

Notice of Development Review

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

FILE NUMBER:	C26-0011
PROPOSAL:	The Columbia River Gorge Commission has received an application for a replacement single-family dwelling and deck of a different size from the original structures. The existing dwelling and deck was destroyed in the Burdoin Fire in July 2025.
APPLICANT:	John & Megan Murphy
LANDOWNERS:	John Murphy
SIZE and LOCATION:	The subject property is located at [REDACTED], and is described as Tax Lot Number 03-11-3457-000/400 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) – Small-Scale Agriculture
NOTICE DATE:	July 21, 2026
COMMENT DEADLINE:	August 11, 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/>.

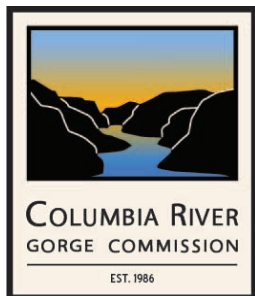
This application will be reviewed for consistency with the Columbia River Gorge Commission's Land Use Ordinance (Commission Rule 350-082). The Gorge Commission may consider comments about consistency with *Management Plan for the Columbia River Gorge National Scenic Area* and the Columbia River Gorge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



For office use:
Application No. _____

Land Use Application

Applicant(s) John & Megan Murphy

Mailing Address:

Phone:

Email

Property Owner(s) Megan & John Murphy

Mailing Address:

Phone:

Email

Street Address
of Parcel

Township,

Range,

Section, Qtr. Section

*The subject parcel is located at in the NE % of Section 34,
Township 3N, Range 1'18, Willamette Meridian, Klickitat County, Washington*

Tax Lot Number(s) (Klickitat County Assessor's ID 031 13457000400).

Parcel Size roughly 5 acres

Summary of

Proposal Replacement prefab and decking lost to the Burdoin Fire and
restoration of stabilizing infrastructure no longer structurally sound

Existing Use Personal residence
of Parcel

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)
Resilient bunkhouse approved in 2022	~500	(see application)		2022

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.

Our fire recovery and restoration plan involves bringing three prefabricated modules to the site and rebuilding a fire-resistant deck. The module design and footprint are below and the replacement deck is included in the site survey from Bell Design. The two equivalent modules are 52' long and 26.8" wide and the third module, referred to as a "tag," is 13'4" wide. Our windows on the view facing side are 46x80 and the sliding glass doors, which face to the west and the east on the tag walls, are 8' x 8'. The replacement deck of Trek resilient material will wrap around the tag, with the north/south runs along the east and west sides of the new structure measuring 24' with a length spanning the east to west, on the view side of the home, measuring 52'.

An extensive Geotech report also follows, which should answer any questions related to our need to restore slope stability and control for erosion by rebuilding the existing supporting structures. Fortunately, a concrete raining wall up to 40 feet in length and varying from (4) to (8) feet in height had already been approved (see file # C11-0008, Applicant Irwin also [HERE](#)). There are no known sensitive plants or within 1,000 of the replacement and the site is outside buffer zones for wetlands, streams, rivers, ponds and lakes.

The exterior material is a cement fiberboard chosen solely for wildfire resilience. We are siting the replacement dwelling in the same location as the dwelling lost to the Burdoin Fire. It will be parallel with the topography of the hillside. The modules will be Sherwin Williams [Farro](#) and the window exterior frames are black.

Three burned, dead and now hazardous trees to the SW corner of the former deck will be removed. But no other landscape disturbance will occur beyond that already occurred by the fire itself (July 17, 2025).

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.

Replacement residential dwelling and deck. See attached included survey Bell Designs.

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

Megan Kate Murphy

06-30-2026

Property owner(s) signature:

Date

Megan Kate Murphy

06-30-2026

Easement and Partial Interest(s) signature:

Date

NA

Site Plan

You must provide a site plan drawn in black ink at a scale of 1 inch equals 200 feet (1:2400) or at a scale providing greater detail. You may use the attached grid or provide a separate site plan.

If the parcel is very large, you may show only the portion of the parcel affected by the proposed use. Be sure, however, to show enough of the parcel or some adjacent features, such as roads, so the planners can orient themselves on your map, and clearly identify the location of your proposal. A small vicinity map showing the subject parcel and surrounding parcels may help.

At a minimum, you must show the following features on your site plan. Other site plan information may be required depending on the type or location of development that you are proposing.

- North arrow
- Map scale
- Boundaries, dimensions, and size of the subject parcel
- Significant terrain features or landforms (*e.g.*, cliffs, rock faces, slopes, stands of trees)
- Groupings and species of trees or other vegetation on the parcel
- Location and species of vegetation that would be removed or planted
- Bodies of water and watercourses, including intermittent and ephemeral streams
- Location and width of existing and proposed roads, driveways, and trails
- Location, dimensions, height, and size (in square feet) of existing and proposed structures
- Location of existing and proposed services including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting
- Location and depth of all proposed grading and ditching

