

Notice of Development Review

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

FILE NUMBER:	C26-0009
PROPOSAL:	The Columbia River Gorge Commission has received an application for a replacement single-family dwelling and barn. The existing dwelling and barn were destroyed in the Burdoin Fire in July 2025.
APPLICANT:	Chris Havard & David Ripma
LANDOWNERS:	David Ripma
SIZE and LOCATION:	The subject property is located at [REDACTED], and is described as Tax Lot Number 03-12-2100-001/900 in the southwest quarter of Section 21, Township 3 North, Range 11 East, Willamette Meridian, Klickitat County, Washington. The property is located on a parcel that is approximately 20 acres in size.
LAND USE DESIGNATION:	General Management Area (GMA) – Small-Scale Agriculture
NOTICE DATE:	June 4, 2026
COMMENT DEADLINE:	June 25, 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 Mackenzie Aamodt at (509) 281-9383 or by email at mackenzie.aamodt@gorgecommission.org.

Applicant(s) Chris Havard

Mailing Address:

Phone:

Email

Property Owner(s) David Ripma

Mailing Address:

Phone:

Email

Street Address

Parcel: 03122100001900 Legal: S1/2SESW; 21-3-12

of Parcel

Township, Range,

Section, Qtr. Section S1/2SESW; 21-3-12

Tax Lot Number(s) 03122100001900

Parcel Size: 20ac +/-

Summary of

Proposal: Rebuild structures lost in Burdoin fire under one to one replacement rules.

Existing Use of Parcel: Residential with small managed vineyard

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)
House and two sided deck (destroyed in Burdoin Fire)	1800 sf (600 sf)	20ft. Est. Ridge to lowest grade	30 x 60 (14x42)	
Barn with Studio apt (destroyed in Burdoin Fire)	1800 sf	20ft. est.	30 x 60	

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 home and barn will both be rebuilt in the same locations as the preexisting structures with new foundations, painted and/or rusty metal siding, low-reflective dark metal roofing, smart sun low-e tinted glazing, and combination of deep eave, trellis and vegetation screening to comply with the goals and rules of the Scenic Area.

The preexisting house 5/12 gable roof presented a 16' ridge height toward the Old Hwy. 8 KVA at the western face of the house. The rebuilt house roof will be changed to reduce the visual impact of the west facing wall and increase effectiveness of window screening. The new roof will be a 1/12 reverse pitch (downwards towards the west KVAs).

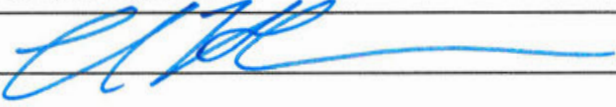
The preexisting barn with studio apartment will have improvements made to the window screening and possible change to roof design to give continuity between structures. Any change to roof design will not result in characteristics that exceed those of a 4/12 gable roof (preexisting roof) or create a roof structure that is less subordinate to the land or skyline. Barn reconstruction plan is currently modeled as a 4/12 gable roof.

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.

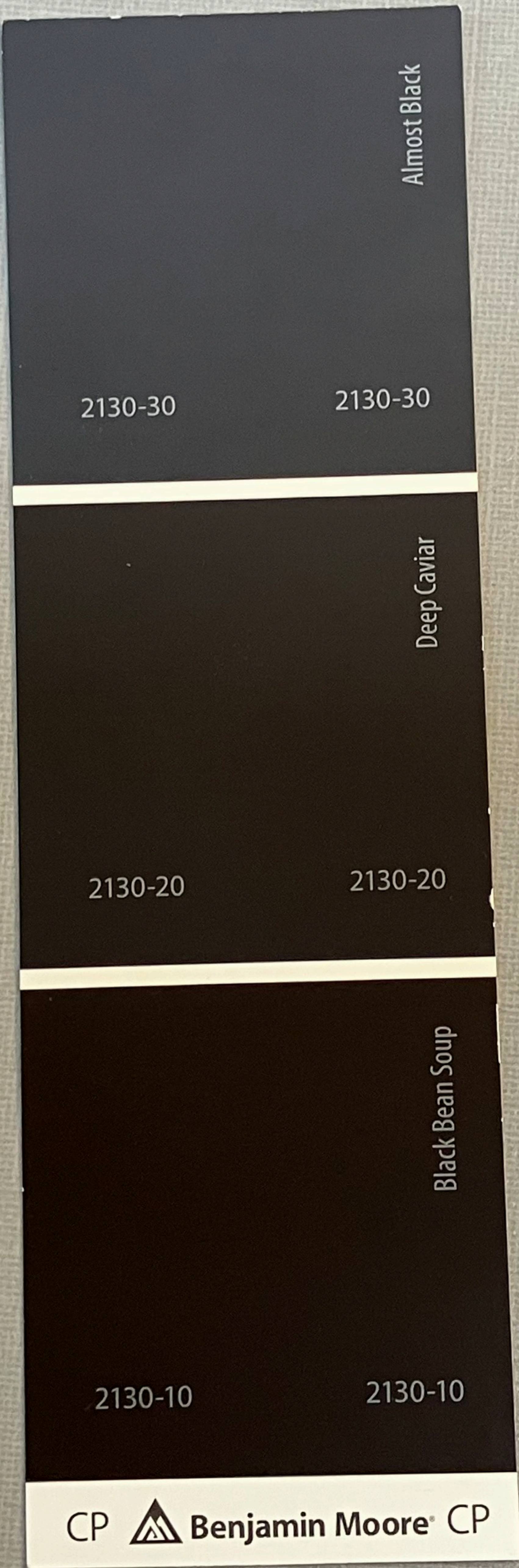
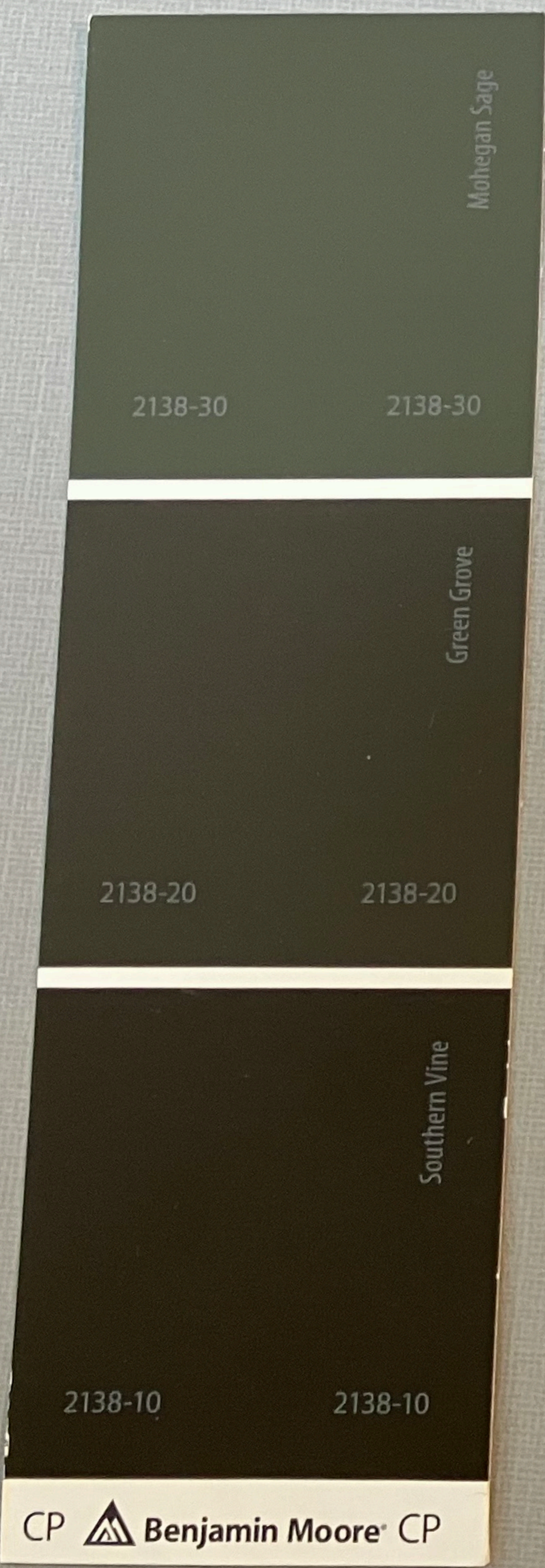
Nearby land uses include:

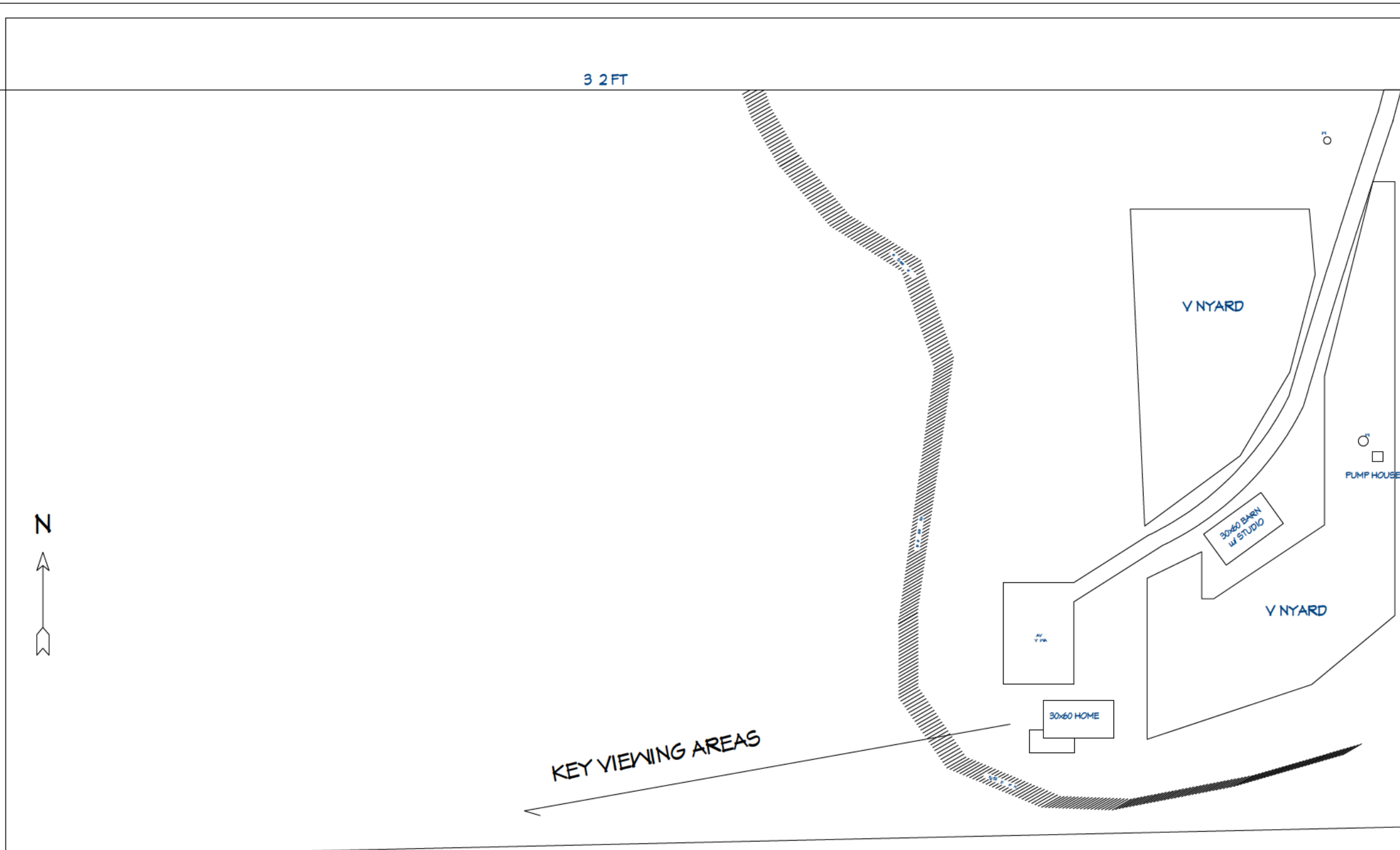
1. Barro Vinery located due south and east
2. Tuthill Ranch located due west
3. Vacant parcels located due north

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.

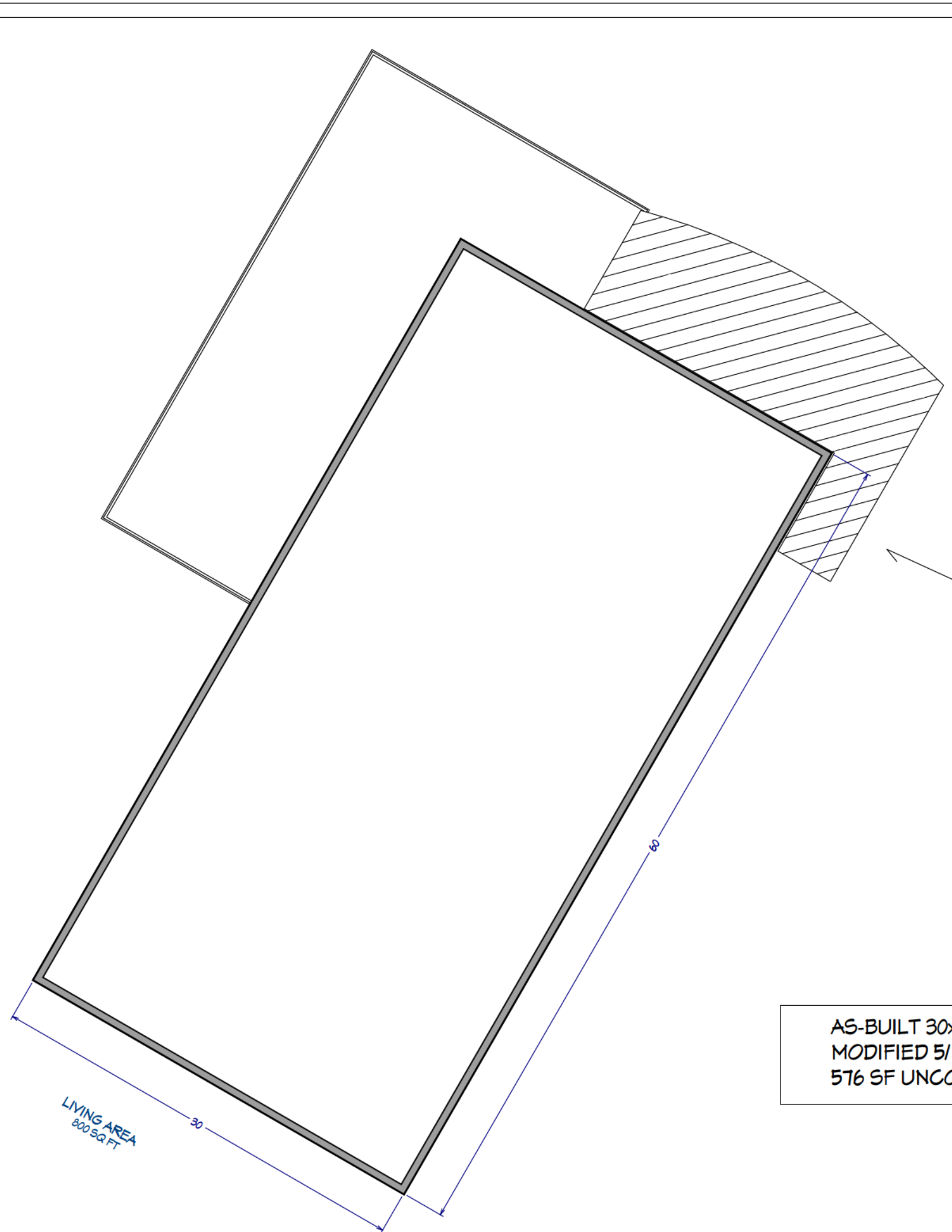
Applicant(s) signature:	Date
	1/24/26
Property owner(s) signature:	Date
Easement and Partial Interest(s) signature:	Date

