**MEMORANDUM**

NOTICE OF Conditional Use Application, Recreation Park, Binding Site Plan, and Mitigated Determination of Non-Significance

<table>
<thead>
<tr>
<th>Date:</th>
<th>May 25, 2023</th>
</tr>
</thead>
</table>
| To:       | Klickitat County: Board of Commissioners, Assessor, Building, Engineer, Environmental Health, Weed Control, and Prosecuting Attorney  
Rural Fire District #3  
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  
The Goldendale Sentinel  
Columbia Gorge News  
Husum BZ Corner Community Council |
| From:     | Lori Anderson, Associate Planner  
Klickitat County Planning Department |
| File No:  | Conditional Use Permit CUP2023-05  
SEPA SEP2023-10  
Binding Site Plan BSP2023-01  
Recreation Park RV2023-01 |
| Applicants: | Lane and Betsy Smith  
953 State Hwy 141  
White Salmon, WA 98672 |
<table>
<thead>
<tr>
<th>Property Owners:</th>
<th>Lane and Betsy Smith</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engineer:</td>
<td>Dustin Conroy</td>
</tr>
<tr>
<td>Tax Parcel:</td>
<td>04102515210200</td>
</tr>
<tr>
<td>Location:</td>
<td>Lot 2 SPL2015-21 located within Section 25, T4N, 10E; 17 Spring Creek Rd, White Salmon, WA (north side of Spring Creek Rd. approximately 1 mile from Husum).</td>
</tr>
<tr>
<td>Zoning Designation:</td>
<td>Resource Lands</td>
</tr>
</tbody>
</table>
| Lead Agency:        | Klickitat County Planning Department  
115 West Court St, MS-302  
Goldendale, WA 98620 |
| Materials enclosed for review: | Conditional Use Application, Mitigated Determination of Non-Significance with SEPA checklist, Draft Binding Site Plan, Recreation Park Application |
| Publish:            | May 31, 2023         |
| Comment Deadline:   | June 15, 2023        |
| Appeal Deadline:    | 5:00 PM, Thursday June 15, 2023 |

I. DESCRIPTION OF PROPOSAL

Proposal for the creation of the Spring Creek RV Ranch, a 30 stall Recreation Park located within an 8 acre area of a 29.21 acre parcel. The project includes an engineered onsite septic system and all 30 RV stalls will have direct access to a septic line as well as a general dumping station on site. A group “A” water system will be created through the WA State Department of Health in conjunction with the Klickitat County Environmental Health Department. Installation of electrical power hooks will be created for each of the 30 stalls and the power will be provided from the Klickitat County Public Utility District. There will be a 24’ by 40’ restroom-shower, laundry and office located onsite.

II. THRESHOLD DETERMINATION

Klickitat County has determined that the proposal does not have a probable significant impact of the environment. An environmental impact statement (EIS) is not required under RCW 43-21C.030(2)(c).

Consistent with the provisions of the Klickitat County Comprehensive Plan and Regulations, the following mitigation measures are required for this project:

1. Any additional permits shall be secured from federal, state, or local permitting agencies prior to implementation of the proposal.
2. The applicant shall implement best management practices (BMPs) during construction to prevent any soil from leaving the project site. To control erosion as a result of clearing, construction, or use, re-vegetate all disturbed areas.
3. Lighting shall have down shaded fixtures directed away from adjacent properties.
4. Have fire extinguishers and other fire suppression equipment onsite and readily available for use.
5. Watering or other dust-abatement measures will be used as needed to control fugitive dust generated during construction. A water truck shall be maintained on site during construction for dust suppression
6. Landscaping of the Recreation Park shall follow the landscaping plan as submitted with the application packet.
7. Provide sanitation facilities and potable water on site for employee and guest use. Method of wastewater system shall be approved by Klickitat County Environmental Health, and shall be in compliance with local and state requirements regulating water use and sanitation disposal.
8. Restroom and shower facilities shall comply with the Klickitat County: Recreational Parks Ordinance, Environmental Health regulations and applicable building codes.
9. Prior to operations, the applicant shall provide an evacuation plan in case of an emergency that anticipates the need to evacuate participants quickly.
10. A scaled detail or detail with measurements of the parking area(s) with aisles, width stalls, curve radii, designated ADA stalls, and direction of flow shall be submitted.
11. Since one-way roads are proposed, any roads constructed for access to the site shall have a running surface that is no less than 16 feet in width and have an unobstructed vertical clearance of not less than 13 feet 6 inches (See Standard drawing TS-1).
12. The roads access the site shall be constructed with a minimum of 0.75 ft. compacted thickness of "Base Course" (1-1/4" minus crushed rock) or "Pit Run" with 0.25 ft. compacted thickness of "Top Course" (5/8" minus crushed rock) placed as the wearing surface.
13. Any access roads that are modified or constructed, maximum fill slopes and ditch in-slopes shall not exceed 2 ft. horizontal to 1 ft. vertical (2:1). (See Standard drawing TS-1) Slopes steeper than 2:1 are not allowed.
14. The gradient for the access roads shall not exceed 12 percent unless alternative fire protection procedures are proposed and approved by the fire marshal.
15. Parking is required for the project and the stalls shall be placed outside of the flow path for traffic. The flow path is required to be a minimum of 16 ft.
16. A Commercial road approach permit and construction is required at the entrance to both of the proposed project accesses from Spring Creek Rd. The Commercial approaches shall have a paved apron (See Standard drawing TS-8).
17. Due to fire danger of parking on vegetation during dry conditions, the parking lot is required to have a minimum 6" gravel surface if permitted from May to October but Public Works recommends that 12" of gravel is used.
18. "One-Way" and "DO NOT ENTER" signs shall be installed at the appropriate locations of the access roads according to the Manual on Uniform Traffic Control Devices (MUTCD).
19. Designed to meet standards set by the Americans with Disability Act.
   a. The surface of the ADA access shall be a stable, firm and slip resistant hard surface (like cement or asphalt; crushed gravel is not considered to be a stable, firm surface).
b. Designated ADA parking spaces should be located nearest the destination point, such as restrooms and facility entrances and provide a hard surface path to the facility following the width requirements.

c. The number of accessible parking spaces shall be provided according to the number of total spaces: (example for every 25 spaces 1 ADA space is required up to 100 spaces) (see attached Figure 630. 1 for additional space requirements).

d. ADA parking space layout standards are shown on Standard Plan M-17.10-02.

20. The applicant is required to provide Public Works with the amount of estimated additional trips that the project site is going to create as well as the distribution of traffic. Depending on the estimated amount of traffic, a traffic study may be required.

21. A DNR Type "F" and Type "N" stream are shown crossing the parcel. Prior to the placement of a culvert in the typed stream, the applicant should contact Fish and Wildlife for requirements.

22. Over 10,000 sq ft of new impervious surface, (new roofs, roads, etc.) is added, then the applicant would be required to have a Storm Water Plan prepared by an Engineer licensed in the State of Washington submitted for County review and acceptance prior to plat approval. The report shall be in compliance with the Department of Ecology's Storm Water Management Manual for Eastern Washington. The Binding Site Plan will need to show the Auditors file number for the recorded Drainage Report once accepted by the County (For Drainage Details and Requirements See AF# _______)

23. Construction vehicles shall be monitored for petroleum leaks. Spills shall be cleaned up immediately. Cleanup materials shall be kept readily available on site, either at the equipment storage area or on the contractor's trucks.

24. Any offsite drainages that flow through the site shall be maintained by the property owners.

25. Follow all protocols as developed by the Washington State Invasive Species Council for invasive plants and noxious weeds.

26. All machinery that can be driven on public roads shall have sound attenuating devices to ensure legal operation on County and State travel corridors.

27. For machinery and operations that do not fall under the above mitigation measures, the proposal shall be consistent with the applicable noise limitations.

28. An Archaeological Inventory Survey for the Smith RV Project dated April 28, 2023 was prepared by Cultural Resources Consulting. The applicants shall follow the recommendations of this report.

