

KLICKITAT COUNTY PLANNING DEPARTMENT
WITHDRAWAL OF PRELIMINARY MITIGATED DETERMINATION OF NON-SIGNIFICANCE

SEP2020-21

Under Canvas Columbia River Gorge Project

NOTICE IS HEREBY given that the preliminary Mitigated Determination of Non-Significance (preliminary MDNS) issued on August 27, 2020 has been withdrawn by the Klickitat County SEPA Responsible Official, in accordance with WAC 197-11-340(3)(a)(ii) and WAC 197-11-390(2)(c). This decision was made after review of the submitted concerns/comments. The applicants had indicated that they desired to address these issues. A new SEPA threshold determination will be issued after review of the pertinent information.

Applicant: Under Canvas, Inc
Caitlan Cullen, Manager of Real Estate
1172 Happy Ln
Belgrade, MT 59714

Project Description: 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 The remainder portion will be withdrawn from the current use taxation classification and dedicated to improvements for development.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.

Location of Proposal: 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.

Application materials (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.

Dated this 20th day of October, 2020.

Mo-chi Lindblad
 Planning Director/SEPA Responsible Official
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