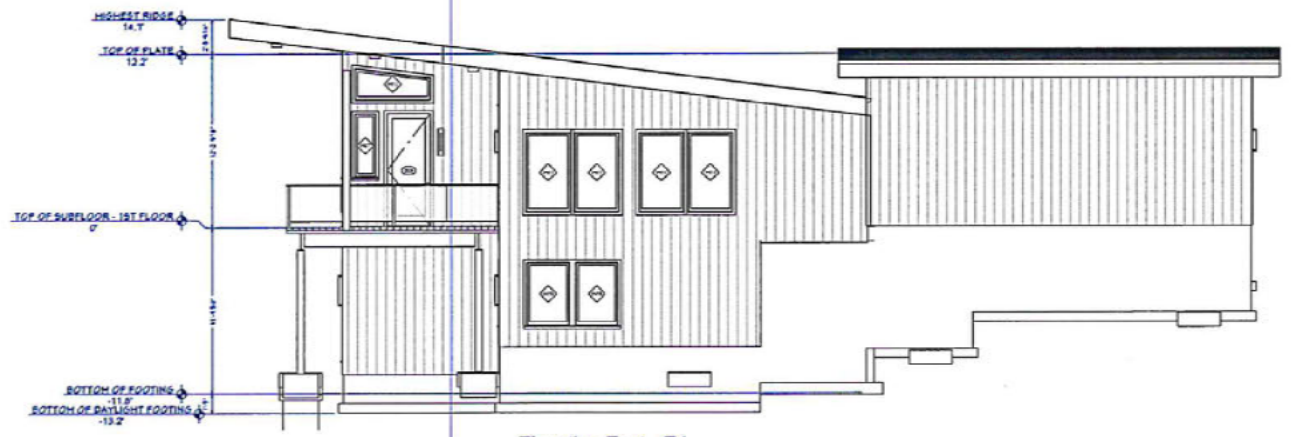
SCALE:
1/4" = 1'-0"

SHEET:
A-5

APPROVED




Elevation West - E3




Elevation East - E4

ELEVATIONS

Property Address:
Tax Parcel# 031345000100

New Construction for:
Robert Rivers

PHILADELPHIA DESIGN & CONSTRUCTION LLC
MDC

5/15/2020

SCALE:
1/4" = 1'-0"

SHEET:
A-6

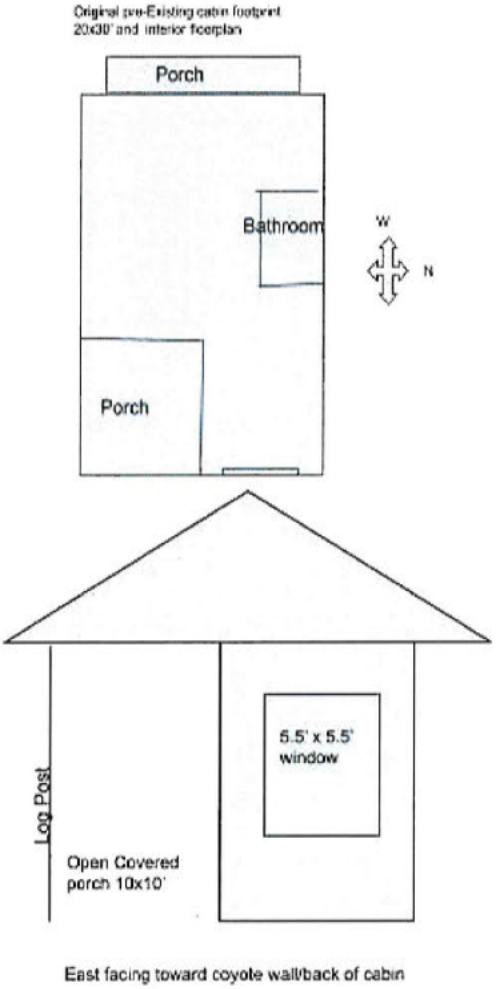
APPROVED

Robert Rivers
Rebuild after fire: [redacted]upper McBride Rd White Salmon

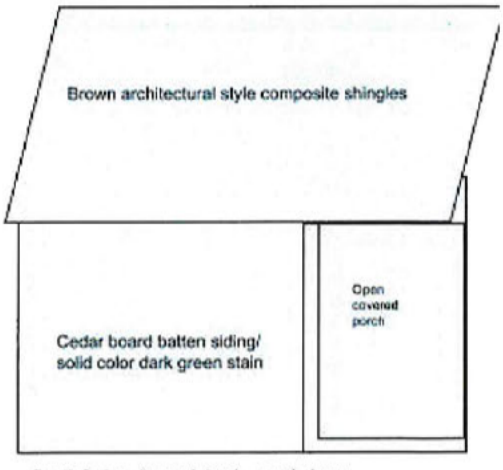
After the fact review of the clean up of the original Pre-existing Cabin(which didn't burn!)

