Director's Decision

Summary of Application

FILE NUMBER:	C26-0009
PROPOSAL:	The Columbia River Gorge Commission has received an application for a replacement single-family dwelling and replacement barn. The existing dwelling and barn were destroyed in the Burdoin Fire in July 2025.
APPLICANT:	Chris Havard & David Ripma
LANDOWNER:	David Ripma
SIZE and LOCATION:	The subject property is located at Murdock Road, 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

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 Chris Havard & David Ripma, for the replacement of a single-family dwelling and barn that were destroyed by the Burdoin Fire, 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 applicants 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. The accessory structure (barn) shall not contain appliances distinctive of a cooking area or kitchen and shall be used in a manner that is incidental and subordinate to the approved dwelling. The accessory structure shall not be used as a second dwelling unit.
5. Any new land uses or structural development, alterations, or grading not included in the approved application or site plan will require a new application and review.
6. The replacement dwelling shall be constructed as shown on the approved project description, site plan and elevation drawings. The replacement dwelling shall be built within the existing footprint and in the same location as the dwelling it is replacing. The proposed dwelling shall be 1,980 sq ft and be 20 ft tall.

7. The replacement barn shall be constructed as shown on the approved project description, site plan and elevation drawings. The replacement barn shall be built within the existing footprint and in the same location as the barn it is replacing. The proposed barn and attached carport shall be 1,932 sq ft and be 20 ft tall.

8. All exterior building materials for the dwelling and barn, including roof, doors, siding, trim, window casings and sashes, decks, and railings shall be dark earth-tone colors. Only approved dark earth-tone colors for exterior materials shall be used. The following colors submitted by the applicant are consistent with this condition and hereby approved:

   Painted exterior materials: Benjamin Moore *Southern Vine, Green Grove, Otter Brown, Char Brown, Black Bean Soup, and Deep Caviar*

   Metal exterior materials: Metallion Industries *New Matte Black PVDF, Matte Dark Bronze PVDF, and Matte Light Bronze PVDF*

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

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

10. All exterior lighting shall be hooded or shielded at a 90-degree angle to the ground. Hoods/shields should be made of a non-reflective, opaque material, which does not allow light to pass through.

11. Except dead trees or other dead vegetation that may pose a safety hazard, existing mature vegetation shall be retained and maintained for screening purposes and so the overall visual character and appearance of the landscape is retained.

12. 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).

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 16 day of September 2026 at White Salmon, Washington.

Krystyna U. Wolniakowski

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 16 day of September 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 16 day of October 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 C26-0009
Approved site plans and elevation drawings
International Dark-Sky Association Acceptable Fixtures
Eastern Gorge Recommended Seed Mix

Development Review Staff Report

Summary of 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
LANDOWNER:	David Ripma
SIZE and LOCATION:	The subject property is located at Murdock Road, 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 (80)

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 the Warm Springs Reservation Oregon (CTWSRO)
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. Chris Havard and David Ripma are proposing to replace a single-family dwelling and an accessory building that were destroyed during the Burdoin Fire in July 2025. The parcel is approximately 20 acres in size and is located off Murdock Road.

2. All structures on Mr. Ripma's property were destroyed during the Burdoin Fire in July 2025. Development that was destroyed during the fire include one single-family dwelling and one barn/shop building.

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

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

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

   Existing use or structure: Any use or structure that was legally established and that has continued to operate lawfully and has not been discontinued. "Legally established" means:
   (a) The landowner or developer obtained applicable land use and building permits and complied with land use regulations and other laws that were in effect at the time the use or structure was

established, or that were in effect at the time the landowner or developer corrected an improperly established use or structure;

(b) The use or structure was initially operated or constructed according to those applicable permits, land use regulations and other laws, or has been operated or constructed according to permits obtained to correct an improperly established use or structure; and

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

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

Staff reviewed Gorge Commission and Klickitat County records for the property and were able to verify the dates when the buildings were constructed. According to Klickitat County records, the original dwelling, barn, and attached carport were constructed in 1988 (Building permit numbers B6948, BP 82-413, and B6879, respectively). All the buildings being replaced were legally established *existing structures*.

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

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

   The applicant proposes a single-family dwelling to replace the single-family dwelling that was destroyed in the fire. The other building being replaced is an accessory building used as a barn/shop; the accessory building was used as a barn/shop before it was destroyed.

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

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

   The replacement dwelling and accessory building will be built within the existing footprint and in the same location as the buildings that they are replacing.

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

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

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

Staff reviewed existing permits records from Klickitat County and previous Director's Decision to review the size and height of the destroyed buildings. The original dwelling's footprint was 1,800 sq ft and the proposed house is 1,980 sq ft. The original barn's footprint was 1,200 sq ft with a 612 sq ft attached carport (1,812 sq ft total). The proposed barn is 1,320 sq ft with a 612 sq ft attached carport (1,932 sq ft total). The footprints of the replacement buildings are no more than 10% larger than the footprints of the original buildings.

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

The original dwelling was 20 ft tall, and the new dwelling will be 20 ft tall. The original barn was 20 ft tall, and the proposed replacement barn will 20 ft tall.