Siding & Roof Color Options





FLOT PLAN SHOWING AS-BUILT CONDITIONS BEFORE FIRE

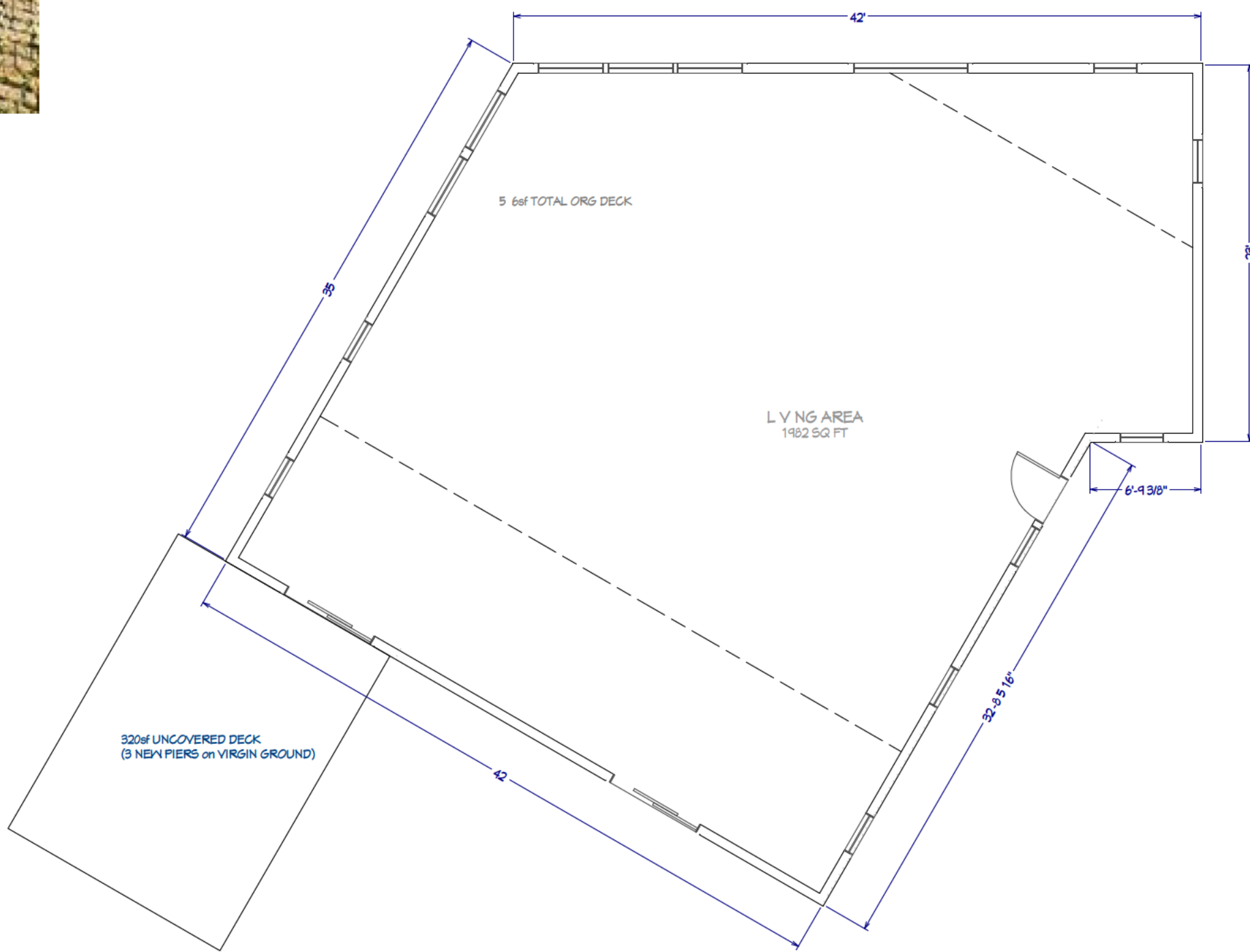


AS-BUILT 30x60 HOME w/
MODIFIED 5/12 HIP ROOF
516 SF UNCOVERED DECK

Scale 1/8"/FT

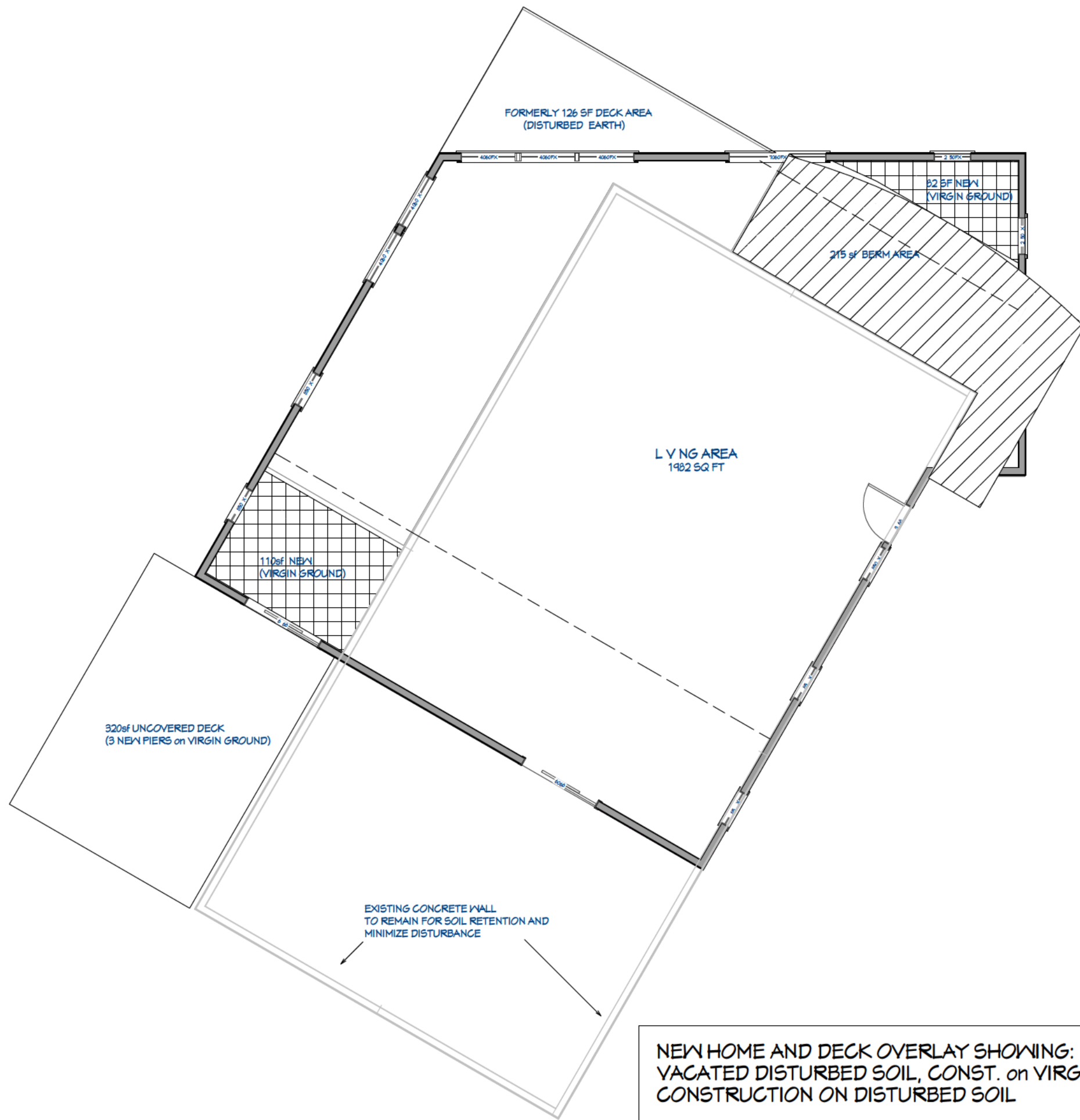


225 SF PILED EARTHEN BERM AGAINST CONCRETE WALL



New 1980 SF HOME
with 320 SF DECK

Scale 1/8"/FT



NEW HOME AND DECK OVERLAY SHOWING: AS-BUILT,
VACATED DISTURBED SOIL, CONST. on VIRGIN SOIL, and
CONSTRUCTION ON DISTURBED SOIL

Scale 1/8"/FT

ROOF DESIGN: LOW PITCH ROOF DOWNWARD SLOPING TOWARD KEY VIEWING AREAS

WINDOW SCREENING: ANTICIPATE USING EXISTING TREES AND NARROW SHADE PERGOLA WHERE FACING KEY VIEWING AREAS.