15 LOCKE ROAD

ELECTRIC BOX - POWER

TREES

TREES

TREES

ROCK WALL

ROCK WALL

BERM

← ENTRY PATIO →

52' FEET

WATER LINE

LOCKE ROAD

TREES

TREES

ROCK WALL

HOT TUB

HOUSE

CONCRETE SLAB

GRAVEL DRIVEWAY

EXISTING SEPTIC

DECK

HILL SLOPE

GRAVEL PATH

HILL SLOPE

NO TREES REMOVED FOR PROJECT

OPEN SLOPE

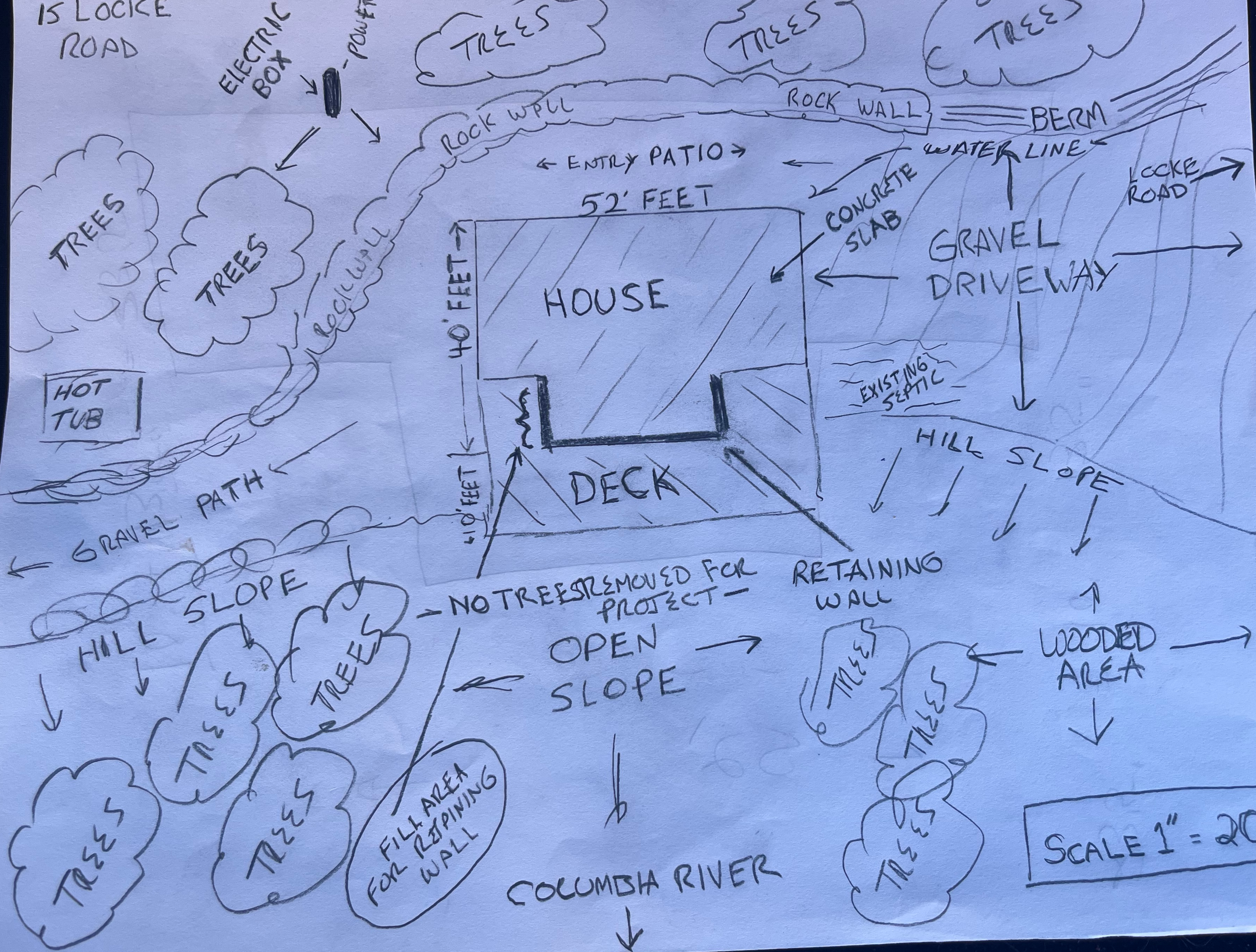
RETAINING WALL

WOODED AREA

FILL AREA FOR RETAINING WALL

COLUMBIA RIVER

SCALE 1" = 20'



Key Viewing Areas

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

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

- ☐ Historic Columbia River Highway
- ☐ Old Highway 8
- ☐ Highway I-84
- ☐ Washington State Route 14
- ☐ Washington State Route 141
- ☐ Washington State Route 142
- ☐ Panorama Point Park
- ☐ Columbia River
- ☐ Rowena Plateau and Nature Conservancy Viewpoint
- ☐ Cook-Underwood Road

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

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

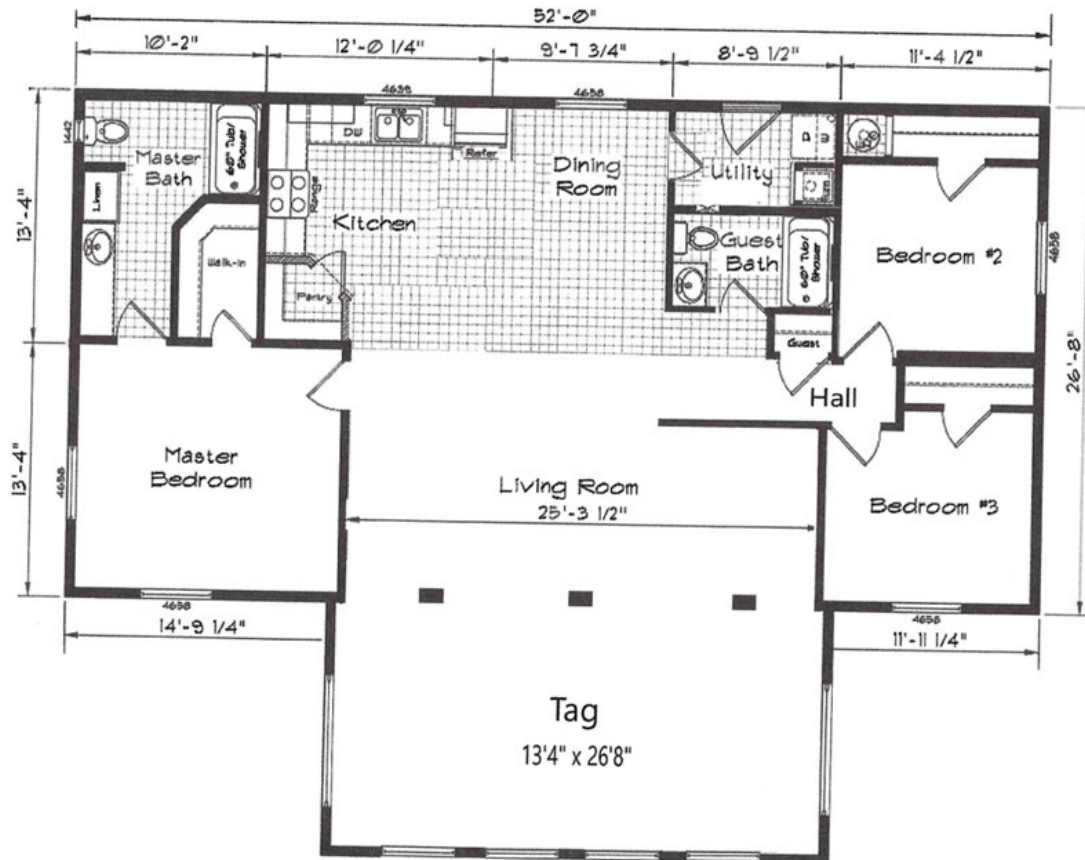
- Geometrical exterior of the length and width of structures as seen from a horizontal view.
- Sizes and dimensions of windows, doors, and covered openings;
- Natural grade
- Finished grade

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

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

Elevations and Site Plan Details

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



vements and material
any changes add here

MODEL - 3011

The height from the bottom of the floor to the ridge is 16'-0".

Adjacent Property Owners

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

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

Landowners within 200 feet

- All applications, except those listed below

Landowners within 500 feet

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

Adjacent Property Owners

[illegible]