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

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

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

Land Use Conclusion:

The proposed development is 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 350-082-0200(4)(d) states:

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

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

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

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

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

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

   Painted exterior materials: Benjamin Moore *Southern Vine, Green Grove, Otter Brown, Char Brown, Black Bean Soup, and Deep Caviar*

   Metal exterior materials: Metallion Industries *New Matte Black PVDF, Matte Dark Bronze PVDF, and Matte Light Bronze PVDF*

   These colors are dark earth-tones that are found in the shadows of the vegetation on the site. A **condition of approval** is included in the Director's Decision requiring all elements of the proposal to be these colors, consistent with Commission Rule 350-082-0600(2)(h).

   Commission Rules 350-082-0600(2)(i) states:

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

   The proposed exterior materials for both the dwelling and barn are painted fiber cement siding and matte metal, both of which have low reflectivity. The roofs of the dwelling and the barn will be metal with a matte finish and low Light Reflectance Value (LRV). LRV is a number representing a percentage value from 0 to 100, with 100 being the most reflective. The approved metal colors have LRVs ranging from approximately 4-25. Staff determined that the combination of colors and materials with low LRVs is consistent with low reflectivity standards.

The proposal has several window fenestrations on the dwelling and barn. The windows on the dwelling The Scenic Resources Implementation Handbook suggests that the use of glass with 11 percent reflectivity may be allowable when development is located beyond the foreground of KVAs and when partially screened by topography and vegetation. A **condition of approval** is included requiring the glass to have a reflectivity rating of 11 percent, consistent with this rule.

A **condition of approval** is also included requiring all exterior surfaces of the proposed development, including doors, siding, trim, window casing and sash, decks, and railings to be composed of non-reflective materials to ensure consistency with this rule.

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

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

   A **condition of approval** is included in the decision ensuring lights are directed downward, hooded, and shielded such that they are not highly visible from KVAs, consistent with this rule. Staff are also providing the applicant with examples of acceptable light fixtures from the International Dark-Sky Association as an attachment to this decision.

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

   (B) Decks, verandas, balconies and other open portions of the original structure shall not be rebuilt as enclosed (walls and roof) portions of the replacement structure.

   The original dwelling had a 576 sq ft uncovered deck, and the replacement dwelling has a 320 sq ft deck. The original barn had a 612 sq ft open carport, and the proposed barn has a 612 sq ft open carport. No open portions of the original structures are being rebuilt as enclosed portions of the replacement structures.

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

   (C) In the GMA, the replacement structure shall comply with the GMA guidelines regarding landscaping (350-082-0600). These guidelines shall be applied to achieve the applicable scenic standard (visually subordinate) to the maximum extent practicable.

Commission Rule 350-082-0070(202) defines *visually subordinate* as follows:

> *. . . 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 their qualities of scale, proportion, intensity, direction, pattern, etc., shall not dominate the natural landscape setting.*

According to Gorge Commission GIS map inventories, the proposed project site is potentially visible from the following Key Viewing Areas: The Historic Columbia River Highway, the Historic Columbia River Highway State Trail, the Rowena Plateau, the Columbia River, Highway I-84, Old Hwy 8, and Washington State Route 14.

	Distance Zone		
	Foreground	Middle ground	Background
Key Viewing Area (KVA)	0 -1/4 mile	1/4 – 4 miles	Over 4 miles
Historic Columbia River Hwy		**X**	
Historic Columbia River Hwy State Trail			**X**
Rowena Plateau		**X**	
Columbia River		**X**	
Highway I-84		**X**	
Old Hwy 8		**X**	
Washington State Route 14		**X**	

Staff did an in-field Key Viewing Areas analysis on June 11, 2026, from the potentially visible areas listed in the table above. Staff confirmed that the subject parcel is topographically visible from the Historic Columbia River Highway, the Columbia River, Highway I-84, Old Hwy 8, and Washington State Route 14, all at a distance of at least 2 miles. Commission Rule 350-082-0200(4)(d)(C) requires the development to comply with the GMA guidelines regarding landscaping to achieve the standard *visually subordinate* to the

maximum extent practicable. The KVAs from which this development is topographically visible are more than two miles away. 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.

Given the distance from KVAs, existing topography and screening, and proposed building colors and materials, the buildings will have minimal visibility from KVAs. As explained above, conditions are applied to the development's color and reflectivity to ensure the development is visually subordinate to its setting as seen from KVAs. With the retention of the existing trees on property, the buildings will be visually subordinate.

6. Commission Rule 350-082-0600(1)(c) states:

   Landowners shall be responsible for the proper maintenance and survival of any planted vegetation required by 350-082-0600.

   The applicants have not proposed any new landscaping as part of the development, and no landscaping is required.

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

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

   The proposal is for the replacement of buildings that were destroyed during the Burdoin Fire. There will be no cumulative effects from the reconstruction of the buildings.

8. Commission Rule 350-082-0600(2)(b) states:

   A determination of the potential visual impact of a new development shall include written findings addressing the following factors:
   (A) The amount of area of the building site exposed to key viewing areas;
   (B) The degree of existing vegetation providing screening;
   (C) The distance from the building site to the key viewing areas from which it is visible;

(D) The number of key viewing areas from which it is visible;
(E) The linear distance along the key viewing areas from which the building site is visible (for linear key viewing areas, such as roads); and
(F) Other factors the reviewing agency determines relevant in consideration of the potential visual impact.