29. 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.
III. COMMENTS & APPEALS

Written comments must be submitted to the Klickitat County Planning Department by 5:00 pm on June 15, 2023. Comments can be emailed to loria@klickitatcounty.org or mailed to 115 West Court Street, #302, Goldendale, WA 98620 or dropped off at 115 West Court St, Suite 301, Goldendale, WA 98620.

Per the Klickitat County Environmental Ordinance #121084, as amended, any agency or person may appeal this MDNS to the Board of County Commissioners, who would then hold a public hearing. Appeals shall clearly state the reason for appeal. Appeals shall not be deemed complete without payment of the appeal fee applicable to current fee schedule, payable to Klickitat County Planning Department. Appeals must be filed with the Klickitat County Auditor by 5:00 pm on Thursday June 15, 2023.

Written comments relating to the conditional use application will be accepted until the time of a public hearing on the proposal. A public hearing before the Klickitat County Board of Adjustment is tentatively set on August 7, 2023. A Notice of Public Hearing will be published in the local newspaper.

Signed this 25th day of May, 2023

Mo-chi Lindblad
Klickitat County Planning Director
SEPA Responsible Official
REQUEST FOR APPEAL OF RESPONSIBLE OFFICIAL'S ACTION

DATE:

TO: Klickitat County Board of Commissioners

RE: S.E.P.A. Threshold Determination No. SEPA 2023-10

I hereby appeal the above decision by the Klickitat County Responsible Official for the following environmental reasons:

Signature

Date
April 28, 2023

Klickitat County Planning Dept:

Attached please find our application for a Conditional Use Permit to construct an RV park on part of our farm near Husum. In the 50 plus years we’ve been here, the thought of converting some of the farmland to an RV park has been discussed and we’ve decided that it would actually be a great asset to this area. The White Salmon River valley has only two established RV parks, one at Bingen and the other Trout Lake. Over the last 20 years, RV ownership has increased by 65% and since the pandemic, has grown even more. According to the Mt. Adams Chamber, inquiries regarding RV parks has outpaced our ability to provide visitors with a spot to stay and explore our area. So, in converting 8 acres of our 150 acre farm, it seems to be in concert with the requirements for a Conditional Use Permit in that it will enhance tourism, provide local employment and add to our tax base, all of which are outcomes supported by the County Comprehensive Plan.

The RV park will have 30 RV sites large enough to accommodate all sizes of RVs and their vehicles. The access from Spring Creek Rd. will be one way in and one way out. We’re planning on constructing a 24’ x 44’ combination restroom/laundry/office and common space building. The site, as well as the restroom building will meet all ADA requirements per Klickitat County Recreation Park Standards. Formal landscaping is planned around the restroom building and more natural vegetation, trees and shrubs for the open/common areas. We would like to minimize hard surfaces throughout the park giving visitors more of a natural setting and open space.

All relevant Klickitat County departments (Environmental Health, Public Works, Building Department and Planning Department) are aware of our proposal as well as Klickitat County PUD. Dustin Conroy of Pioneer Surveying is our professional consultant and engineer. A completed professional cultural resources survey report has been completed and will be submitted to both the county and the state.

We look forward to working together on this project and are confident of its positive addition to the Husum area.

[Signature]

Lane and Betsy Smith
SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies
Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.
A. Background

Find help answering background questions

1. Name of proposed project, if applicable: Spring Creek RV Ranch

2. Name of applicant: Lane and Betsy Smith

3. Address and phone number of applicant and contact person: 953 Hwy 141, White Salmon, WA 98672

4. Date checklist prepared: 04/28/2023

5. Agency requesting checklist: Klickitat County Planning Department

6. Proposed timing or schedule (including phasing, if applicable): Summer and fall 2023

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Cultural Resources survey

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No

10. List any government approvals or permits that will be needed for your proposal, if known.

Klickitat County Conditional Use Permit, septic permits, private water system, building department for restroom building, road department for access from county road, Klickitat PUD
12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) Proposal is to establish an RV park on approximately 8 acres of an existing 29.21 acre site currently used for farming. Including 30 RV stalls with 24' by 44' restroom/laundry/office building

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. Tax parcel 04102515210200; Lot 2 SPL 2015-21; 25-4-10. Parcel is located on the north side of Spring Creek Rd. approximately 1 mile from Husum.
B. Environmental Elements

1. Earth [Find help answering earth questions]

a. General description of the site: Slightly rolling field approximately 8 acres in size. Currently used for farming (alfalfa).