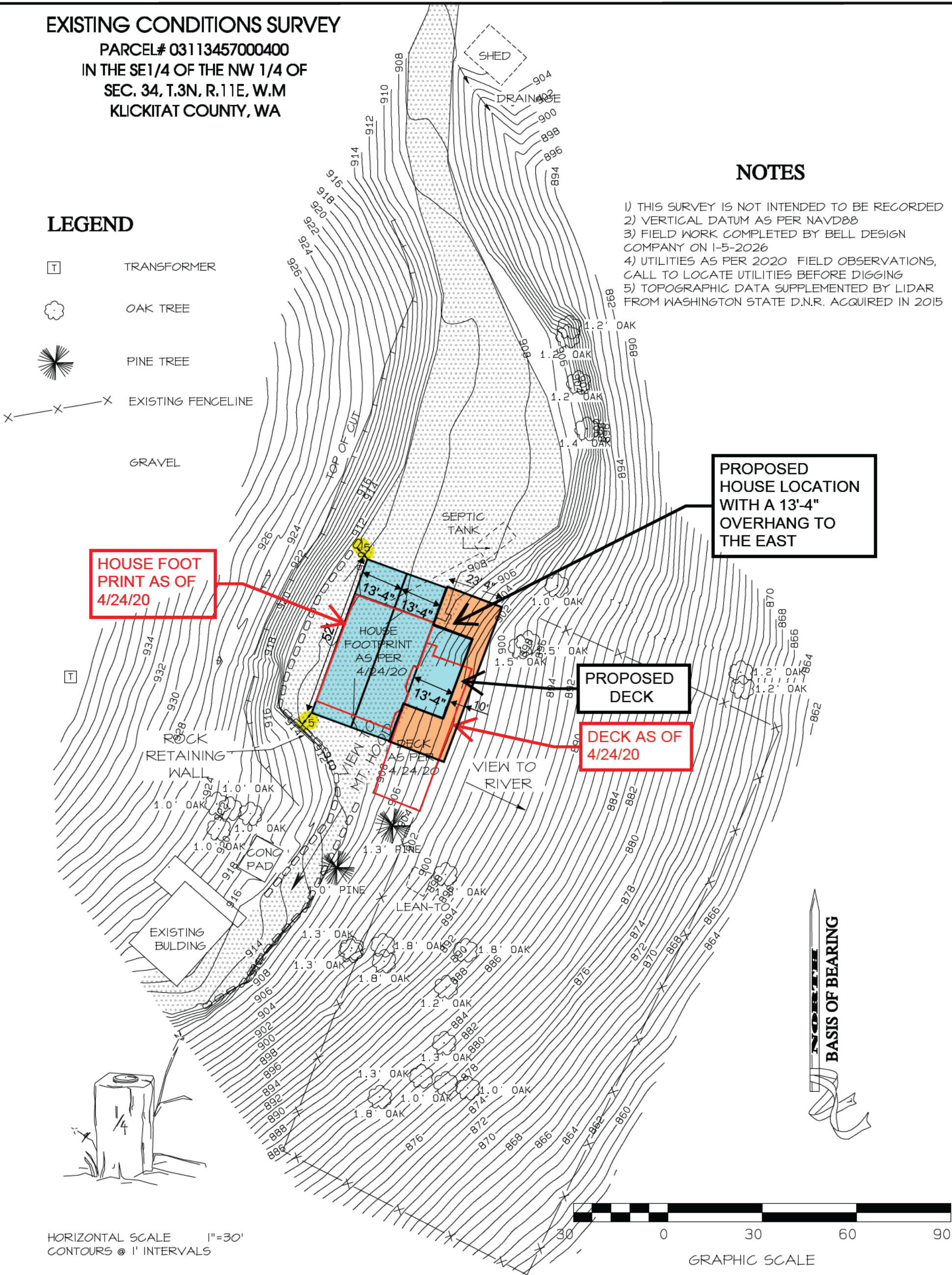
EXISTING CONDITIONS SURVEY
PARCEL# 03113457000400
IN THE SE1/4 OF THE NW 1/4 OF
SEC. 34, T.3N, R.11E, W.M
Klickitat County, WA

LEGEND

- TRANSFORMER
- OAK TREE
- PINE TREE
- EXISTING FENCELINE
- GRAVEL

NOTES

- 1) THIS SURVEY IS NOT INTENDED TO BE RECORDED
- 2) VERTICAL DATUM AS PER NAVD88
- 3) FIELD WORK COMPLETED BY BELL DESIGN COMPANY ON 1-5-2026
- 4) UTILITIES AS PER 2020 FIELD OBSERVATIONS, CALL TO LOCATE UTILITIES BEFORE DIGGING
- 5) TOPOGRAPHIC DATA SUPPLEMENTED BY LIDAR FROM WASHINGTON STATE D.N.R. ACQUIRED IN 2015



HORIZONTAL SCALE 1"=30'
CONTOURS @ 1' INTERVALS

GRAPHIC SCALE



DATE	DESCRIPTION	BY
1/26	DRAFT	TLW
1/26	CHECKED	ARB

EXISTING CONDITION SURVEY
FOR JOHN & MEGAN MURPHY
WHITE SALMON, WASHINGTON

SHEET: 1 OF 1
PROJECT: 25b510
DATE: Apr 2026

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

NOT FOR
CONSTRUCTION

White Salmon Cabin

Megan & John Murphy

Project No. 011



Revisions

No.	Description	Date

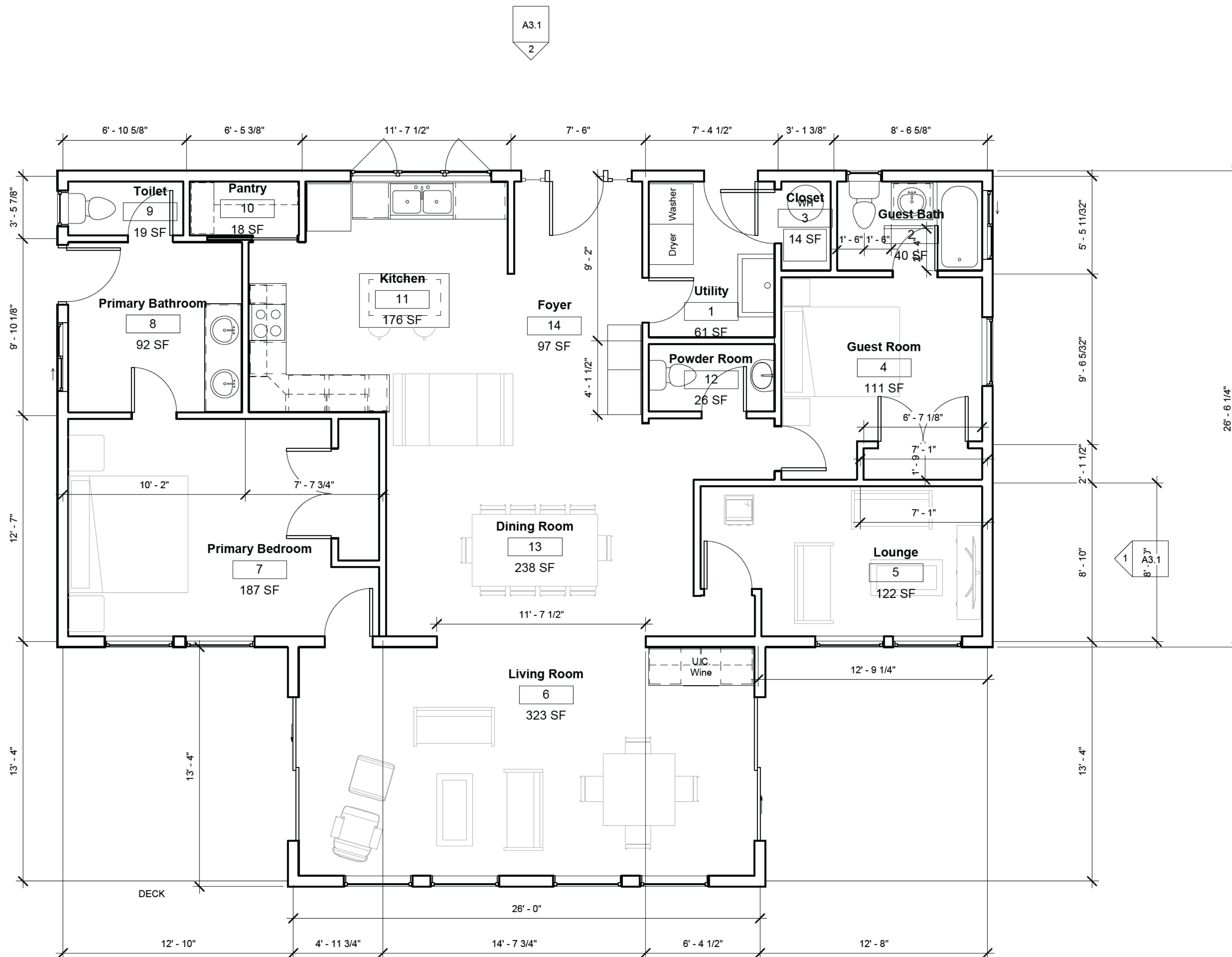
Drawing Name

First Floor Plan

Date 7/9/2026 2:32:12 PM

Sheet No.