The parcel is rectangular in shape (approximately 1,336 ft wide east to west, and is 650 ft north to south), with the ground sloping from 985 feet elevation in the east half of the parcel down to 794 feet elevation in the northwest and southeast corners. The dwelling and barn sites are located in the southeast corner of the property on a flat area with an elevation of approximately 985 feet. There is a ridge with an elevation of approximately 1,000 feet on an adjacent parcel that runs along the east, southeast, and directly south of the proposed development. Since the KVAs to the southeast of the subject parcel are all at lower elevations (approximately 675 feet elevation and below), the development sites are effectively screened from view from sections of Old Hwy 8, SR 14, the Columbia River, Historic Columbia River Hwy and Trail, and I-84 that are to the southeast by this existing topography.

The proposed single-story dwelling faces key viewing areas to the south. As mentioned above, existing topography screens the dwelling from view as seen from KVAs to the southeast. An existing mature ponderosa pine that survived the Burdoin fire directly to the southwest of the dwelling will create a partial vegetative screen for as viewed from KVAs to the west and south. The windows proposed on the dwelling will be further screened by the deep 4-foot eaves on the southwest side of the dwelling, reducing reflectivity as seen from key viewing areas.

A ridge screens the property from KVAs to the east and southeast. Ridges between the subject parcel and KVAs to the west and south also partially block the proposed building site from view, but the upper portions of the dwelling are topographically visible from points along Old Hwy 8, SR 14, as well as the Historic Columbia River Highway, the Columbia River, and Highway I-84. The points from which the dwelling would be visible from these KVAs are all over 2 miles away. Staff determined that the dwelling is visible from Old Highway 8 for a linear distance of approximately 0.25 miles. The linear distance the dwelling is visible from SR 14 is approximately 0.1 miles, at 2 miles away, and a linear distance of approximately 0.6 miles at a distance of 4 miles away. The dwelling is intermittently topographically visible from I-84 for a linear distance of approximately 5 miles, ranging from 1 mile west of Mosier to the Memaloose Rest Area, with the nearest visible point being 2.5 miles away. The dwelling is

intermittently topographically visible from the Historic Columbia River Highway for a linear distance of approximately 0.8 miles, with the nearest visible point being 2.8 miles away. The views from KVAs to the south are intermittent due to existing topography and vegetation between the KVAs and the subject parcel. The far viewing distance and topographic and vegetative screening on and off the subject parcel make the building sites difficult to discern from KVAs.

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 of approval** is included requiring disturbed areas to be revegetated upon completion of the project, or as soon as possible if the project is completed during the winter.

The replacement dwelling and accessory building are being built on the same sites that the original dwelling and accessory buildings were built on. No new grading is proposed.

As discussed above, Commission Rule 350-082-0200(4)(d)(A) requires all proposals to be constructed of low-reflective materials and dark earth-tone colors. Additionally, as discussed in Commission Rule 350-082-0600(2)(c), the extent and type of conditions applied to a development to achieve the scenic standard of visually subordinate be proportionate to the building's degree of visibility from KVAs. The proposed development follows the standards for the replacement of existing structures damaged or destroyed by disaster, consistent with this rule. Factors contributing to the visibility of the development include design, dark earth-tone colors, low reflective building materials, distance from KVAs and existing topography and vegetation. With **conditions of approval** regarding the colors and reflectivity of the building materials and the retention of existing vegetation on the parcel, the Director's Decision has requirements and conditions of approval to ensure the development is visually subordinate.

9. Commission Rule 350-082-0600(2)(c) states:

   The extent and type of conditions applied to a proposed development to achieve visual subordinance to its landscape setting shall be proportionate to its potential visual impacts as visible from key viewing areas. Conditions may include, and shall be applied using the following

order of priority, with (A) being the first condition to require and (F) being the last condition to require if the prior conditions do not achieve visual subordinance:
(A) Screening by existing topography.
(B) Siting (location of development on the subject property, building orientation, and other elements).
(C) Retention of existing vegetation on the applicant's property.
(D) Design and building materials (color, reflectivity, size, shape, height, architectural and design details and other elements).
(E) New landscaping on the applicant's property.
(F) New berms or other recontouring on the applicant's property, where consistent with other applicable provisions.

Commission Rule 350-082-0200(4)(d)(C) requires the development to comply with the GMA guidelines regarding landscaping to achieve the standard visually subordinate to the maximum extent practicable. The site is visible in the middle ground from five KVAs, all located over two miles away from the subject parcel. The primary contributing factors to the visual subordinance of the development include distance from KVAs, existing screening from topography and existing vegetation, and building materials with dark earth tone colors and low reflectivity. Given the viewing distance from KVAs over two miles away, the building will be difficult to discern in the landscape. The applicant has chosen dark earth-tone colors and building materials with low reflectivity which are included as **conditions of approval**. Consistent with the landscape settings design guidelines, a **condition of approval** requires existing vegetation on the parcel to be retained except for the removal of hazard trees for safety. With these conditions included in the Director's Decision, the proposal will be visually subordinate as viewed by KVAs and consistent with the design guidelines for the Oak-Pine Woodlands Landscape Setting. Staff find these conditions to be proportionate to the development's potential visual impact as seen from KVAs.

10. Commission Rule 350-082-0600(2)(d) states:

New development shall be sited using existing topography and/or existing vegetation as needed to achieve visual subordinance from Key Viewing Areas. The following guidelines shall apply to new landscaping used to screen development from key viewing areas:
(A) New landscaping (including new earth berms) shall be required only when application of all other available guidelines in 350-082-0600 is not sufficient to make the development visually subordinate from key viewing areas. Alternate sites shall be considered prior to using new landscaping to achieve visual subordinance. Development

shall be sited to avoid the need for new landscaping wherever possible.