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)? 6%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Underwood Soil Conservation Service describes it as Chemawa-Hood. No soils would be removed.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None known. This field has been successfully farmed for over 40 years with no indication of unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Minimal leveling of the site is anticipated due to its almost flat appearance where the RV park will be developed. Access road off of Spring Rd. will be graded and rocked to county specifications to include parking areas for RVs, restroom building and trenching required for underground utilities. No fill is anticipated.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe. None is anticipated as area is primarily flat and no erosion has been noted during previous farm work.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Restroom building is planned to be 24’ x 44’ with a 6’ porch along one long side; one 10’ x 10’ dumpster pad; two concrete ADA parking spaces, 5’
wide concrete walkway from restroom building to planned RV sites, 30’ in length. Percentage estimate of site is .05% acre

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. None anticipated for this proposal.
2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Some emissions (dust and exhaust) by construction equipment may occur during construction but are expected to be minimal.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known

c. Proposed measures to reduce or control emissions or other impacts to air, if any. None anticipated for this proposal.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Spring Creek runs parallel along the west line of the entire 29 acre site but is approximately 500-600' from the proposed RV park. There is a small unnamed wetland area (less than ½ ac) in the northeast corner of the entire 29 acre site but is not included within the proposed park area.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. Not for this proposal.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. No fill or dredge material is expected to be placed for removed.

4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known. None anticipated for this proposal.
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No discharge of waste materials is anticipated for this proposal.

b. Ground Water: Find help answering ground water questions

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known. Per RCW 90.44, a Well Water Group A TNC water system will be developed that will incorporate the Ground Water Exemption for the site. Usage is anticipated to be less than 5,000 gallons per day (per Klickitat County Public Health Dept).

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. Domestic sewage will be part of an on site septic system approved by the county health department. It is anticipated that there will be one septic tank, one drainfield and one reserve drainfield, size of yet to be designed. All 30 RV sites will have access to direct septic line and dumping station.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Any storm run off will collect and disperse through adjacent hay fields.

2. Could waste materials enter ground or surface waters? If so, generally describe. None is anticipated, however, if needed, a waste water disposal plan will be developed through local health department.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. This proposal does not alter or affect drainage patterns.
4. Plants Find help answering plants questions
   a. Check the types of vegetation found on the site:
      - ☒ deciduous tree: alder, maple, aspen, other
      - ☒ evergreen tree: fir, cedar, pine, other
      - ☐ shrubs
      - ☒ grass
      - ☒ pasture
      - ☐ crop or grain
      - ☐ orchards, vineyards, or other permanent crops.
      - ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
      - ☐ water plants: water lily, eelgrass, milfoil, other
      - ☐ other types of vegetation

   b. What kind and amount of vegetation will be removed or altered? None anticipated. Any sort of vegetation removed will be replanted and incorporated into a natural landscape.

   c. List threatened and endangered species known to be on or near the site. None known.

   d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. Formal landscape areas will be developed near restroom building. Other open areas will be landscaped with native trees, shrubs and grasses.

   e. List all noxious weeds and invasive species known to be on or near the site. None known.

5. Animals Find help answering animal questions
   a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

      Examples include:
      - Birds: hawk, heron, eagle, songbirds, other:
      - Mammals: deer, bear, elk, beaver, other:
      - Fish: bass, salmon, trout, herring, shellfish, other:

   b. List any threatened and endangered species known to be on or near the site. None known.

   c. Is the site part of a migration route? If so, explain. Not according to information available.
d. Proposed measures to preserve or enhance wildlife, if any. None required. Deer and elk are rarely on our open fields and tend to stay in adjacent wooded areas.

e. List any invasive animal species known to be on or near the site. None known.