A2.1



1 First Floor
1/4" = 1'-0"

1
A3.2

A3.2 2

A3.1
2

NOT FOR
CONSTRUCTION

White Salmon Cabin

Megan & John Murphy

Project No. 011



Revisions

No.	Description	Date
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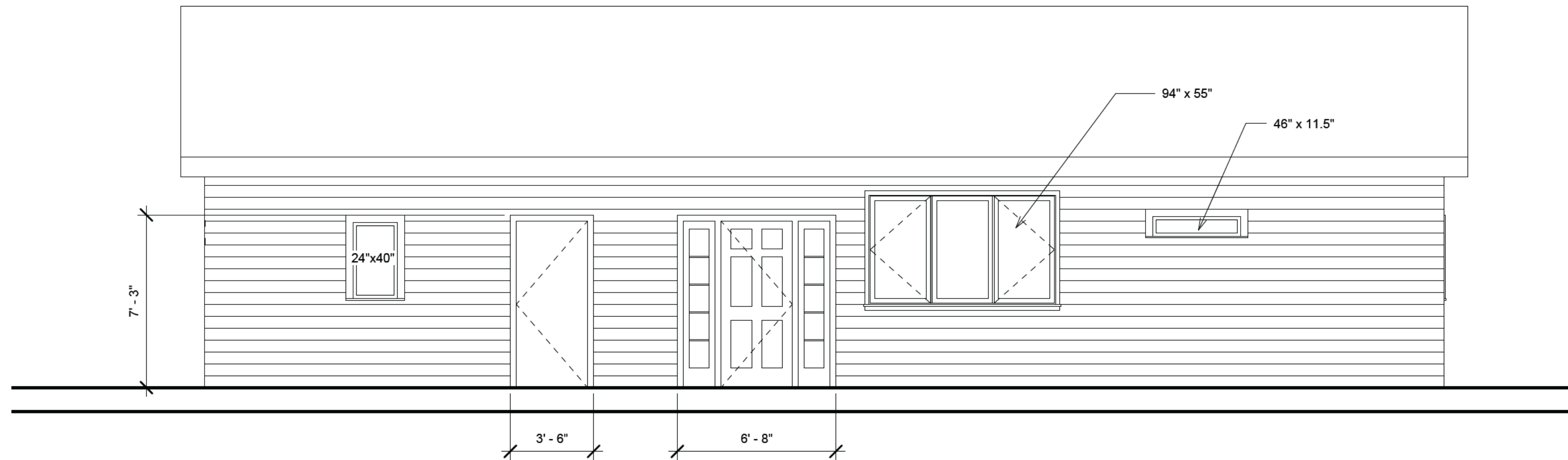
Drawing Name

Elevations

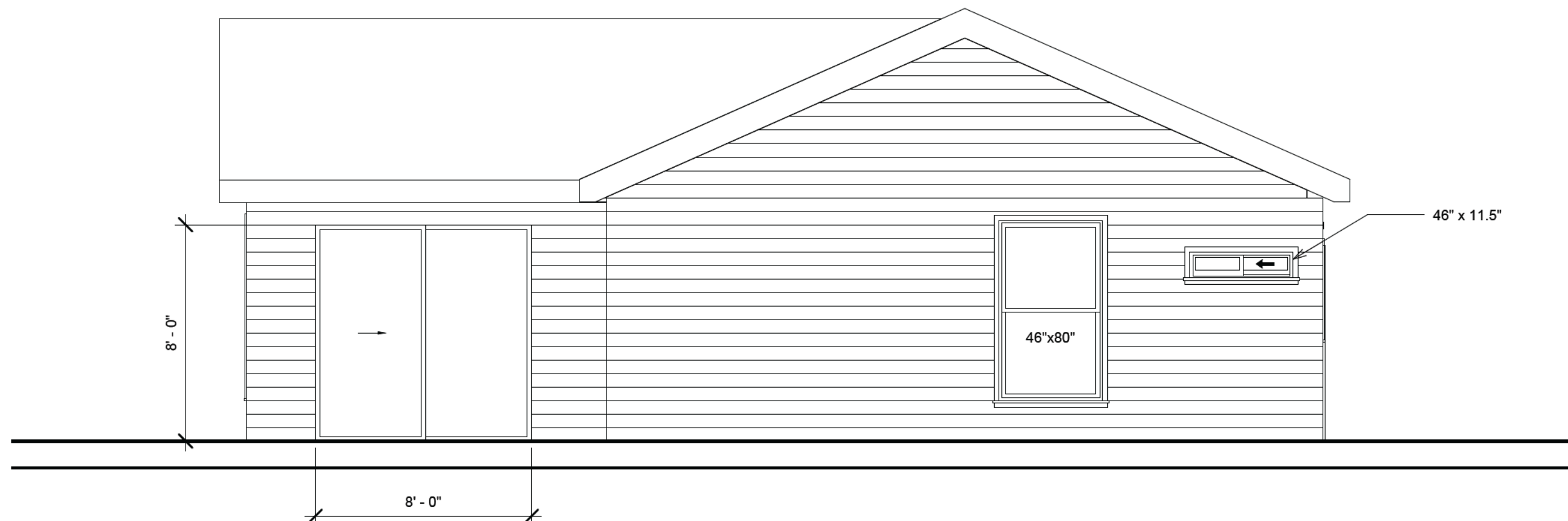
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Sheet No.

A3.1



② North Elevation
1/4" = 1'-0"



① East Elevation
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

White Salmon Cabin

Megan & John Murphy

Project No. 011



Revisions

No.	Description	Date
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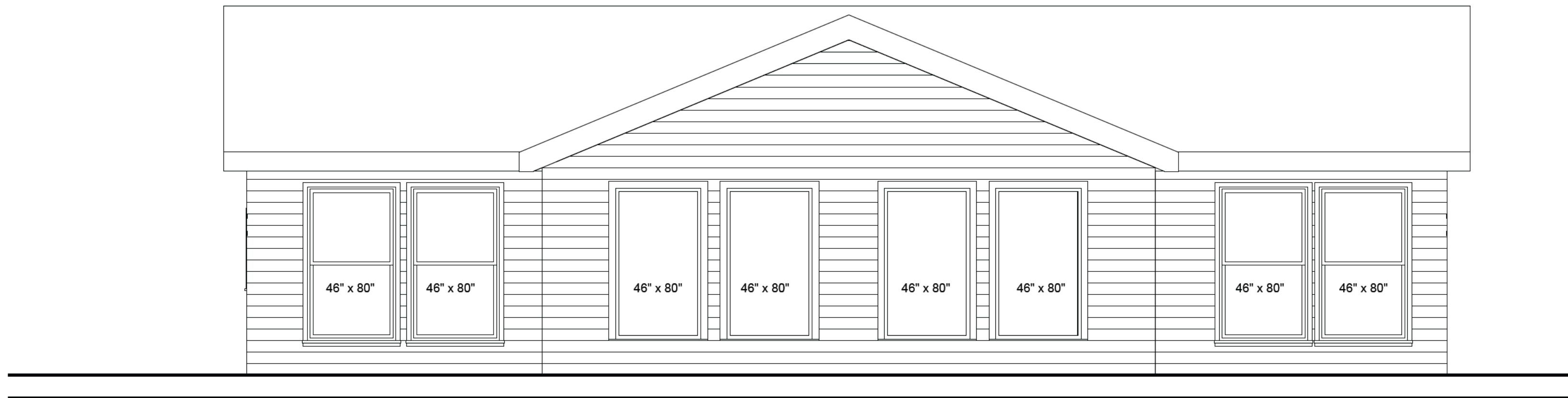
Drawing Name