SLAB-ON-GRADE FOUNDATION WILL BE USED AGAIN TO REDUCE FACE WALL HEIGHT AND RIDGE.



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crtavard@hotmail.com
504 281 1621

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

RIPMA RESIDENCE
PRELIMINARY HOME FOOTPRINT

DATE:

10/12/2025

SCALE:

SHEET:

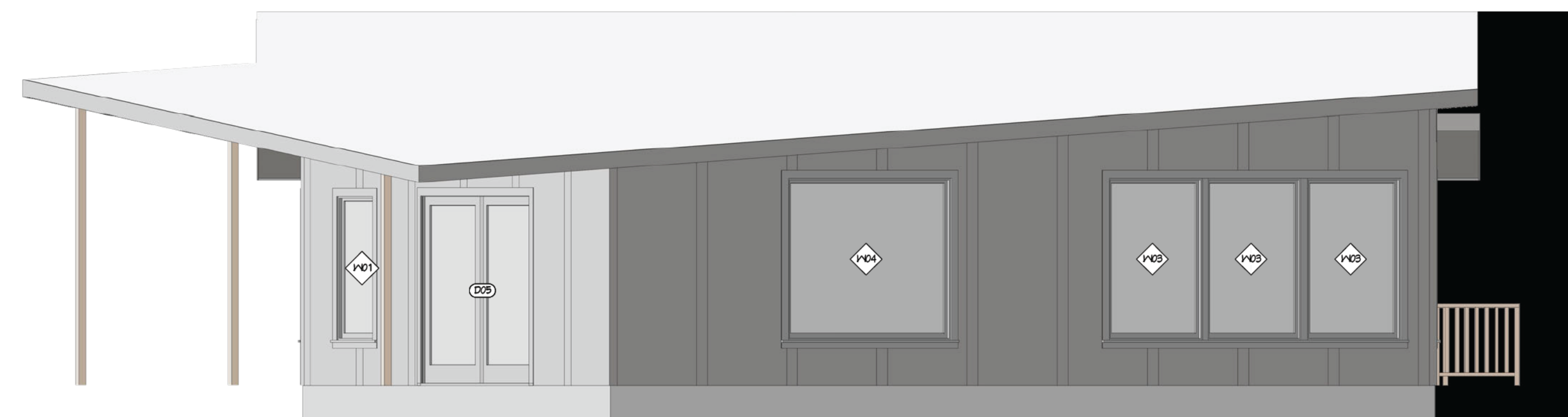
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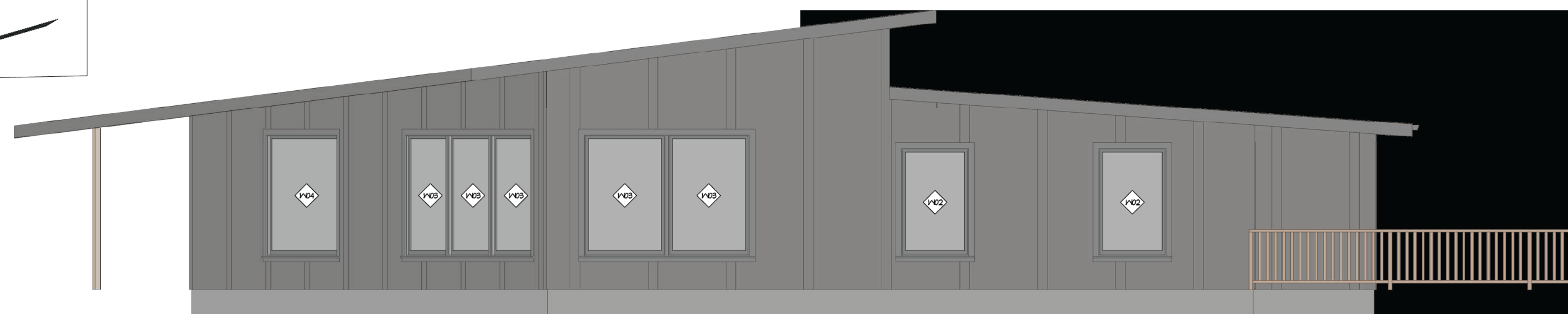
House Door Schedule

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	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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House Window Schedule



West Elevation 1/4" per FT



South Elevation 1/4" per FT



North Elevation 1/4" per FT



East Elevation 1/4" per FT



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**RIPMA RESIDENCE
PLOT PLAN, HOME ELEVATIONS**

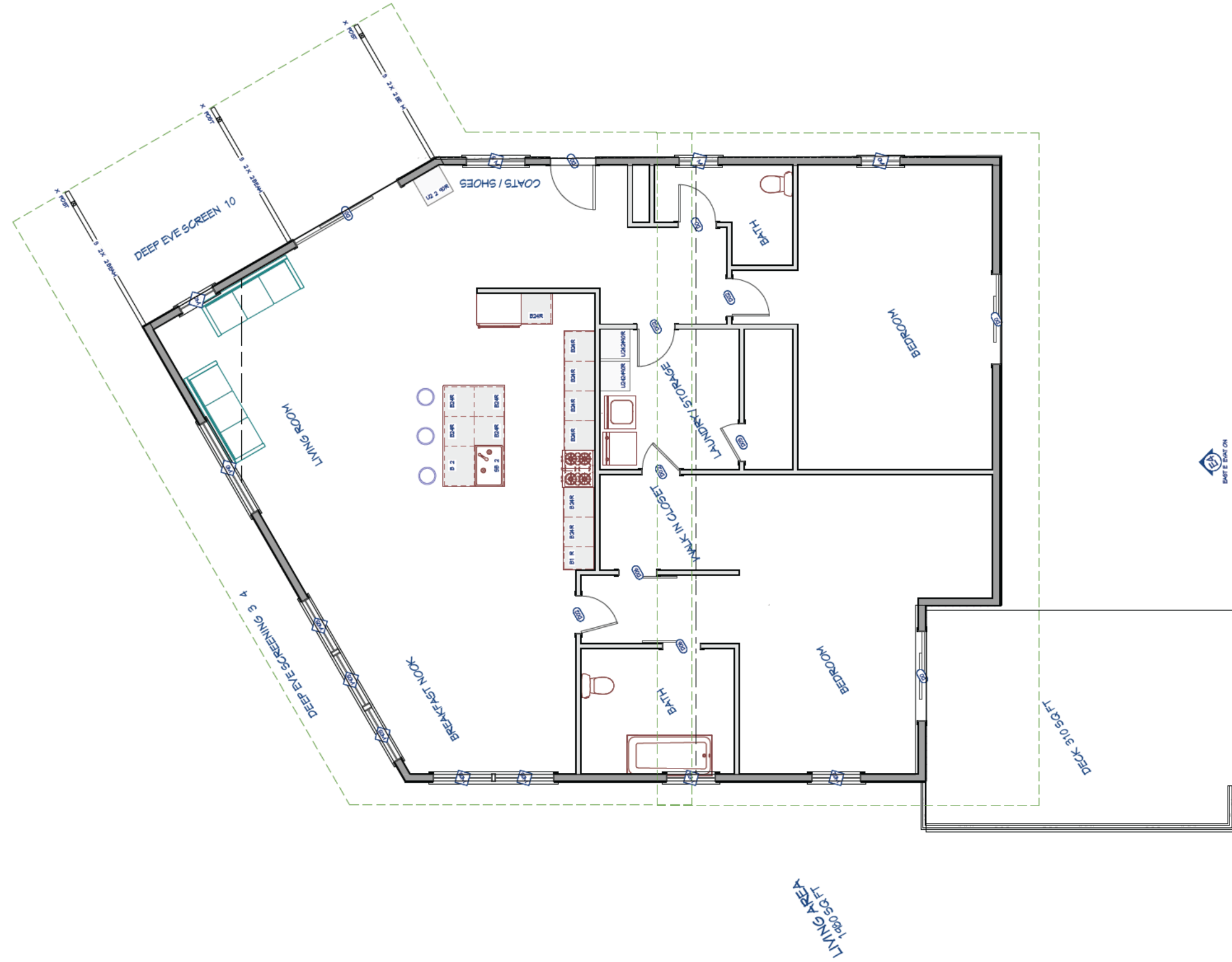
DATE:

5/31/2026

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A-1



HOUSE FLOOR PLAN 1/8" / FT



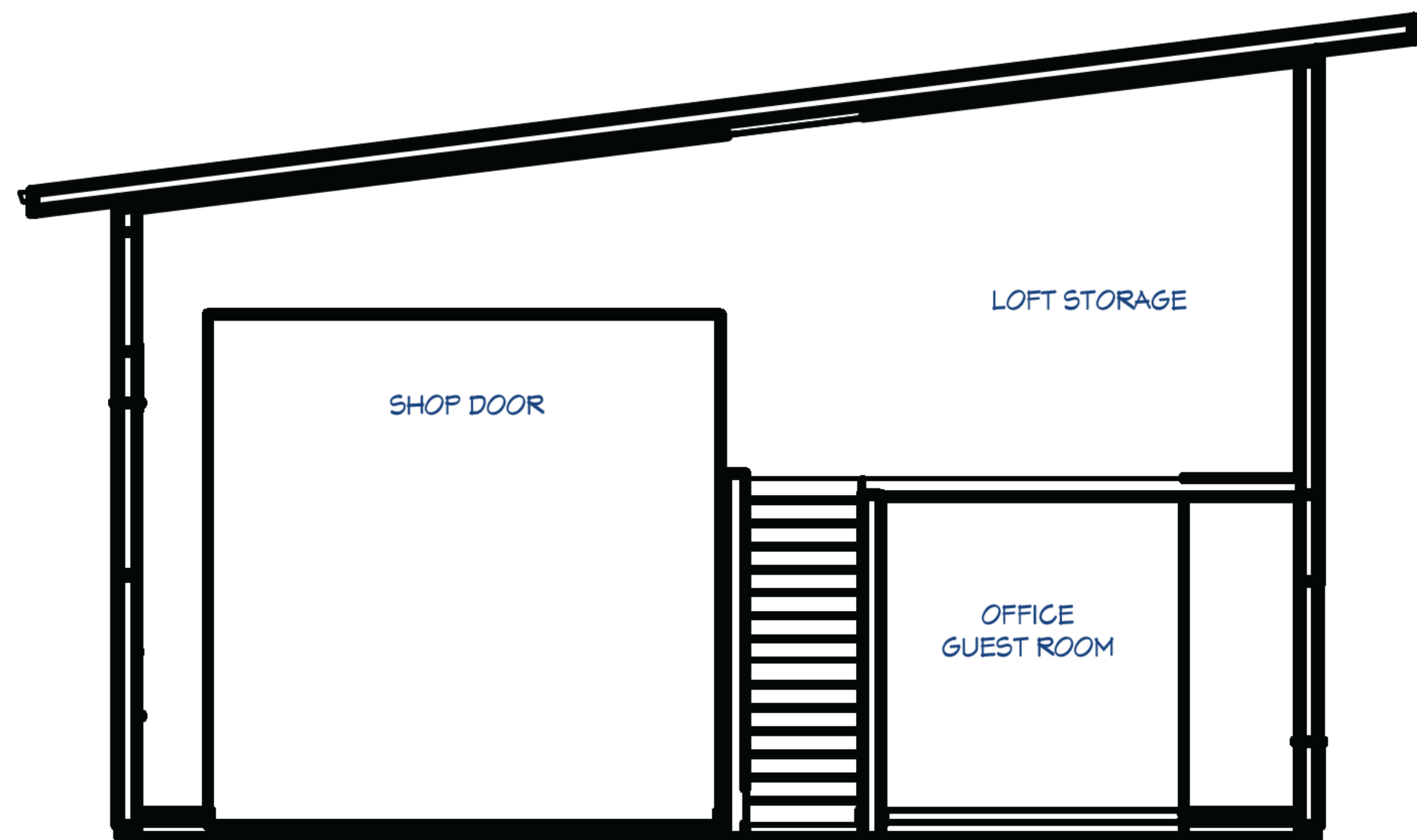
REVISION TABLE	
NUMBER	DATE

FLOOR PLAN VIEW