6. Energy and Natural Resources [Find help answering energy and natural resource questions]
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electricity to site provided by Klickitat PUD which will serve RVs and restroom building.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Not anticipated. No solar projects known on adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any. None required for this proposal.

7. Environmental Health [Find help with answering environmental health questions]
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. No environmental health hazards are known on this site nor any anticipated through RV use.

1. Describe any known or possible contamination at the site from present or past uses. None known or anticipated. This field has been continuously farmed for at least 40 years. It is believed to have been in orchard in the 1920s.

   a. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. There are no known existing hazardous chemicals or conditions that should affect this project. There are no pipelines of any sort in the project vicinity.

   b. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. No toxic or hazardous chemicals will be stored, used or produced during construction or any time of the operating life of the project.
c. Describe special emergency services that might be required. None anticipated.

d. Proposed measures to reduce or control environmental health hazards, if any. None required for this project nor are any hazards anticipated. It is primarily recreational in use.
b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None. Spring Creek Rd is a lightly used county road.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)? Noise from construction equipment would be expected week days from 0800 to 1700. RV traffic is expected to be limited to entering and exiting the park.

3. Proposed measures to reduce or control noise impacts, if any. All equipment on site will have mufflers. No RV generators will be used after 10PM.

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Current use of the site is an alfalfa field. Adjacent properties consist of a mix of small farm plots, most with a residence attached. No affect is expected on their current/existing use.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? The acreage converted from current use of farming is estimated to be 8 acres out of an existing 29 ac site.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how? No affect is expected. Agricultural use of fields is seasonal with typical farm machinery involved. Area wooded parcels are only logged sporadically due to the extended duration of the maturity of the crop.

2. Describe any structures on the site. There are none currently.

c. Will any structures be demolished? if so, what? No structures will be demolished.
d. What is the current zoning classification of the site? Resource Lands.

e. What is the current comprehensive plan designation of the site? Resource Lands

f. If applicable, what is the current shoreline master program designation of the site? Unknown for this project.

g. Has any part of the site been classified as a critical area by the city or county? If so, specify. None known.

h. Approximately how many people would reside or work in the completed project? One anticipated whose duties would be primarily as a camp host.

i. Approximately how many people would the completed project displace? None

j. Proposed measures to avoid or reduce displacement impacts, if any. None.

k. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. This proposal will conform with all provisions of Conditional Use Permit.

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any. None anticipated. This proposal should enhance the local economy by exposing visitors to the area’s recreational features, restaurants, rafting businesses, etc.

9. Housing Find help answering housing questions

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. No full time housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high,
middle, or low-income housing. None

c. Proposed measures to reduce or control housing impacts, if any. None required for this project.
10. Aesthetics Find help answering aesthetics questions
   a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? One story restroom building (14’ high at peak).

   b. What views in the immediate vicinity would be altered or obstructed? No views will be altered or obstructed.

   c. Proposed measures to reduce or control aesthetic impacts, if any. No aesthetic impact is anticipated. A planned hedge row of trees by Spring Creek Rd will offer privacy to both the RV park and neighbors.

11. Light and Glare Find help answering light and glare questions
   a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Normal walkway and parking lighting will be added. No individual external lighting features will be allowed by RVs.

   b. Could light or glare from the finished project be a safety hazard or interfere with views? No light or glare is anticipated or will interfere with views.

   c. What existing off-site sources of light or glare may affect your proposal? None.

   d. Proposed measures to reduce or control light and glare impacts, if any. Only safety lighting will be used after 10PM.

12. Recreation Find help answering recreation questions
   a. What designated and informal recreational opportunities are in the immediate vicinity? National forest, White Salmon River, hiking, fishing, rafting.

   b. Would the proposed project displace any existing recreational uses? If so, describe. No existing recreational uses will be displaced by this proposal.
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any. Impact is expected to be positive.
13. Historic and Cultural Preservation

Find help answering historic and cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. Refer to Cultural Resources report 04/2023.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Refer to recent archaeological survey.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. Road approach permit to Spring Creek Rd. will be permitted through Klickitat County Public Works.