Elevations

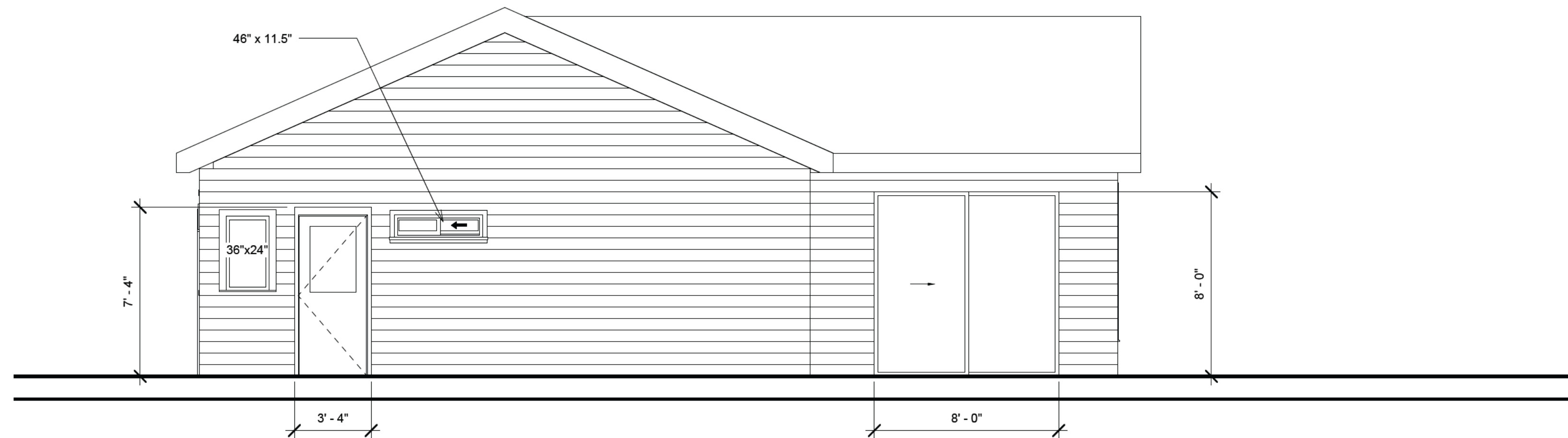
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Sheet No.

A3.2



① South Elevation
1/4" = 1'-0"



② West Elevation
1/4" = 1'-0"

Full exterior material list with colors

Here is an example of the exterior aesthetic we are proposing:



Wildland Urban Interface per square foot of the dwelling:

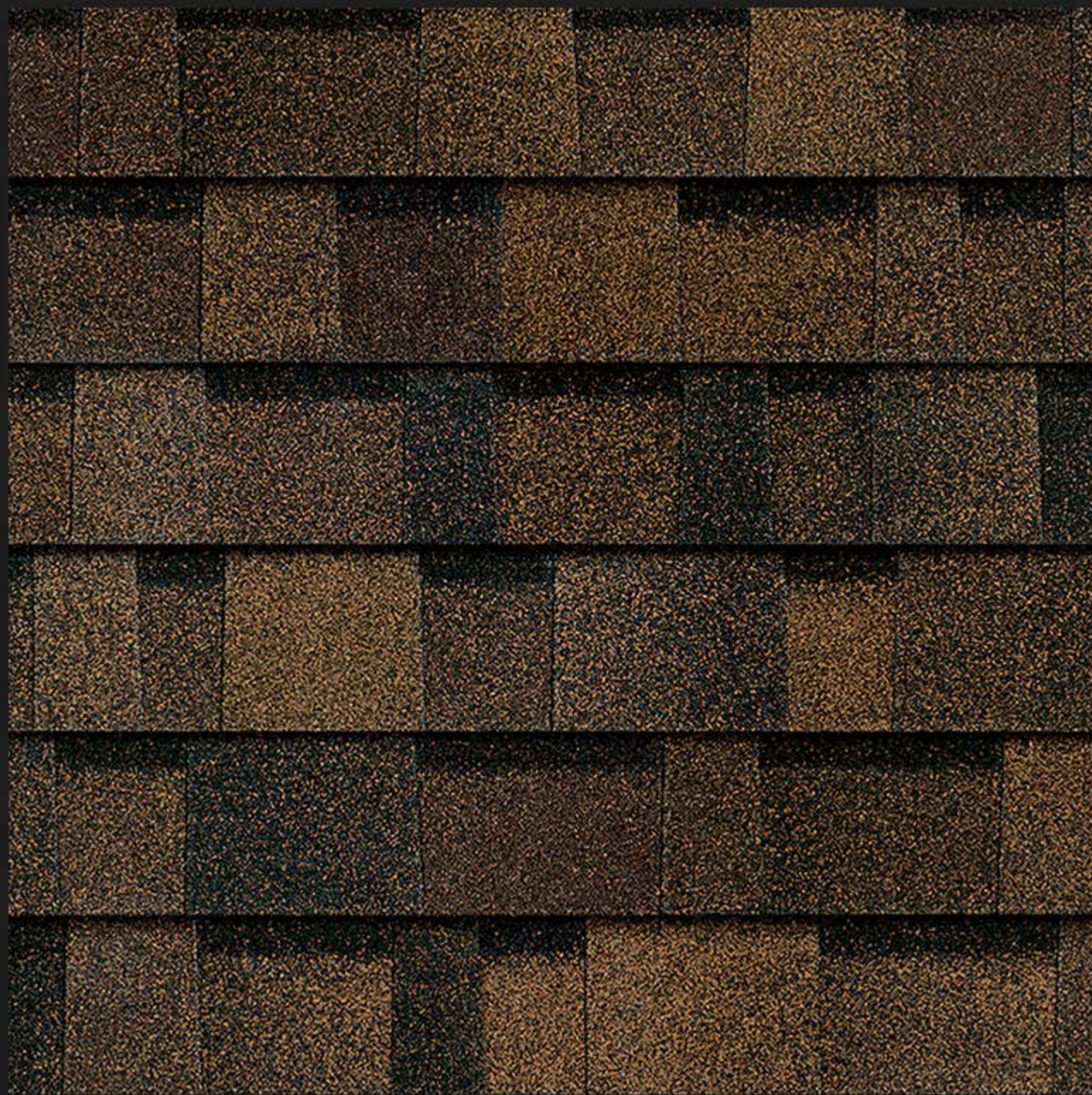
- Fiber cement Siding, Fiber cement Trim and Fire Code Windows Extended
- Fiber cement Lap Siding Throughout
- Sherwin Williams Faro exterior color
- Fiber cement Fascia, Fiber cement Trim
- Asphalt roof shingles - brown (see next page)
- Ember Resistant Roof Venting, Roof Vents
- WUT - Ember Resistant Roof Venting
- WUJ - Fire Resistive Exterior Doors
- 36" Fiberglass 1/2 lite Door utility room, north side
- Craftsman Style Door \$1,220.00
- Rear door (west side of dwelling) 36" Fiberglass Full Lite
- 16" Endwall Eave Overhangs

Exterior lights on dwelling:

(6) EXTERIOR CAN LIGHTS- FDS - (1) SWITCH AT FRONT DOOR

(8) EXTERIOR CAN LIGHTS- BOS - (1) SWITCH AT TAG SLIDING GLASS DOOR NEAR DEN

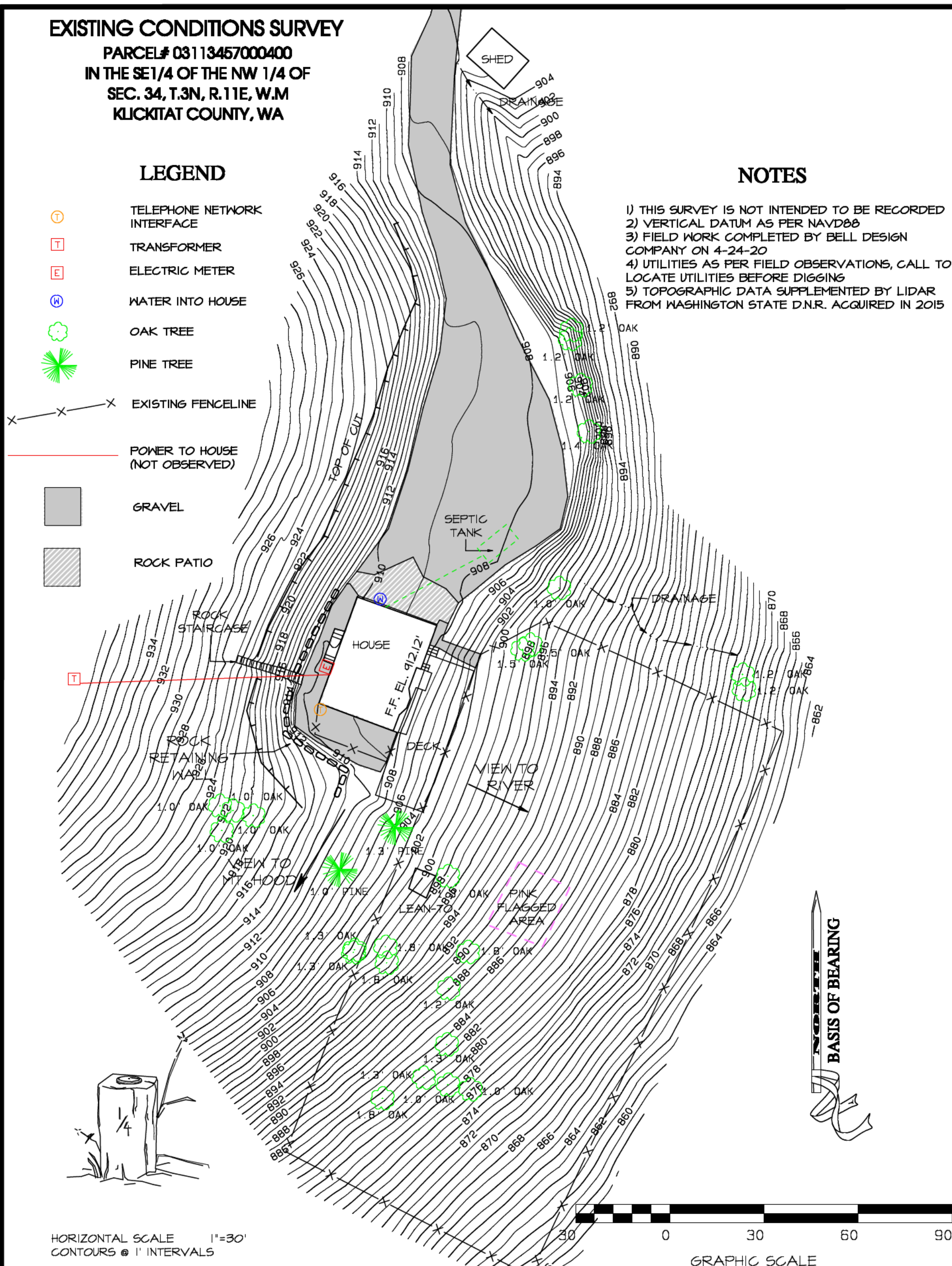
PORCH LIGHTS - BLACK CYLINDER - (5) ADDITIONAL AT TAG - LEFT AND RIGHT OF BOTH SLIDING GLASS DOORS - SWITCH AT SGD BY DEN



PARCEL# 03113457000400
IN THE SE1/4 OF THE NW 1/4 OF
SEC. 34, T.3N, R.11E, W.M
Klickitat County, WA

	TELEPHONE NETWORK INTERFACE
	TRANSFORMER
	ELECTRIC METER
	WATER INTO HOUSE
	OAK TREE
	PINE TREE
	EXISTING FENCELINE
	POWER TO HOUSE (NOT OBSERVED)
	GRAVEL
	ROCK PATIO

- 1) THIS SURVEY IS NOT INTENDED TO BE RECORDED
- 2) VERTICAL DATUM AS PER NAVD88
- 3) FIELD WORK COMPLETED BY BELL DESIGN COMPANY ON 4-24-20
- 4) UTILITIES AS PER FIELD OBSERVATIONS, CALL TO LOCATE UTILITIES BEFORE DIGGING
- 5) TOPOGRAPHIC DATA SUPPLEMENTED BY LIDAR FROM WASHINGTON STATE D.N.R. ACQUIRED IN 2015



HORIZONTAL SCALE 1"=30'
CONTOURS @ 1' INTERVALS

GRAPHIC SCALE



DATE	DESCRIPTION	BY
5/20	DRAFT	JHD
5/20	CHECKED	ARB

FOR JOHN & MEGAN MURPHY
WHITE SALMON, WASHINGTON

DATE: Jun 2020

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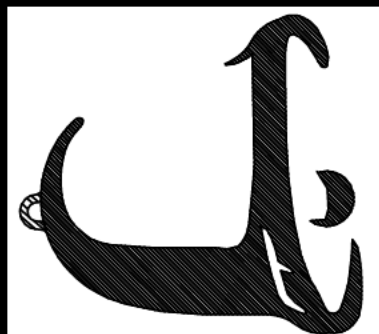
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BELL DESIGN COMPANY