Elevation: 17' from ground to peak of gabled roof. The height of the side eaves from the ground go down to 8', with overhang of 24".
Windows:
Brown trim vinyl windows, Tinted thermal pane glass, low E, with 10% reflectivity.
There are 4 windows , the largest being 30 sq' and 2 doors.
The siding is cedar wood board/ batten, stained in Behr Exterior solid color stain. Color: Forest , which is dark green.

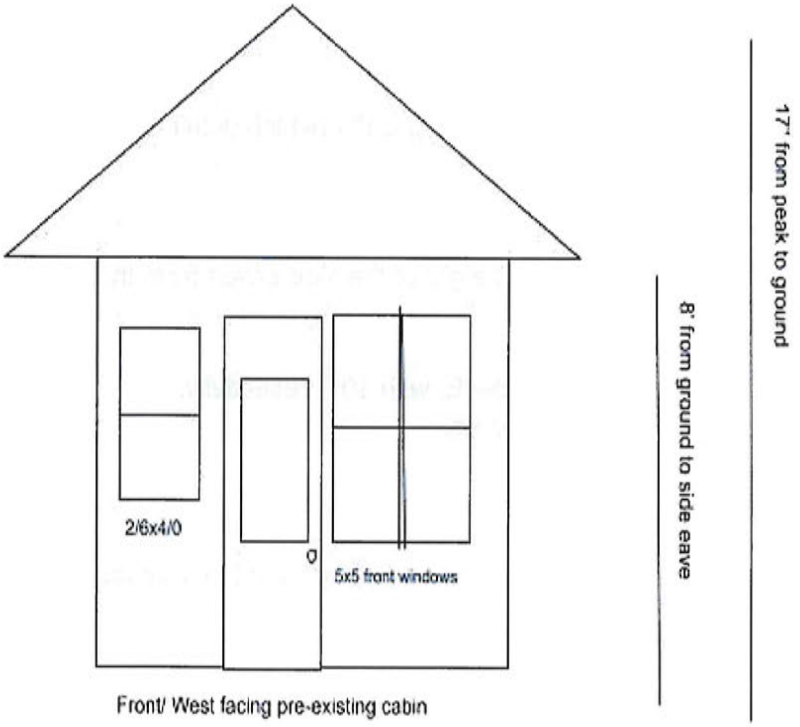
It is still the original 20x30 footprint. The interior floorplan has 446.5 sq' of interior space.



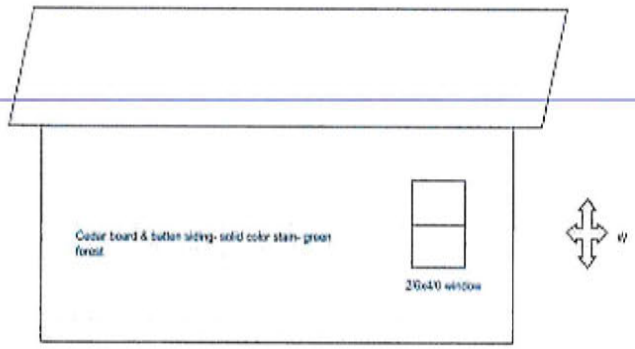

East facing toward coyote wall/back of cabin




South facing (toward river) - no windows




Front/ West facing pre-existing cabin




North facing

## 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** (*Elymus glaucus*) | **20 lbs/acre** | **15 lbs/acre** |
| **California brome** (*Bromus carinatus*) | **20 lbs/acre** | **15 lbs/acre** |
| **slender hairgrass** (*Deschampsia elongata*) | **10 lbs/acre** | **5 lbs/acre** |
| **broadleaf lupine** (*Lupinus latifolia*) | | |
| **Idaho fescue** (*Festuca idahoensis*) | | |
| **Total** | **50 lbs/acre** | **35 lbs/acre** |

| *Native* Seed Mixture #2: Recommendations for Composition | |
|---|---|
| **Species** | **% by wt.** |
| **California Brome** *(Bromus carinatus)* | 20 |
| **Sheep fescue** *(Festuca ovina)* | 40 |
| **Blue wildrye** *(Elymus glaucus)* | 10 |
| **Canada bluegrass** *(Poa compressa)* | 10 |
| **Blue bunch wheatgrass** *(Agropyron spicatum)* | 20 |
| **Sickle-keeled lupine** (*Lupinus albicaulis*) | 5 oz./100# seed |
| **America vetch** *(Vicia Americana)* | 5 oz./100# seed |