14. Transportation

Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Site fronts Spring Creek Rd. and is approximately ¾ mile from Highway 141.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Husum is approximately 1 mile south; some public transportation is offered through the county but not scheduled.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be
trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Peak months of traffic will be June, July and August. It is anticipated that the highest volume of RVs would be during that time and might entail as many as 15 arriving/departing daily. RV park statistics online describe occupancy at 51% for the entire year. There are no local statistics.
f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No.

g. Proposed measures to reduce or control transportation impacts, if any. None required.

15. Public Services Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. None anticipated. Rural fire department is located in Husum, 1 mile south.

b. Proposed measures to reduce or control direct impacts on public services, if any. Unknown.

16. Utilities Find help answering utilities questions

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. Private well (Group A TNC water system), septic system per Klickitat Public Health Dept and electricity provided by Klickitat PUD.

C. Signature Find help about who should sign

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signed: Lane Smith
SEPA Responsible Official

Type name of signee: Lane and Betsy Smith

Position and agency/organization: Owners

Date submitted: 4/28/2023
D. Supplemental sheet for nonproject actions

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   - Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   - Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

   - Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   - Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   - Proposed measures to avoid or reduce shoreline and land use impacts are:
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   - Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
KLICKITAT COUNTY PLANNING DEPARTMENT
115 West Court Street #302
Goldendale, WA 98620

[509] 773-5703
FAX [509] 773-6206

CONDITIONAL USE/EXCEPTION PERMIT APPLICATION

FILE No. __________

TO THE KLICKITAT COUNTY BOARD OF ADJUSTMENT, KLICKITAT, WA

WE, THE UNDERSIGNED, RESPECTFULLY MAKE APPLICATION FOR A CONDITIONAL USE/EXCEPTION PERMIT, UNDER PROVISIONS OF THE KLICKITAT COUNTY ZONING ORDINANCE TO:

_________Build a 30 space RV park on the south end of our farm near Husum. One new building planned and will be a 24' x 44' restroom/laundry/office building.

LEGAL DESCRIPTION OF PROPERTY (Tax Parcel No. Required):

______04102515210200

______Lot 2, SPL 2015-21; 25-4-10

COMMON DESCRIPTION OF PROPERTY LOCATION: (Detailed instructions to enable staff to find the site)

_________1/4 mile west on Spring Creek Rd. approximately ½ mile north of Husum on Hwy 141. Planned site is on the north side of Spring Creek Rd.

PHYSICAL ADDRESS OF PROPERTY INVOLVED:

_________nka Spring Creek Rd.

WATER SOURCE: ____________Private well, ____________Public, ____________Other
SEWER/ SEPTIC SOURCE: _________Private septic__________

ZONE IN WHICH PROPERTY IS LOCATED: ___Resource Lands

DIMENSION OR ACREAGE OF PARCEL: ___29 acres of which approximately 8 will be used for RV park________

CURRENT LAND USE OF THE SITE: ____________Agriculture, with two homes

CURRENT LAND USE TO THE

NORTH: _____Agricultural and residential________

SOUTH: _____Agricultural and residential________

EAST:

_____Residential___________________________

WEST:

___________________Wooded_____________________

APPROXIMATE NUMBER OF DAILY VEHICULAR TRIPS WHICH WOULD BE GENERATED BY THE USE.

_________________________________________ 30 at peak

time_____________________________________

List property owners within an area bounded by lines 300 feet from and parallel to the boundaries of your property or lot (including the width of all streets and alleys in such area):

<table>
<thead>
<tr>
<th>Name</th>
<th>Mailing Address</th>
<th>Legal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See attached list
NOTE: Attach a site plan of the property proposed for conditional use/exception showing the location of all existing and future buildings and uses including roads and utilities. Also, include the area bounded by lines 300 feet from and parallel to the boundaries of your property or lot. A copy of the Assessor's map indicating adjacent landowners is also required.