CIVIL ENGINEERING LAND SURVEYING

400 WEST STEUBEN STREET, P.O.B. 308, BINGEN, WA. 98605
PHONE: (509) 443-3986 FAX: (509) 443-3985
belldesigncompany.com



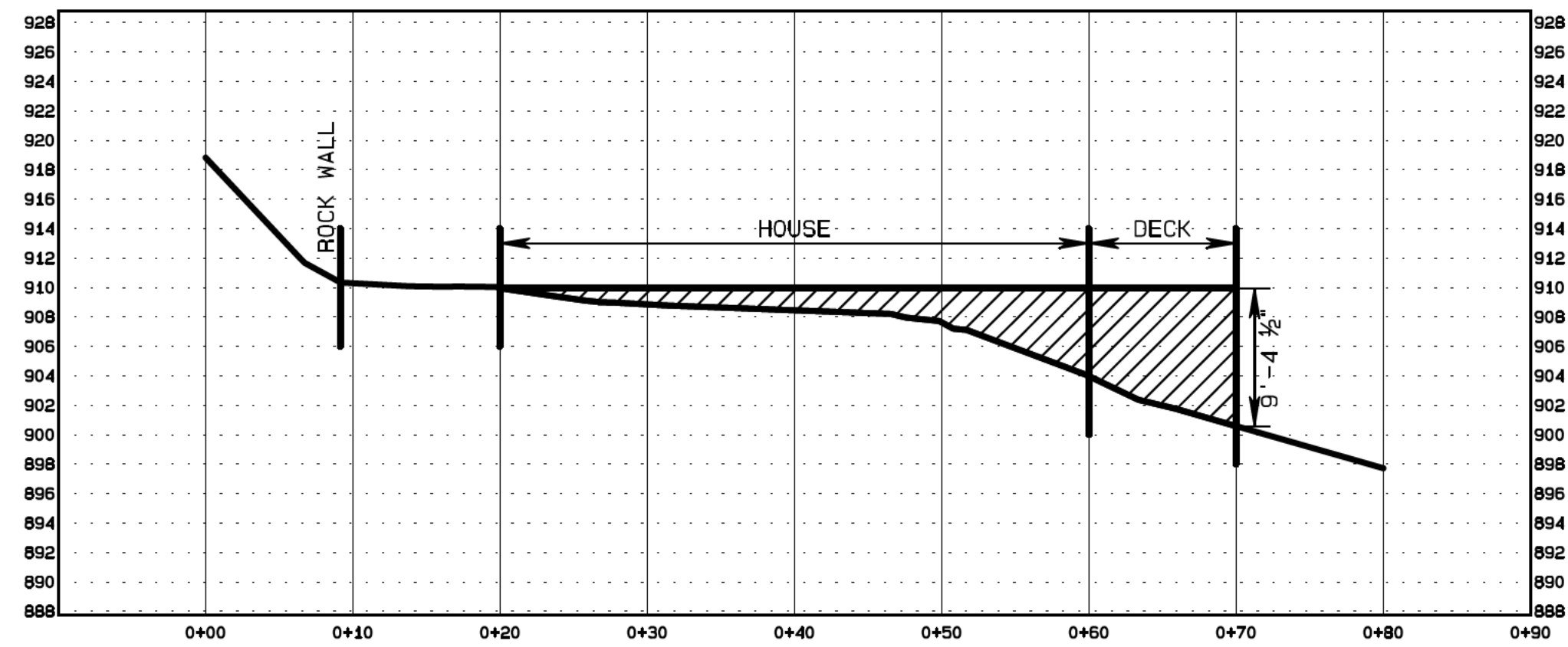
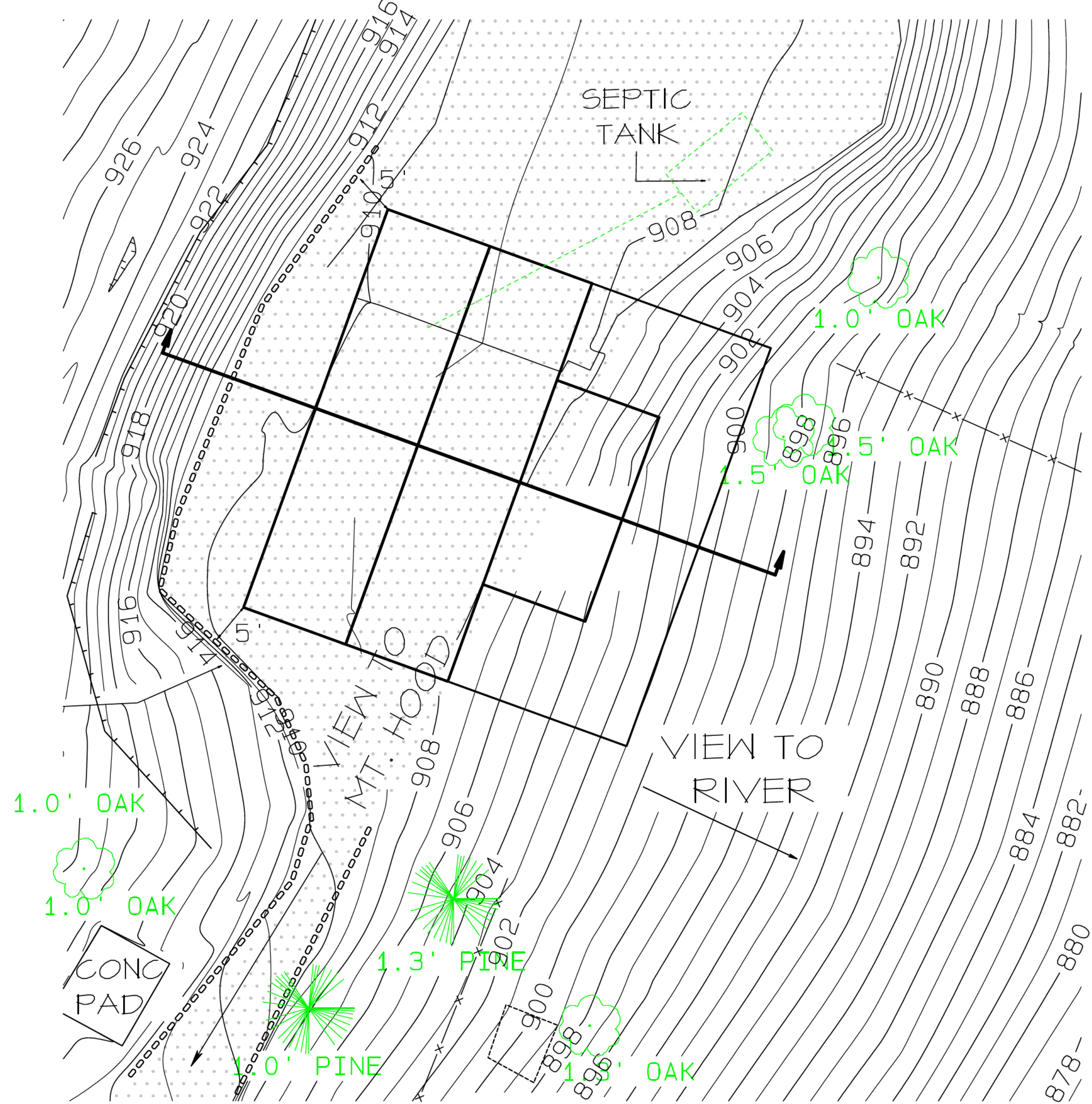
HOUSE LOCATION PROFILES
JOHN & MEGAN MURPHY

WHITE SALMON WASHINGTON

JOB NO. 26B092
DATE 05/13/26
DRAWN BY MCM CHECKED BY EAH
REVISIONS DATE

SHEET NO.