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

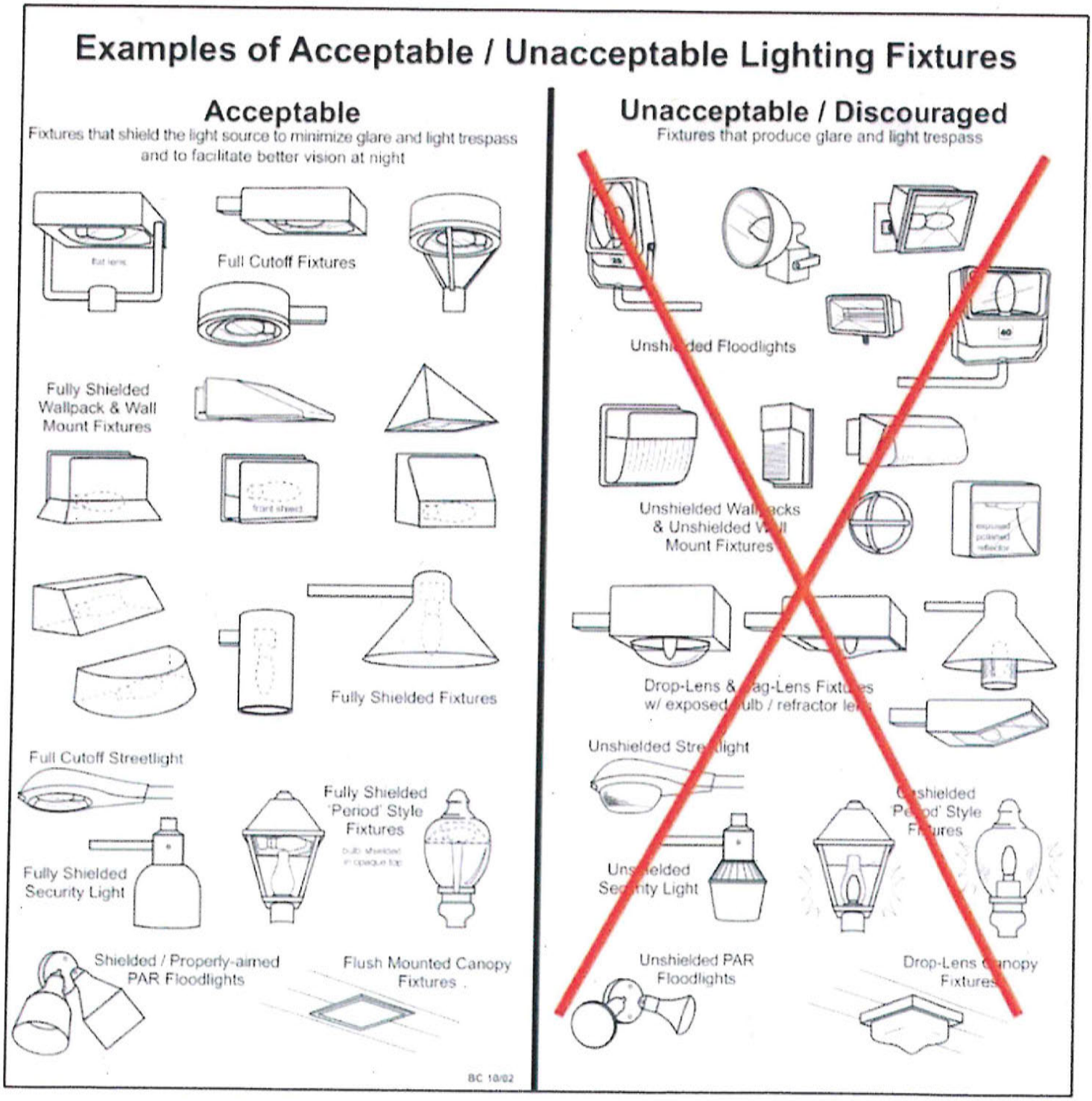
**Mulch:** Use certified weed free straw mulch whenever possible. Only 1-2" (2 tons/ac.) is needed and should be evenly applied. **Too deep can be more detrimental than none at all.** Ideally, it should be chopped and applied by machine. To further reduce the chance of introducing non-natives in to project 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.




Source: James Lowenthal: Light Pollution (smith.edu)