MURDOCK RD LYLE, WA,

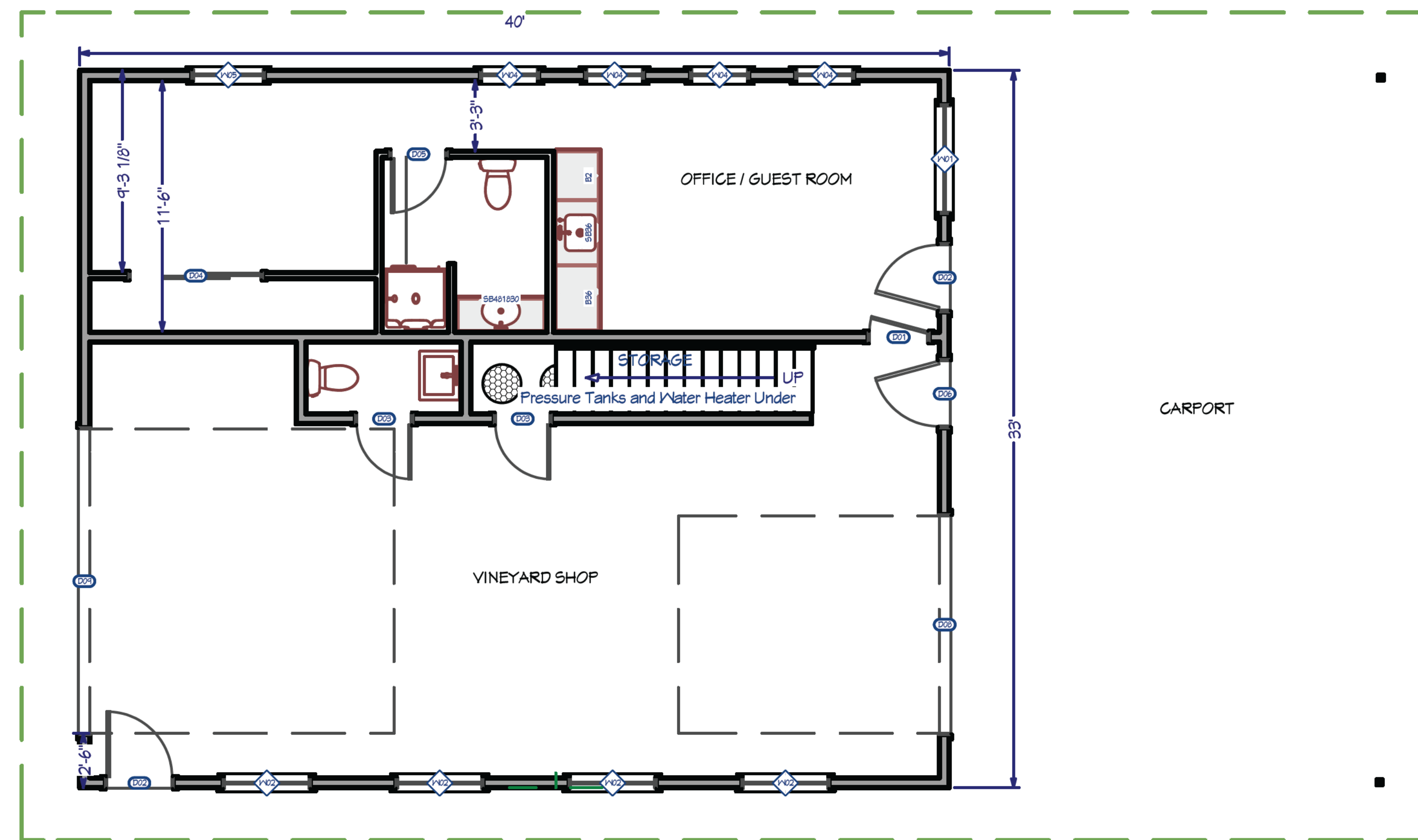
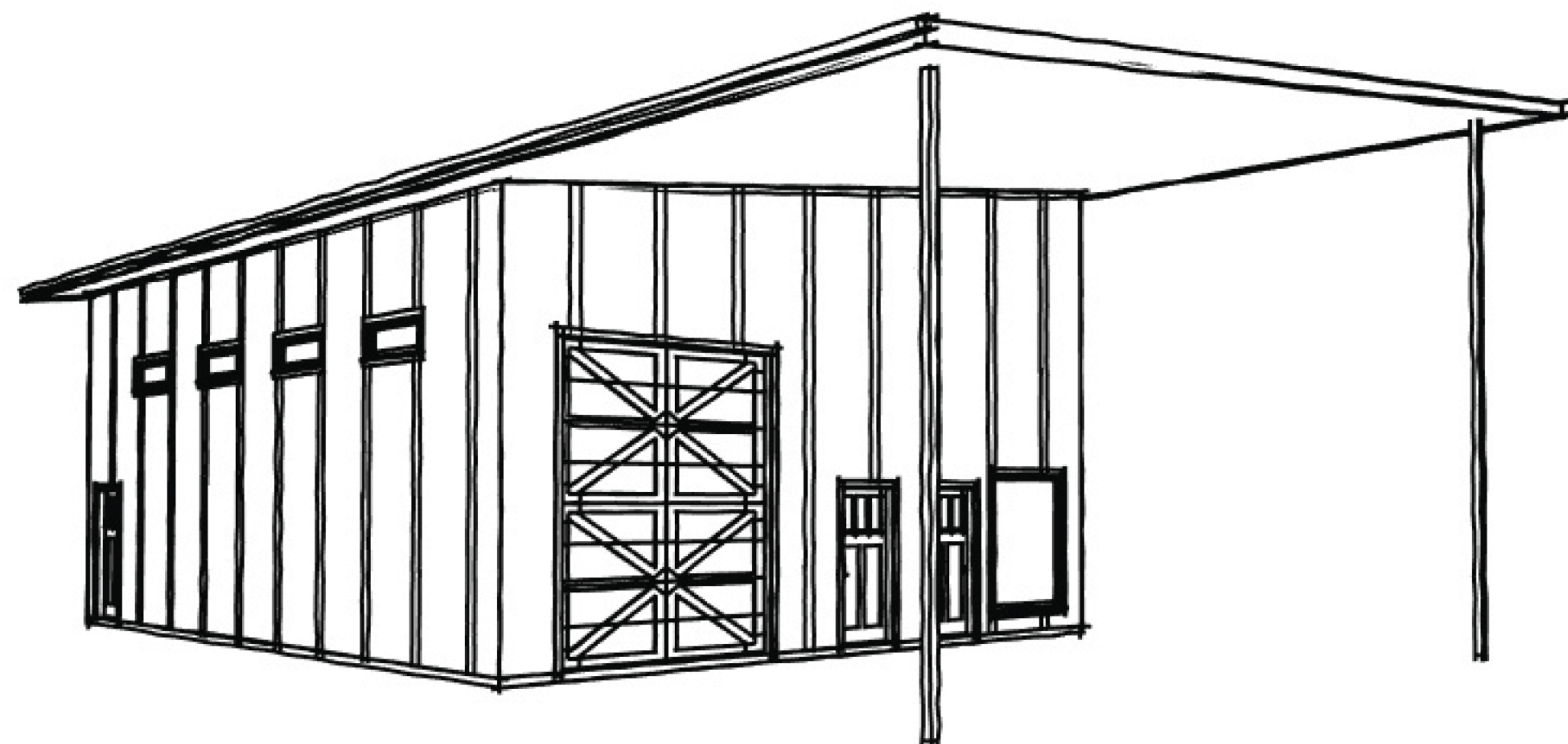
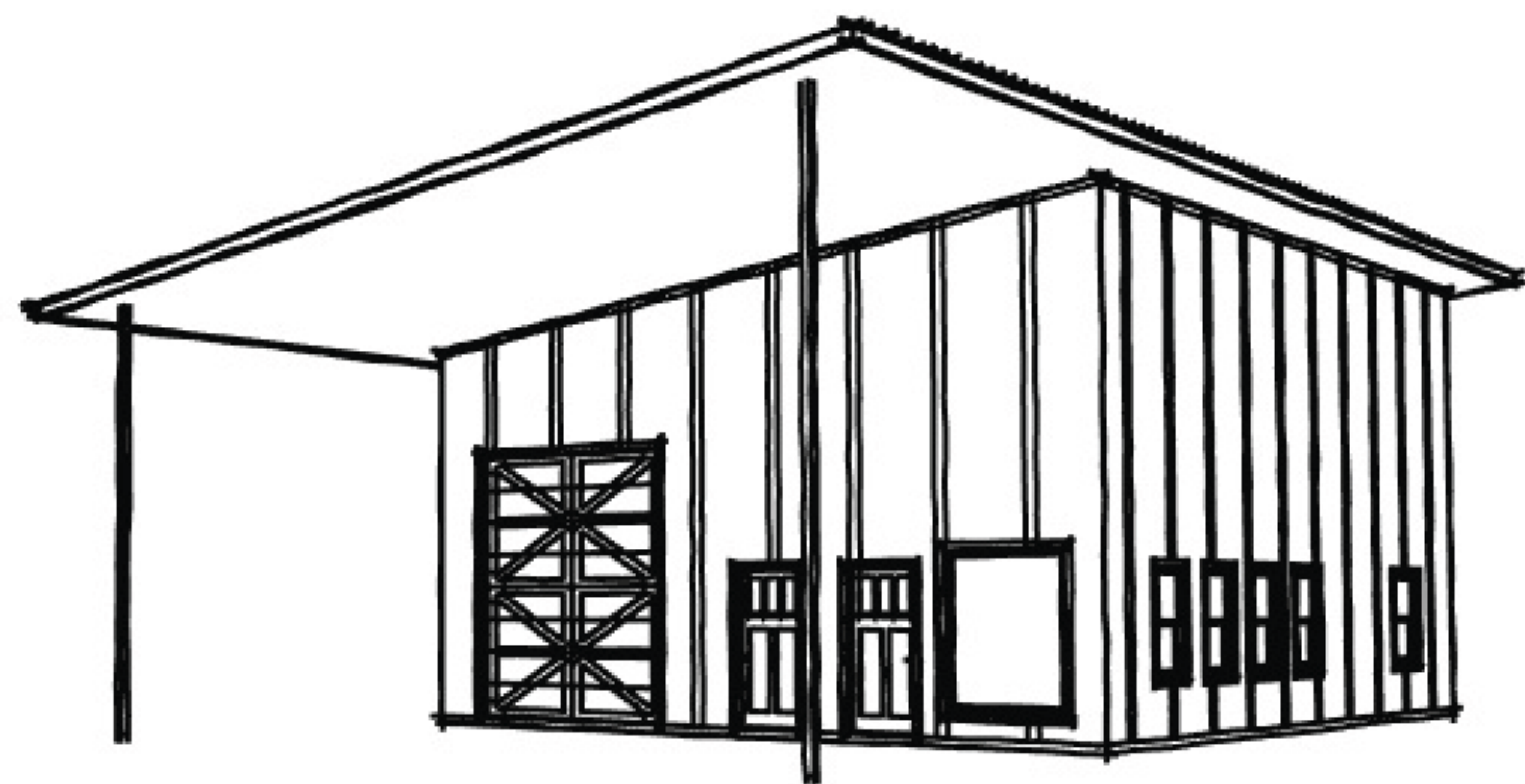
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5/31/2026