C1.00
OF SHEETS

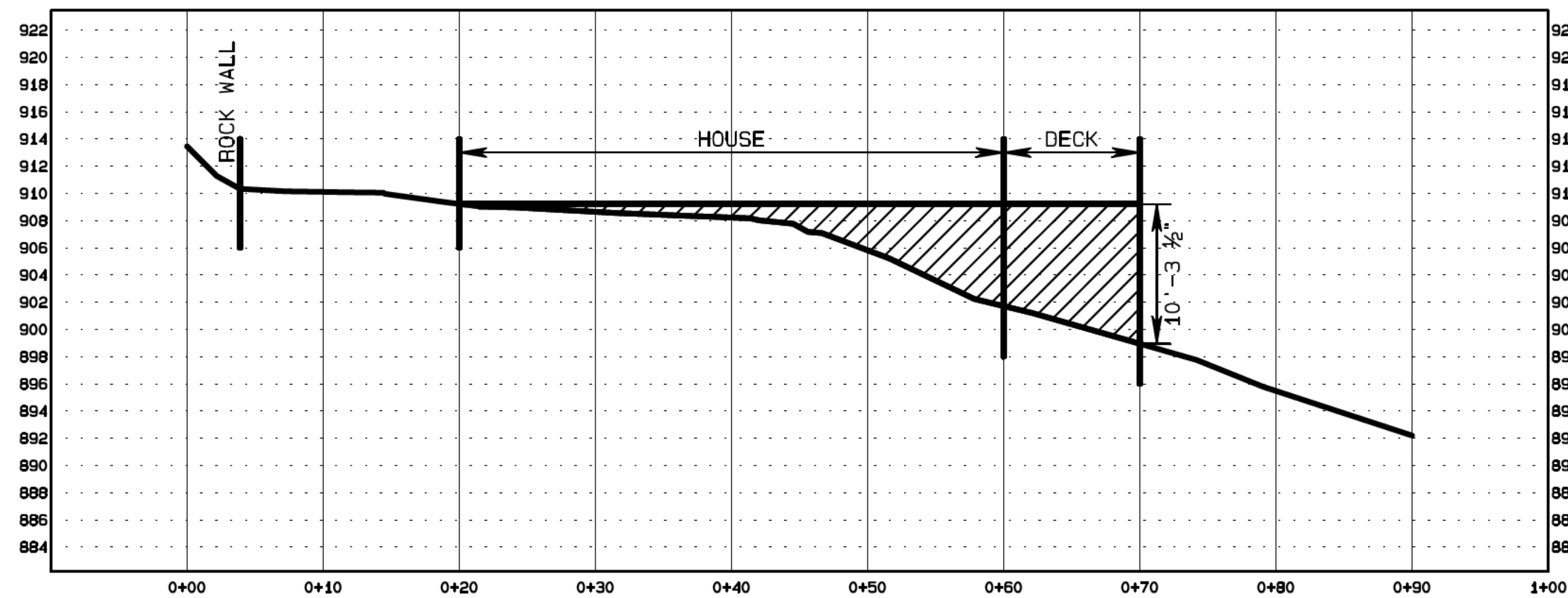
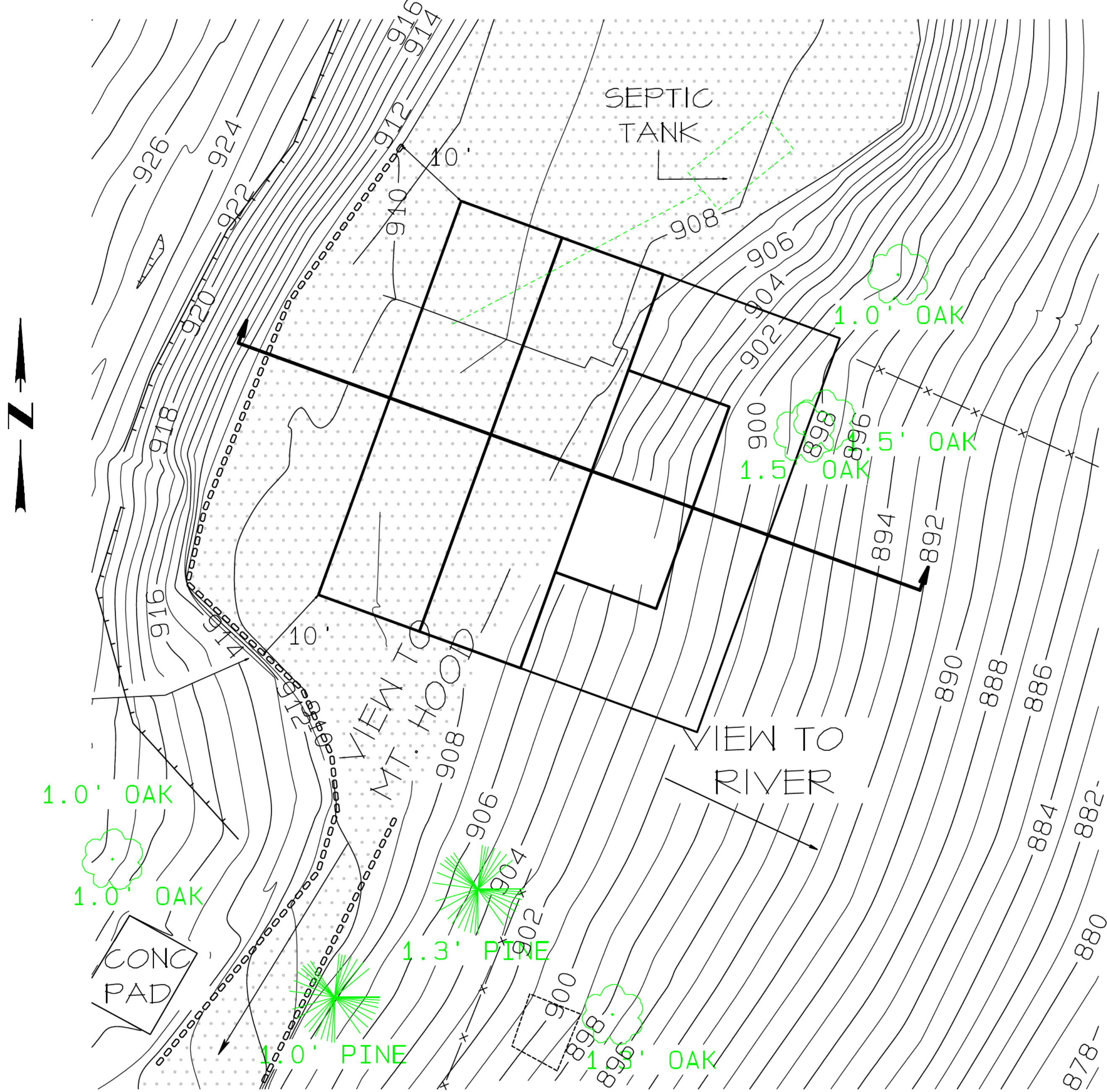


D-1

C1.00

PROPOSED HOUSE LOCATION 1 - PLAN & PROFILE

SCALE 1" = 10'-0" CONTOURS AT 1 FOOT INTERVALS



D-1

C1.00

PROPOSED HOUSE LOCATION 2 - PLAN & PROFILE

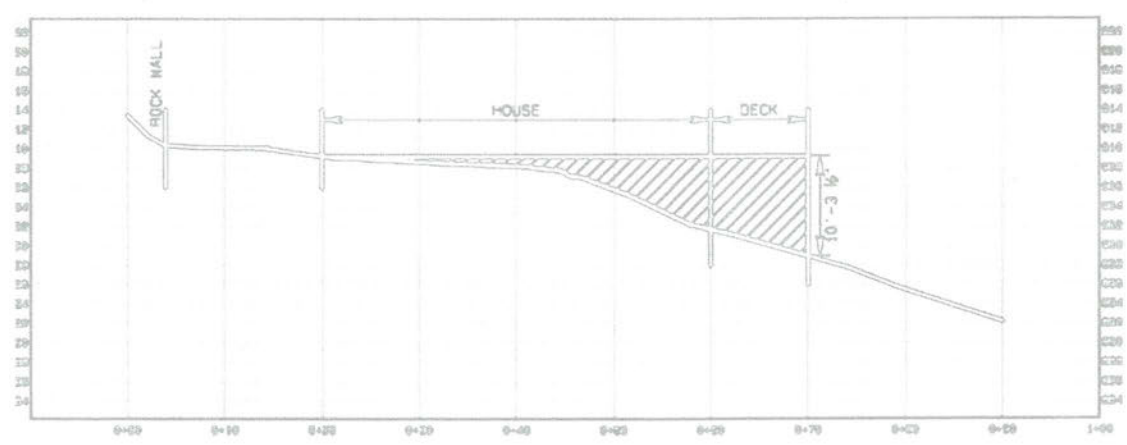
SCALE 1" = 10'-0" CONTOURS AT 1 FOOT INTERVALS

THIS LINE IS 1" LONG. IF THIS LINE IS NOT 1" LONG, ADJUST SCALE ACCORDINGLY

C:\2026\B092\26B092.pro

Deck Dimensions + Drawing

IN → shading



C26-0011 Development Review

Murphy

03113457000400
T3N, R11E, W.M.

-  SMA Ag
-  NSA Exterior Boundary
-  Taxlots
-  A-2: Small-Scale Ag

