



KLICKITAT COUNTY  
**BOARD OF COUNTY COMMISSIONERS**

205 S. COLUMBUS AVENUE, ROOM 103, MS-CH-04, GOLDENDALE WASHINGTON 98620 • FAX 509 773-6779 • VOICE 509 773-4612

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January 7, 2020

Krystyna U. Wolniakowski  
Executive Director  
Columbia River Gorge Commission  
PO Box 730  
White Salmon, WA 98672

Re: Urban Area Revision

Dear Director Wolniakowski,

The Board of County Commissioners responds to your questions, as follows:

1. Is an UAB revision being discussed for White Salmon, Bingen, Lyle, Wishram or Dallesport by June 30, 2023?

The Lyle Urban Area has been a topic of discussion for years.

2. If maybe or yes, then please explain the purpose of the application? More commercial development? More housing, and if so, what type—single or multiple family dwellings? Public facilities? Schools? Other? Is there be adequate public infrastructure to accommodate growth?

Klickitat County is responsible for the vitality and health of its citizens and the communities in which they live. Lyle is one of the unincorporated communities in Klickitat County and is a growing community with a demand for additional urban housing units in Lyle.

3. Is there a justification or demonstrable need that can be documented for the proposal to be considered (rising population trends, etc)

The fast paced growth of Lyle has been buoyed by three main factors: (1) increased housing prices in the Gorge areas causing a continual decrease in affordable housing; (2) increased tourism in the Gorge generally and (3) increased need for bedroom communities for the growing industrial and manufacturing based industries elsewhere in the Gorge. The ease of freeway transportation makes the commute to the Portland/Vancouver metropolitan area feasible.


The framework of the Scenic Area Act promotes urban uses and development within the 13 urban areas. Aside from the urban areas, development is limited and heavily regulated by the Act. Since its inception, there has been minimal development in the scenic area outside of the urban areas. Each urban area has a unique character and development trend. In Lyle, the urban character is mainly residential with limited amount of commercial and business use. Within the existing urban area boundary, the single biggest piece of undeveloped land is expected to remain undeveloped. This land area is commonly known as Lyle Point, which is a 54.3 prime waterfront acres fully stubbed with utilities for urban development. The 33 lots subdivision was approved in 1993. The Trust of Public Land eventually acquired all lots within this subdivision in 2002, and then subsequently transferred the ownership of Lyle Point to the Yakima Indian Nation. With the loss of over 50 acres of urban area and 33 home sites, the need for urban area revision has become more imperative.


4. What is the acreage that would be requested (keeping in mind that it would need to be “minor” as stated in the National Scenic Area Act), possible locations, and timelines for preparing such a request?


The Act defines minor revision as those boundary changes, which do not result in a substantial expansion of an Urban Area. The Board of County Commissioners do not view the Lyle boundary revision as a “substantial expansion”, rather as a rectification of the proper boundary of Lyle Urban Area.

Sincerely,

**BOARD OF COUNTY COMMISSIONERS**  
Klickitat County, Washington

  
\_\_\_\_\_  
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\_\_\_\_\_  
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\_\_\_\_\_  
Commissioner