(B) If new landscaping is required to make a proposed development visually subordinate from key viewing areas, existing on-site vegetative screening and other visibility factors shall be analyzed to determine the extent of new landscaping, and the size of new trees needed to achieve the standard. Any vegetation planted pursuant to this guideline shall be sized to provide sufficient screening to make the development visually subordinate within five years or less from the commencement of construction. If after five years the vegetation has not achieved a size sufficient to screen the development, the Executive Director may require additional screening to make the development visually subordinate.

(C) Unless as specified otherwise by provisions in 350-082-0600, landscaping shall be installed as soon as practicable, and prior to project completion.

(D) Applicants and successors in interest for the subject parcel are responsible for the proper maintenance and survival of planted vegetation, and replacement of such vegetation that does not survive.

(E) The Scenic Resources Implementation Handbook includes recommended species for each landscape setting consistent with 350-082-0600(3) and minimum recommended sizes of new trees planted (based on average growth rates expected for recommended species).

No new landscaping is required to screen the development. The building sites are in the southeast corner of the subject parcel. The dwelling site is approximately 70 feet from the southern property line, and the accessory building site is set back to the northeast of the dwelling. The accessory building is surrounded on all sides by an existing vineyard that survived the fire. This vegetation, along with the siting of the building, and screening from existing topography and vegetation to the south and east of the subject parcel, helps to make the accessory building visually subordinate as viewed from KVAs to the southwest, south, and southeast. The existing vegetation to the south of the dwelling are two mature ponderosa pines, one of which burned in the Burdoin fire and will be removed. The remaining pine provides some screening of the dwelling as viewed from KVAs to the south. The parcel adjacent to the south of the subject parcel has large stands of Oregon white oak trees and ponderosa pines that survived the fire. These trees significantly screen the subject property and the buildings site locations from view of the Columbia River and partially

from view from I-84 to the south. The adjacent parcels to the north and east of the subject parcel have large stands of ponderosa pines, and while these trees do not offer screening from KVAs to the south, they help the proposed development achieve the applicable standard by blending the buildings with the backdrop of the greater landscape. The proposal is consistent with Commission Rule Commission Rule 350-082-0600(2)(d).

11. The Commission Rule 350-082-0600(2)(e) states:

> *Existing tree cover screening proposed development from key viewing areas shall be retained as specified in 350-082-0600(3).*

The subject parcel is in the Oak-Pine Woodland landscape setting. Findings for the Landscape Settings Design Guidelines are addressed below.

12. The Landscape Settings map in the Management Plan classifies the landscape setting for the subject parcel as Oak-Pine Woodland. Commission Rule 350-082-0600(3)(c) contains guidelines for new development in this landscape setting. It states:

> *Oak-Pine Woodland*
> *(A) Structure height shall remain below the tree canopy level of the dominant vegetation types of this setting.*
> *(B) In portions of this setting visible from key viewing areas, the following guidelines shall be employed to achieve visual subordinance for new development and expansion of existing development:*
> *(i) At least half of any tree species planted for screening purposes shall be species native to the setting. Examples of native species are identified in the Scenic Implementation Handbook as appropriate to the area.*
> *(ii) At least half of any trees planted for screening purposes shall be coniferous to provide winter screening.*
> *(iii) For substantially wooded portions: Except as is necessary for construction of access roads, building pads, leach fields, etc., the existing tree cover screening the development from key viewing areas shall be retained.*
> *(iv) For treeless portions or portions with scattered tree cover:*
> *(I) Structures shall be sited on portions of the property that provide maximum screening from key viewing areas, using existing topographic features.*
> *(II) Patterns of plantings for screening vegetation shall be in character with the surroundings. Residences in grassy, open*

areas or savannahs shall be partly screened with trees in small groupings and openings between groupings.

(III) Accessory structures, outbuildings, and access ways shall be clustered together as much as possible, particularly towards the edges of existing meadows, pastures, and farm fields.

No trees are proposed to be removed except for those that died in the Burdoin Fire and no additional vegetation is required for screening purposes. Existing vegetation surrounding the proposed dwelling and accessory building consists of Oregon white oak and ponderosa pine that range between about 15-50 ft in height. The dwelling is proposed to be 20 feet high measuring from the lowest finished grade to the highest ridgeline of the roof. The accessory building is proposed to be 20 ft in height. The proposed structures will remain below the average tree canopy height.

With a **condition of approval** requiring the retention of existing tree cover not killed by the fire, the proposed development is consistent with Commission Rule 350-082-0600(3)(f)(A) for new development within the Oak-Pine Woodland landscape setting.

Scenic Resources Conclusion:

The proposed development is consistent with Commission Rule 350-082-200(4) that allows the replacement of existing structures destroyed by disaster.

C. CULTURAL RESOURCES

1. Except as specified in Commission Rule 350-082-0620(2)(a)(C), development in the NSA requires a reconnaissance survey.

2. Luciano Legnini, U.S. Forest Service Archeologist, reviewed the land use application and determined in a Cultural Resources Survey Determination letter, dated June 5, 2026, that pursuant to Commission Rule 350-082-0620(2)(a)(B) a Cultural Resource Reconnaissance Survey is not required because the proposed use would involve the modification, expansion, replacement, or reconstruction of existing buildings and structures.

3. Commission Rule 350-082-0620(2)(a)(D) describes when a historic survey is required. In his June 5, 2026, Cultural Resources Survey Determination letter, Mr. Legnini determined that a historical survey is not required.