SCALE:

SHEET:
A-3



INTERIOR CROSS SECTION



	D01	2'6"		2'6" R.H.	3' 1/2" D	8'	INSET DOOR P0	2'6" X 3'
	D02	3' 6"	2	3'6" L.H.	3' 1/2" D	20'	EX. HINGED DOOR E2	2'6" X 3'
	D03	2'6"	2	2' 6" L.H.	2' 1/2" D	8'	INSET DOOR P0	2'6" X 3'
	D04	6' 6"		6'6" R.H.	1'1/2" D	0'	SLIDER DOOR P0	2'6" X 3'
	D05	2'6"		2' 6" R.H.	2' 1/2" D	8'	INSET DOOR P0	2'6" X 3'
	D06	3' 6"		3'6" R.H.	3' 1/2" D	20'	EX. HINGED DOOR E2	2'6" X 3'
	D07	0' 0"		0' 0"	22' X	20'	WARRI GARAGE DOOR G00	24' 24" X 20'
	D08	0' 0"		0' 0"	0' X	16'	WARRI GARAGE DOOR G00	24' 24" X 20'

Door Schedule

	P01	1'0" 5'0" P.K.	5'0" P.K.	3' X	3' 8"		FIXED GLASS	2	10'
	P02	1'0" 0' P.K.	0' P.K.	4' X	9'5"		FIXED GLASS	0	16'
	P03	2'0" 5'4"	2'0" 5'4"	15' 1/2" 15'	16'		SINGLE HANG	20	10'
	P04	3' 5'4"	3' 5'4"	15'			SINGLE HANG	20	10'

Window Schedule



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

RIPMA STEELE BARN
FLOOR PLAN, CROSS SEC.,
SCHEDULES

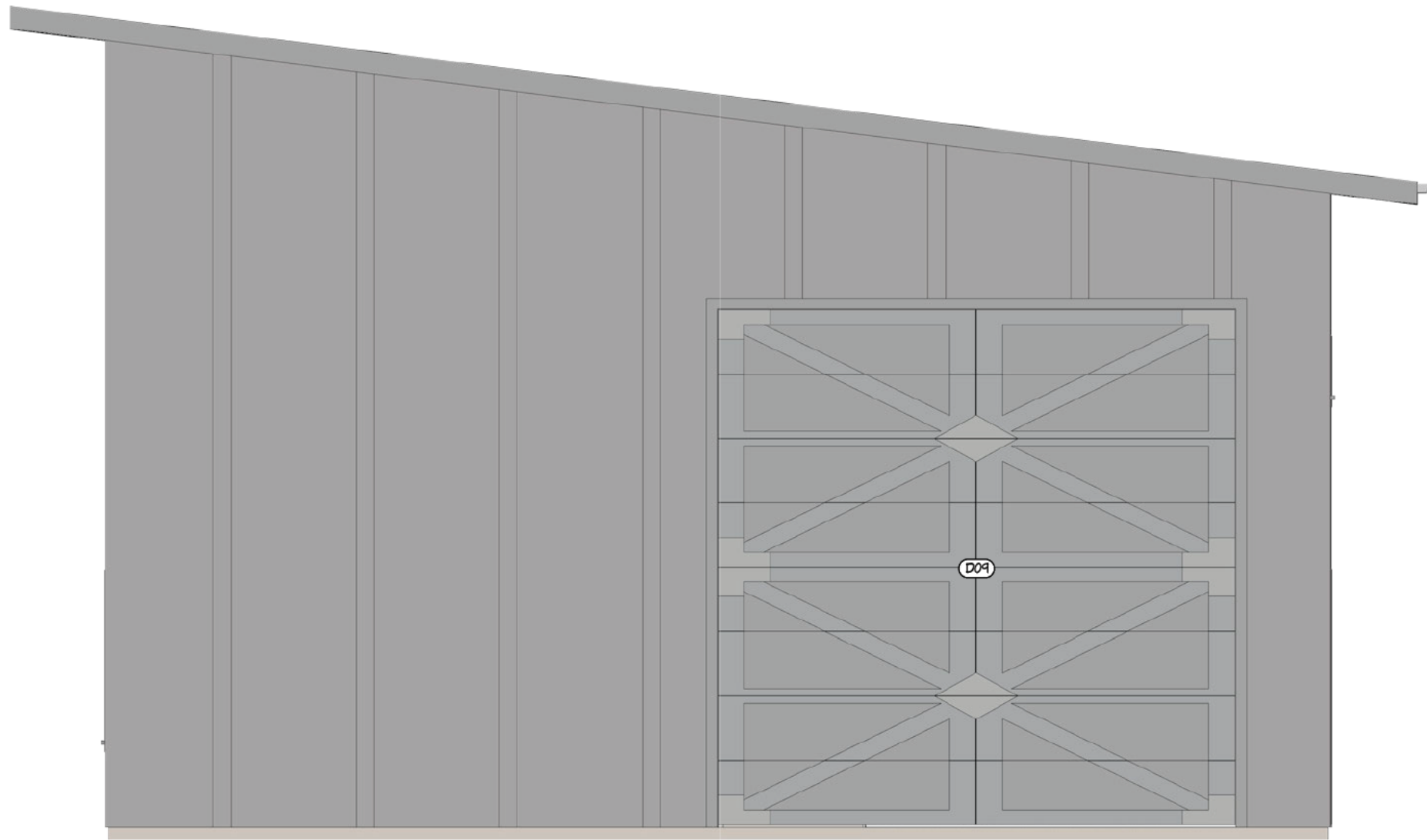
DATE:
5/26/2026

SCALE:

SHEET:
A-2



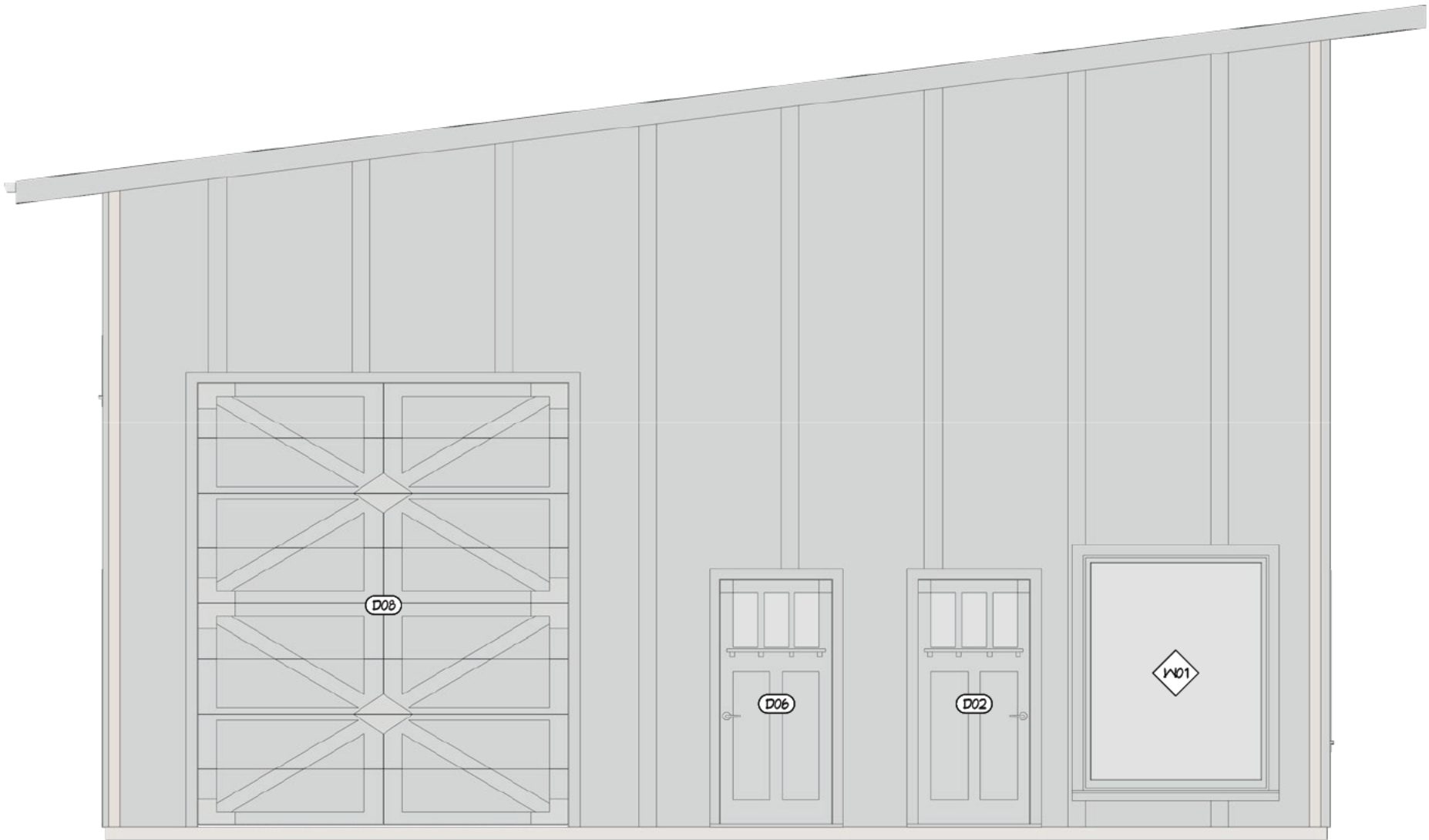
NW Elevation 1/4"=1 FOOT



NE Elevation 1/4"=1 FOOT



SE Elevation 1/4"=1 FOOT



SW Elevation 1/4"=1 FOOT



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REVISION TABLE	
NUMBER	DATE
REVISED BY DESCRIPTION	

**RIPMA STEEL BARN
EXTERIOR ELEVATIONS**

DATE:

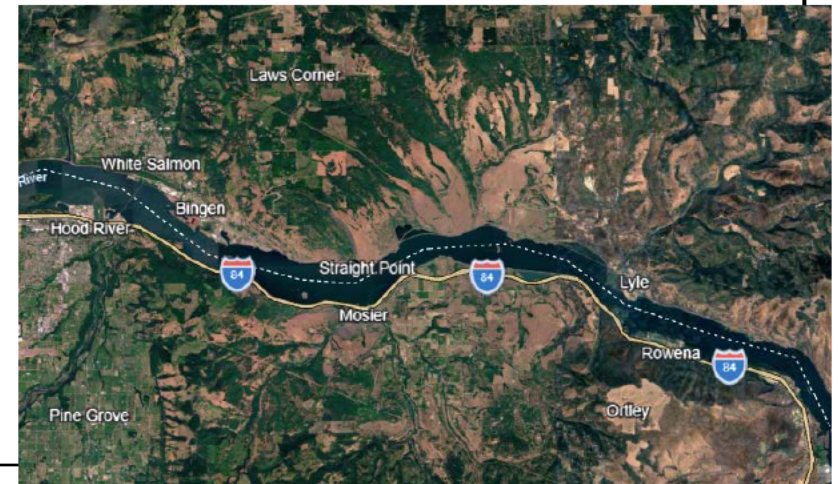
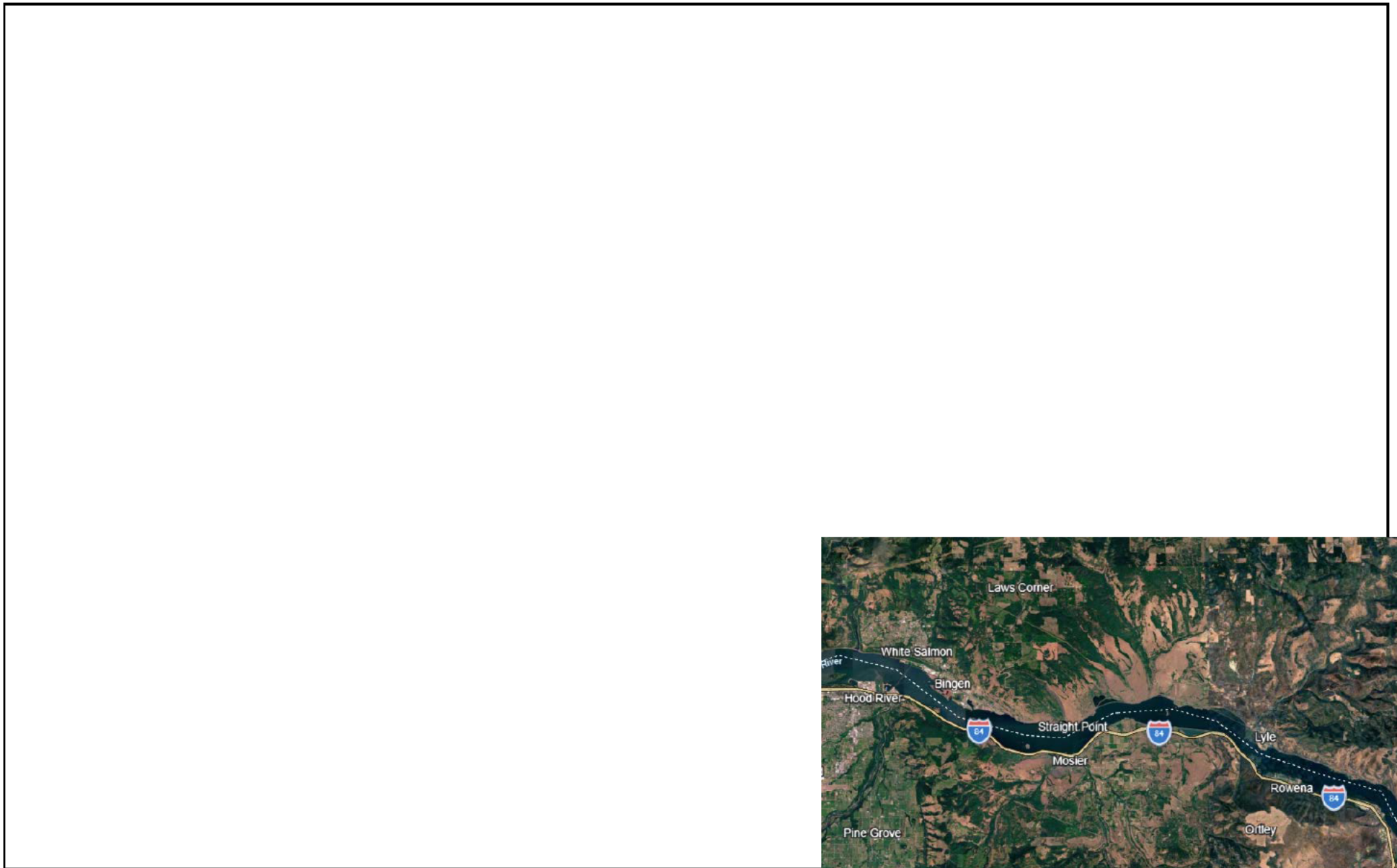
5/26/2026

SCALE:

SHEET:

A-1

C26-0009 Development Review Location Map



Ripma

03-12-2100-001/900
T3N, R12E, W.M.

 Taxlots

