



KLICKITAT COUNTY PLANNING DEPARTMENT

228 W. Main St., MS:-CH-17, Goldendale, Washington 98620
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MEMORANDUM NOTICE OF CONDITIONAL USE APPLICATION AND PRELIMINARY MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Under Canvas Columbia River Gorge Project

Date:	August 27, 2020
To:	Klickitat County: Board of Commissioners, Assessor, Building, Engineer, Environmental Health, Weed Control, and Prosecuting Attorney Rural Fire District #3 White Salmon Valley School District Public Utility District (Water/Waste & Engineering) Washington State Department of Transportation (Vancouver & Goldendale) Washington State Department of Ecology (Yakima Office and SEPA Register, electronic copy) Washington State Department of Fish & Wildlife Washington State Department of Natural Resources Washington State Office of Drinking Water Washington State Dept. of Archaeological & Historical Preservation Yakama Indian Nation Bureau of Indian Affairs United States Forest Service US Army Corps of Engineers Husum BZ Community Council Klickitat Land Preservation Fund Friends of the White Salmon River Interested Parties
From:	Lori Anderson, Associate Planner Klickitat County Planning Department
File No:	SEPA Review: SEP2020-21 Conditional Use Permit: CUP2020-13 Recreation Park Permit: RV2020-01 Binding Site Plan Application: BSP2020-03

Applicant:	Under Canvas, Inc. Caitlan Cullen, Manager of Real Estate 1172 Happy Ln Belgrade, MT 59714
Tax Parcel(s):	Portions of 04-10-1200-0021/01 and 04-10-1200-0021/00
Location:	Located between Husum and BZ Corner, east of State Hwy 141, the proposed project will be sited within Section 12, T4N, R10E and Section 7, T4N, R11E. The site would be accessed via Oak Ridge Road, a county road, and private easements across adjacent parcels.
Zoning Designation:	Resource Lands
Lead Agency:	Klickitat County Planning Department 228 West Main, MS-CH-17 Goldendale, WA 98620
Materials enclosed for review:	SEPA Checklist with Appendixes, Conditional Use Application, Recreation Park Application
Comment Deadline:	September 18, 2020

I. DESCRIPTION OF PROPOSAL

Under Canvas, Inc. is a private company that develops and operates outdoor luxury camping (“glamping”) camp sites. Under Canvas has acquired an interest in an approximately 118-acre of land in Husum. The proposed Under Canvas Columbia River Gorge Project proposes to maintain and manage the majority of the tract for long term forestry use in accordance with the Forest Management Plan. The remainder portion will be withdrawn from the current use taxation classification and dedicated to improvements for development. A Class IV-General Forest Practice Application will be obtained from WA State Department of Natural Resources.

The Project is to provide a seasonally operated, 95-tent luxury camping facility with individual canvas tents for sleeping quarters. Camping would be offered April through October (weather dependent). The tents would be a mix of standard safari-style structures using shared restroom facilities placed throughout the site and deluxe tents with en suite bathrooms. Tents would be equipped with wood-burning stoves for heat designed for use in such facilities, complete with spark arrestors and heat shields. No smoking, campfires, food, or cooking facilities would be permitted at individual tent locations. Guest tents would be supported by a central lobby including kitchen and dining area for guests as well as additional guest amenities. Guest tents may be taken down at the end of the season and placed into on-site storage, while the lobby tent would remain year-round. Maximum build-out of 95 guest tents is anticipated to be completed within 5 years of construction start.

The facilities to be included in the project include the following:

- 95 guest tents.
- Two communal bathroom facilities comprised of three or six bathroom units placed approximately 250 feet from tents without bathrooms.
- One lobby/check in tent adjacent to the commercial kitchen trailers that would provide food service with an approximate 4,500 sq. foot pad and 3,200 sq. foot interior.
- One tent for guest gatherings and sanctuary tents for spa services.
- Single service meals would be prepared and served onsite from the commercial kitchen and would only be offered to guests staying at the camp.
- Space for on-site activities such as volleyball, horseshoe pit, yoga deck and event platform.
- Americans with Disabilities Act (ADA) accessible parking spaces, camping tents and bathroom facilities.
- Two communal fire pits, started, maintained, monitored and extinguished by trained Under Canvas staff at all times.
- One laundry/housekeeping staging area for staffs use; along with staff and storage tents.
- Approximately 125 graveled parking spaces.
- On site fencing.
- Signage for camp locations and emergency access.

Golf carts operated by Under Canvas staff are used for staff circulation around the site. Circulation throughout the site would consist of a new vehicular entrance road accessing the main lobby and pedestrian/cart paths providing access to tents. Existing gravel and native surface logging roads within the property would be used for vehicular access. There would be no artificial landscaping, and on-site grading is minimized by fencing and controlled access.

Individual guest tents would not be wired for electricity, but the main lobby tent and the back-of-house facilities would be; solar lighting would be used along pedestrian and cart paths. Electrical is readily available in the adjacent right of way. Water would be provided to the project area via an on-site public water supply well, and sewer would be accommodated in a new on-site septic system.

II. DOCUMENTS SUBMITTED WITH THIS APPLICATION

- Critical Areas Report and Impact Analysis dated June 2020 prepared by ESA
- Traffic Access and Impact Study Memorandum dated June 8, 2020 prepared by DKA Associates
- Wildfire Mitigation Plan dated June 25, 2020 prepared by Washington Forestry Consultants, Inc.
- Forest Management Plan dated March 17, 2020 prepared by Washington Forestry Consultants, Inc.
- Under Canvas "Typical Structures" Plan Set prepared by Under Canvas
- Cultural Resource Report dated June 2020 prepared by ESA

Application materials including the documents listed above (with the exception of the cultural resources report) can be reviewed on the Klickitat County Planning Department website <http://klickitatcounty.org/272/Planning-Department> or can otherwise be obtained by contacting the Planning Department at (509) 773-5703 or planning@klickitatcounty.org.