4. Commission Rule 350-082-0620(2)(g)(B)(i) states the cultural resource protection process may conclude when the following conditions exist:

The proposed use does not require a reconnaissance or historic survey, no cultural resources are known to exist in the project area, and no substantiated concerns were voiced by interested persons within 30 calendar days of the date that a notice was mailed.

The project notice was mailed on June 4, 2026. As explained above, the proposed use did not require a reconnaissance or historical survey. No other comments regarding cultural resources were received. Pursuant to Commission Rule 350-082-0620(2)(g)(B)(i), the cultural resource protection process may conclude.

5. 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.

6. 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:

The proposed development is consistent with Commission Rule 350-082-200(4) that allows the replacement of existing structures destroyed by disaster. With conditions protecting unknown cultural resources and human remains discovered during construction, the proposal is consistent with the guidelines in Commission Rule 350-082-0620 that protects cultural resources in the National Scenic Area.

D. NATURAL RESOURCES

1. Commission Rule 350-082-0640 provides guidelines for protecting water resources in the General Management Area. The proposed development must only meet the criteria identified in Commission Rule 350-082-0200(4) which allows the replacement of an existing structure destroyed by disaster. There are no water resources guidelines provided for development reviewed under Commission Rule 350-082-200(4).

   The Commission staff reviewed its natural resource inventories for nearby water resources. The closest stream is located in the northwest corner of the parcel, over 1,000 ft away from the development sites.

2. Commission Rule 350-082-0650 provides guidelines for protecting Priority Habitats and sensitive wildlife sites in the General Management Area. However, the proposed development must only meet the criteria identified in Commission Rule 350-082-0200(4) which allows the replacement of an existing structure destroyed by disaster. There are no sensitive wildlife guidelines provided for development reviewed under Commission Rule 350-082-200(4).

   The Gorge Commission's inventories show the development site is outside of any Priority Habitats and sensitive wildlife areas. On June 4, 2026, Gorge Commission staff sent WDFW a copy of the applicant's land use application and site plan. No comments were received.

3. Commission Rule 350-082-0660 provides guidelines for protecting rare plants in General Management Area. However, the proposed development must only meet the criteria identified in Commission Rule 350-082-0200(4) which allows the replacement of an existing structure destroyed by disaster. There are no sensitive plant guidelines provided for development reviewed under Commission Rule 350-082-200(4).

   Commission staff reviewed its natural resource inventories which do not show any sensitive plants in the project vicinity. The closest sensitive plants are over one mile away from the subject parcel.

Natural Resources Conclusion:

The proposed development is consistent with Commission Rule 350-082-200(4) that allows the replacement of existing structures destroyed by disaster. Therefore, the proposed development is consistent with the rules in Commission Rule 350-082, Sections 0640 through 0690, that protect natural resources in the National Scenic Area.

E. RECREATION RESOURCES

1. Commission Rule 350-082-0650 provides guidelines for protecting recreation sites in the General Management Area. The proposed development must only meet the criteria identified in Commission Rule 350-082-0200(4) which allows the replacement of an existing structure destroyed by disaster. There are no recreation guidelines provided for development reviewed under Commission Rule 350-082-200(4). There are no recreation sites adjacent or nearby the subject parcel.

Recreation Resources Conclusion:

The proposed development is consistent with Commission Rule 350-082-200(4) that allows the replacement of existing structures destroyed by disaster. The

proposed development is consistent with Commission Rule 350-082, Sections 0700 through 0720, that protect recreation resources in the National Scenic Area.

F. TREATY RIGHTS PROTECTION

1. Commission Rule 350-082-0130 provides protection of tribal treaty rights from new development in the National Scenic Area. Consistent with Commission Rule 350-082-0130(1)(a), notice of the proposed development was provided to the tribal governments on June 4, 2026.

2. Commission Rule 350-082-0130(1)(c) requires the Commission to offer to meet with or consult with the tribal governments prior to making a decision on the proposed development, and to make this offer more than once. The Commission provided the initial notice on June 4, 2026. No treaty tribe commented on the proposal or requested a meeting or consultation.

3. Commission Rule 350-082-0130(d) provides thirty calendar days for tribal governments to request consultation regarding tribal treaty rights. No comments were received.

4. Commission Rule 350-082-0130(i) states:

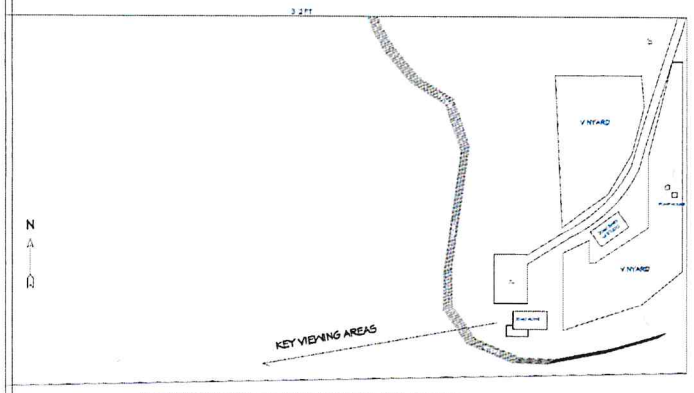
   > *The treaty rights protection process may conclude if the Executive Director determines that the proposed uses would not affect or modify treaty or other rights of any Indian tribe. Uses that would affect or modify such rights shall be prohibited.*

   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.