III. APPLICATION REVIEW

The project as proposed requires a conditional use permit for the creation of the luxury camping facility through a recreational park permit and an associated binding site plan. Recreational park is defined as any tract of land that is divided into rental spaces under common ownership or management for the purpose of temporarily locating tents for recreational purposes. A public hearing on the conditional use permit application will be scheduled after the environmental review is completed. The date of the public hearing will be published in the local newspapers.

IV ENVIRONMENTAL REVIEW

Klickitat County has reviewed the proposed project for probable significant adverse environmental impacts and issued a Preliminary Mitigated Determination of Non-Significance for this project. Klickitat County has determined that the above described proposal, conducted in conformance with the applicable Klickitat County Codes and Ordinances, would not have a probable significant adverse impact on the environment, and an environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the Klickitat County Planning Department.

This is a preliminary determination. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by 5 pm on September 18, 2020.

IV. PROPOSED MITIGATION MEASURES

1. Any additional permits shall be secured from federal, state, or local permitting agencies prior to implementation of the proposal.
2. A Stormwater Plan prepared by an engineer licensed in the State of Washington shall be submitted for County review and acceptance prior to construction of the project. The Plan shall be in compliance with the WA Department of Ecology's (DOE) Stormwater Management Manual for Eastern Washington to control stormwater, erosion and sediment.
3. A Construction Stormwater General Permit shall be secured from DOE prior to starting ground disturbance activities. The applicant shall utilize Best Managements Practices (BMPs) found in the DOE's Stormwater Management Manual for Eastern Washington to prevent sediment laden runoff from leaving the construction site and flowing onto adjacent properties during grading and construction activities.
4. Clearing limits, easements, or required buffers should be staked and flagged in the field prior to construction activities. Source control BMP such as plastic covering, mulch, temporary seeding, and phased clearing should be used to control erosion during construction.
5. Construction vehicles shall be monitored for petroleum leaks. Spills shall be cleaned up

- immediately.
6. It is understood that all potable water will be from a permitted public water supply. A new well will be drilled on site. The applicant shall contact Washington State Department of Ecology to verify status of water right requirement and to obtain proper permitting, if applicable.
 7. Applicant shall work closely with a Washington State Licensed Septic Designer and Klickitat County Department of Environmental Health to identify minimum land area and best management practices as design parameters necessary for the protection of public health and groundwater quality.
 8. To minimize noise impacts, construction activities will be limited to daylight hours and all equipment will have sound-control devices. Noise levels shall not exceed those levels established by the Washington State Department of Ecology under WAC 173-60.
 9. Applicant shall follow recommendations from Klickitat County Public Works to provide adequate provision for access to the site. Roads serving the project shall meet ASSHTO or Washington State Department of Transportation (WSDOT) standards for a fire truck.
 10. The applicant shall comply with Klickitat County and/or WSDOT regulations regarding road requirements.
 11. Specific measures to reduce traffic impacts during the construction process shall be used. Measures will include signage, notifying local residents of the work, and compliance with any requirements of the Klickitat County Public Works and/or WSDOT.
 12. Applicant shall follow recommendations in the Critical Areas Assessment Report in order to minimize potential impacts to the identified critical areas in the project study area.
 13. The applicant shall maintain any offsite drainage that flows through the project site.
 14. A Cultural Resources Assessment was prepared by ESA. No significant cultural resources were found. Potential for an inadvertent discovery may occur during project implementation, if any previously unidentified cultural resource properties are encountered during construction, cease all construction and ground disturbing activities in the immediate vicinity of the cultural resource site pending evaluation by a qualified archaeologist in consultation with the Yakama Indian Nation and State Department of Archaeology and Historic Preservation to identify appropriate mitigation measures such as avoidance or scientific data recovery.
 15. Follow all protocols as developed by the Washington State Invasive Species Council for invasive plants and noxious weeds.
 16. The applicant shall comply with the Washington State Department of Ecology air quality requirements for air emissions.
 17. Watering or other dust-abatement measures will be used as needed to control fugitive dust generated and minimize wind erosion during construction. A water truck shall be maintained on site during construction.
 18. Structures, existing and proposed, shall comply with all applicable code requirements, including fire separation setbacks, as prescribed by the Washington State Building Code, RCW 19.27. Structures may be subject to a geotechnical analysis and/or engineered foundation, as site conditions warrant. Structures on fill shall require a compaction report, and may need further analysis by a geotechnical engineer.
 19. External lighting shall be directed away from adjacent properties and shall be shielded or downcast.
 20. Burn ban restrictions shall be observed. Outdoor burning of any type is not allowed during burn ban within Klickitat County Burn Ban Zone Three (3). When burn ban is in effect, warning signs shall be posted alerting guests of the ban. The applicant shall also implement applicable measures as detailed in the Wildfire Mitigation Plan to reduce

wildfire risk.

21. Washington State Department of Natural Resources (DNR) notes that the conversion aspects of the project will require a Forest Practices Application/Notification (FPA) and the commensurate Class IV-G application fee. The FPA should be approved prior to any felling and removal of timber, road construction, or general land clearing.

V. COMMENTS

Written comments, relating to the preliminary MDNS, may be submitted to the Klickitat County Planning Department by 5:00 pm on September 18, 2020. Comments can be emailed to planning@klickitatcounty.org, mailed to 228 W Main Street, MS-CH-17, Goldendale, WA 98620 or dropped off at 228 W Main Street, Goldendale, WA 98620.

Signed this 27th day of August, 2020.



Mo-chi Lindblad
Klickitat County Planning Director
SEPA Responsible Official