Treaty Rights Conclusion:

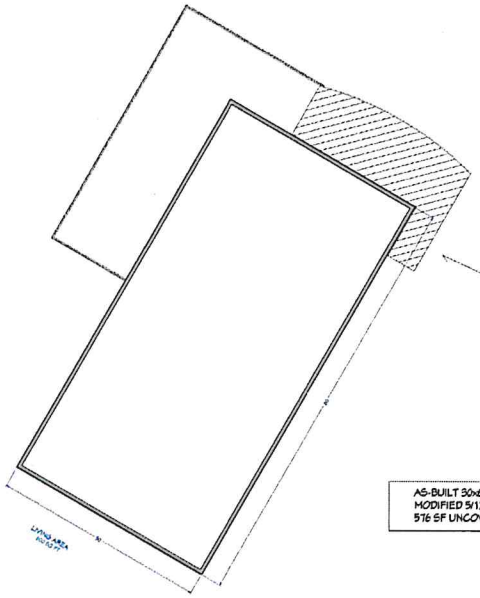
The proposed development is consistent with the guidelines in Commission Rule 350-082-0130, which provides protection for treaty rights and any other rights of any Indian tribe.

JK
FIND0009.26



PLOT PLAN SHOWING AS-BUILT CONDITIONS BEFORE FIRE



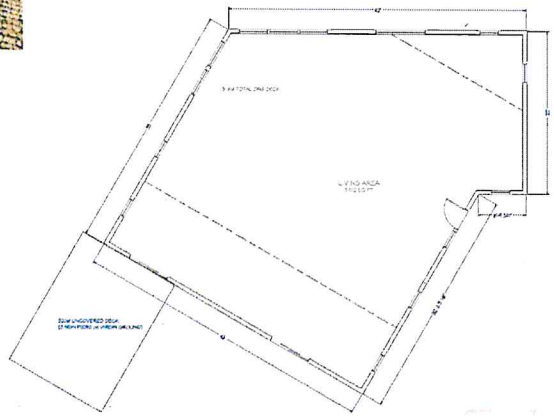


AS-BUILT 30x60 HOME w/
MODIFIED 5/12 HIP ROOF
576 SF UNCOVERED DECK
Scale 1/8"/FT



225 SF FILED EARTHEN BERM AGAINST CONCRETE WALL

APPROVED
KW



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.

TRADEWIND LLC
Tradewind Design Build LLC
cmeyers@hotmail.com
509 281 1821

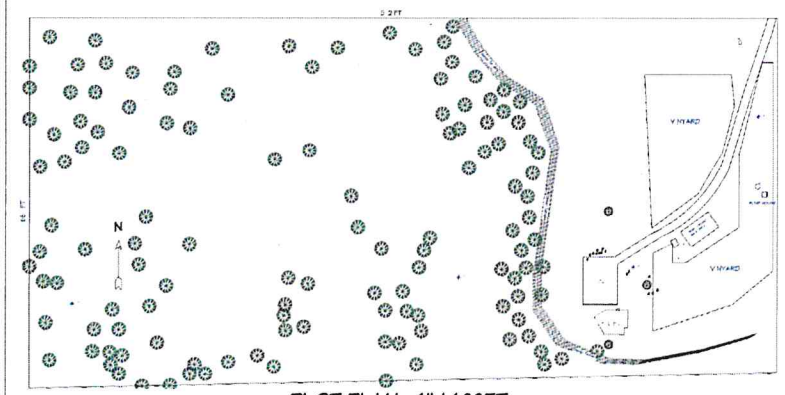
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NUMBER	DATE	REVISED BY / DESCRIPTION

RIPMA RESIDENCE
PRELIMINARY HOME FOOTPRINT

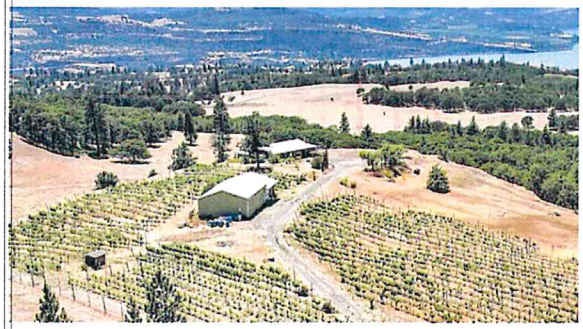
DATE:
10/12/2025

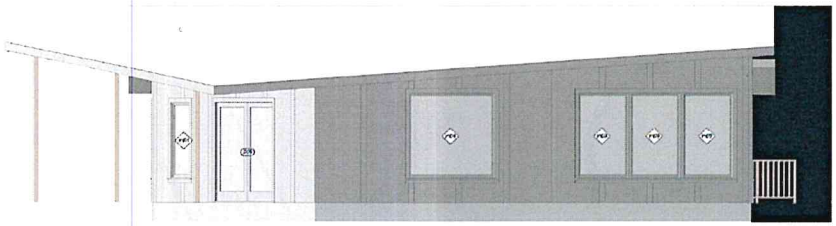
SCALE:

SHEET:
A-1

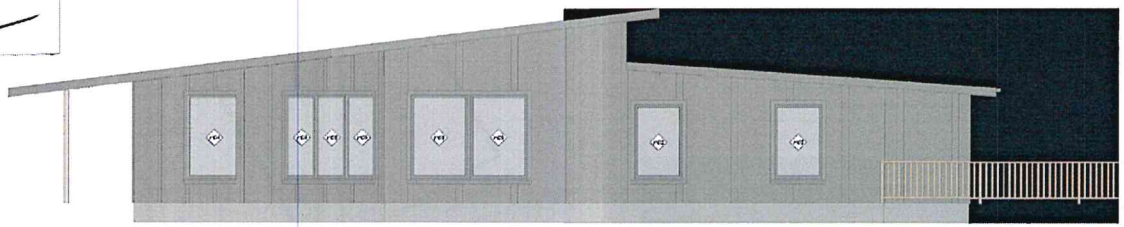


PLOT PLAN 1" / 100FT

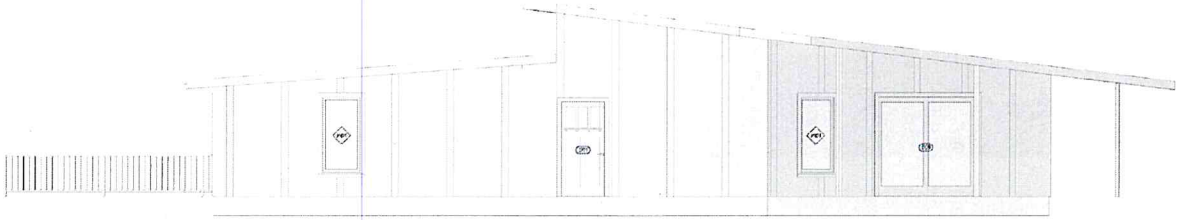




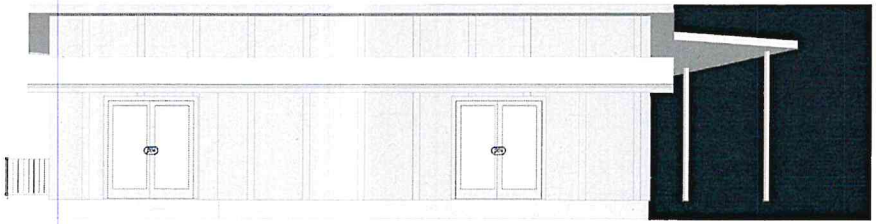
West Elevation 1/4" per FT



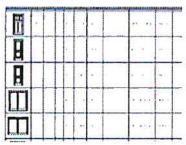
South Elevation 1/4" per FT



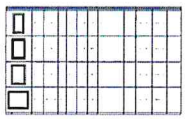
North Elevation 1/4" per FT



East Elevation 1/4" per FT



House Door Schedule



House Window Schedule

KW

APPROVED

TRADEWIND LLC
Tradewind Design Build LLC
cmavard@hotmail.com
504 251 1621

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

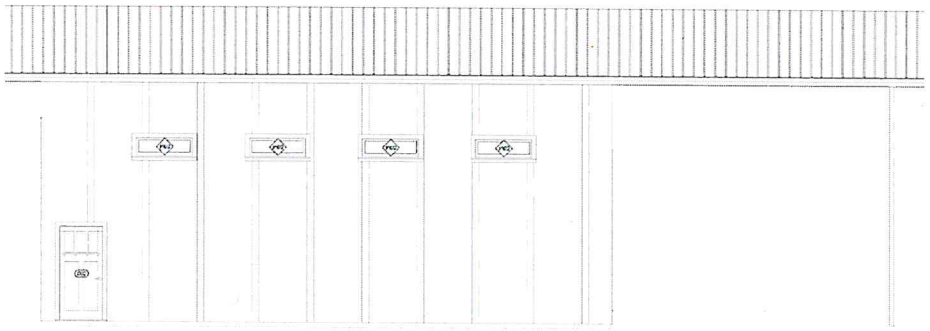
RIPMA RESIDENCE
PLOT PLAN, HOME ELEVATIONS

DATE: 5/31/2026

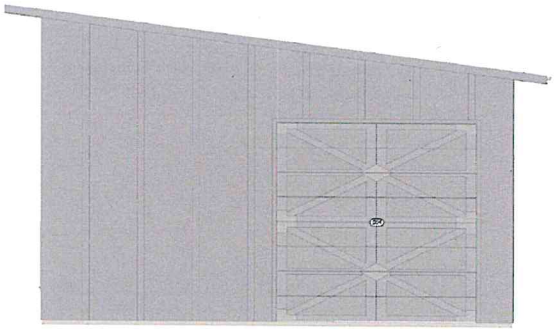
SCALE:

SHEET: A-1

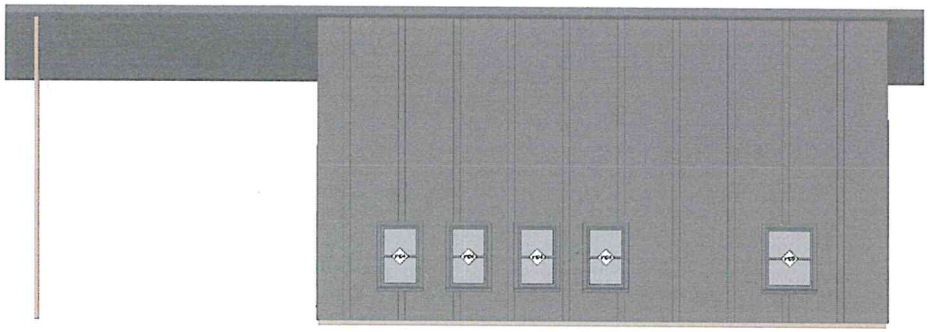
APPROVED
KW



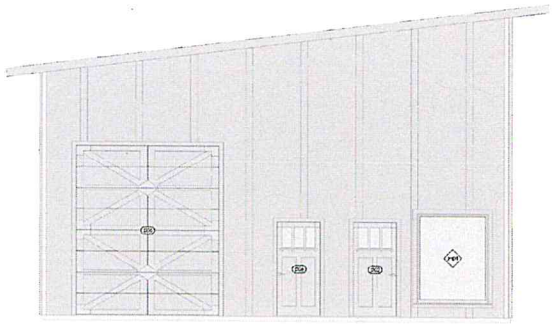
NW Elevation 1/4"/ FOOT



NE Elevation 1/4"/ FOOT



SE Elevation 1/4"/ FOOT



SW Elevation 1/4"/ FOOT

TRADEWIND LLC
Tradewind Design Build LLC
smbarn@hotmail.com
574.231.1121

REVISION TABLE		
NUMBER	DATE	REVISED BY / DESCRIPTION

RIPMA STEEL BARN
EXTERIOR ELEVATIONS

DATE:
5/26/2026

SCALE:

SHEET:
A-1

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.

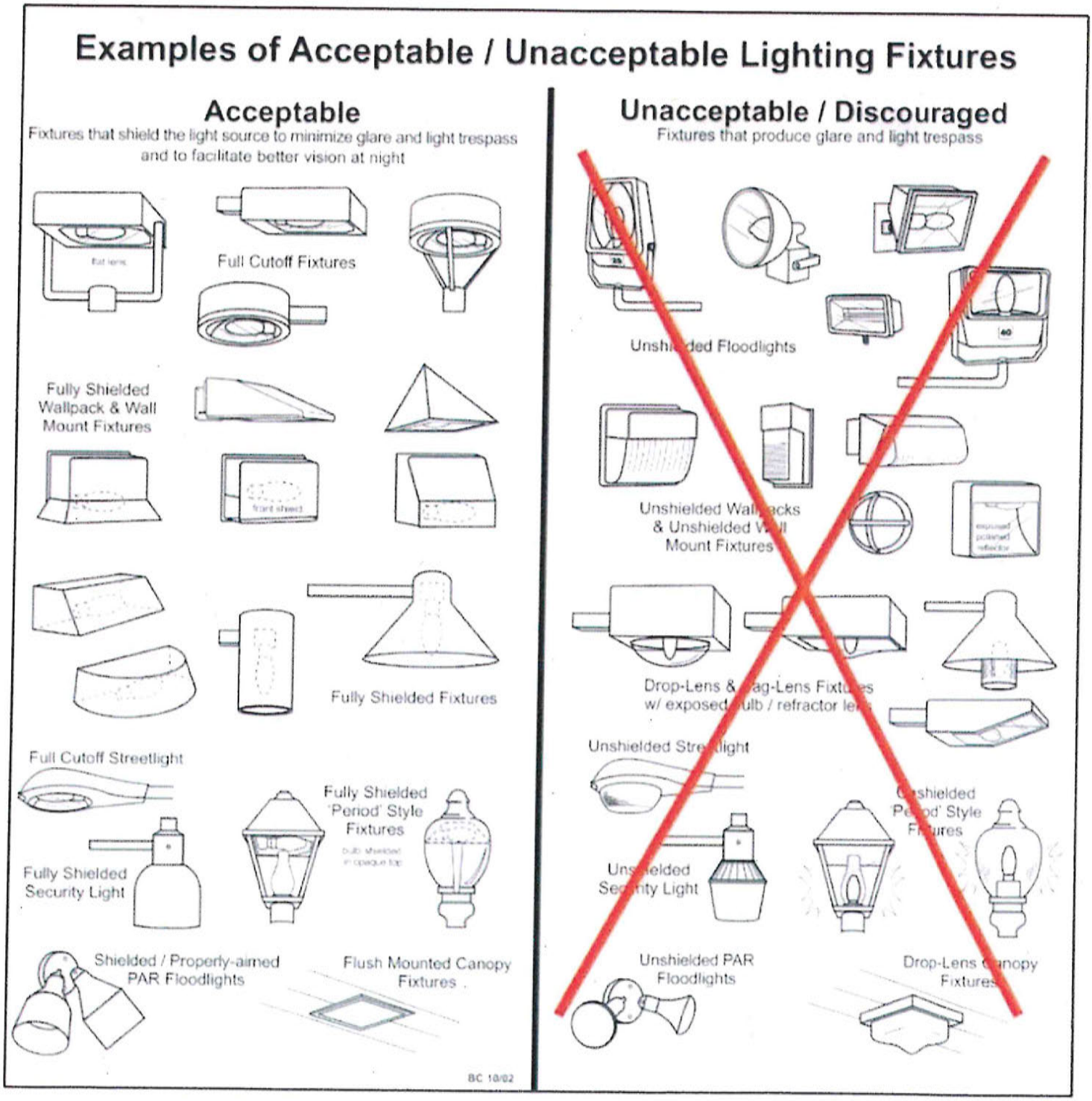
Mulch: Use certified weed free straw mulch whenever possible. Only 1-2" (2 tons/ac.) is needed and should be evenly applied. **Too deep can be more detrimental than none at all.** Ideally, it should be chopped and applied by machine. To further reduce the chance of introducing non-natives in to project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