THE APPLICATION(S) HEREBY CERTIFY THAT ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS IN ANY EXHIBITS AND SITE PLANS TRANSMITTED HEREWITH ARE TRUE; AND THE APPLICANT(S) ACKNOWLEDGE THAT ANY PERMIT ISSUED ON THIS APPLICATION MAY BE REVOKED IF IT DEVELOPS THAT ANY SUCH STATEMENTS ARE FALSE.

DATED THIS 1ST DAY OF May, 2023

Signature(s) of Applicant(s)

________________________________________________________
953 Hwy 141, White Salmon WA 98672
(Mailing Address)

541-520-2801
(Telephone No.)

lanesmith@gorge.net
Email address

Signature(s) of Landowner(s)

________________________________________________________
953 Hwy 141, White Salmon, WA 98672
(Mailing Address)

541-520-2801
(Telephone No.)

lanesmith@gorge.net
Email Address

If your property is located in the National Scenic Area, the Columbia River Gorge Commission requires you to comply with all National Scenic Area regulations. They can be contacted at 509 493-3323.
PROCEDURE FOR PROCESSING CONDITIONAL USE PERMIT

A conditional use is a specific type of use or activity that, although is not a preferred use in a zone, may be allowed subject to conditions for construction and/or operation.

The characteristics of proposed conditional uses shall be reviewed during the application and public hearing process to determine whether or not the development is appropriate and compatible in the particular location proposed and what, if any conditions are necessary to ensure compatibility.

A pre-application conference is required and shall precede the submittal of any project permit application. It may be required that an on-site visit be made prior to accepting the conditional use application.

Complete all portions of the attached application. If you have questions about any portion of the application, please contact the Planning Department. The Klickitat County Board of Adjustment generally meets the first Monday of each month. A complete application must be received by the Planning Department approximately six weeks prior to a hearing being scheduled (eight weeks prior if an environmental checklist is required). The required submittal dates may be verified by the Planning Department. A check in the amount of $500.00 must accompany the application form. This amount is set by ordinance and is non-refundable as it is used to cover costs incurred in processing applications.

The following information or materials are to be submitted with the application:

Site Plan map clearly showing the location of the project with respect to public streets and other parcels and development. The map shall include all properties within 300 feet of the subject parcel with names and addresses of landowners of those parcels. The map shall include:

1. Property lines
2. North arrow and scale
3. Lot dimensions
4. All existing and proposed public and private roads, driveway accesses and road right-of-ways and easements (access, utility, etc.), with dimensions and road names,
5. All major manmade or natural features
6. Proposed building location
7. Setback dimensions (distance from all existing and proposed structures to property lines.
8. Location of parking
9. Location and type of any existing or proposed exterior lighting to be placed on the site
10. Location of proposed landscape areas (include dimensions and area)
11. Areas of future development
12. Water features or wetlands, including but not limited to, lakes, ponds, year-round or seasonal streams, creeks, wetlands, gulley or natural drainage way, drainage ditches, etc.
Husum WA 98623
Brittany Olson Trustee
POB 180
Husum WA 98623

PBS Land Co
12909 SW 68th St. #430
Tigard OR 97223

Matt Mitchell
POB 164
Husum WA 98623
KLICKITAT COUNTY
RECREATION PARK APPLICATION

PARK NAME: __Spring Creek RV Ranch__________________________

PHYSICAL ADDRESS: nka Spring Creek Rd,________________________

LEGAL DESCRIPTION (Parcel No. Required) Lot 2, SPL 2015-21; 25-4-10
041025152102100 ____________________________________________________________________________

OWNER: _____Lane and Betsy Smith ________________________________

ADDRESS: ___953 Hwy 141, White Salmon, WA
98672 ____________________________________________________________

TELEPHONE: __541-520-2801 __________________ Email: __lanemsmith@gorge.net ____________________________

DEVELOPER: _____Owners _______________________________________

ADDRESS: ___953 Hwy 141, White Salmon, WA
98672 ____________________________________________________________

TELEPHONE: __541-520-2801 __________________ FAX: ________________

ENGINEER/SURVEYOR: _______Dustin Conroy Pioneer Surveying, ____________

ADDRESS: ___125 E Simcoe Dr., Goldendale WA
98620 ____________________________________________________________

TELEPHONE: __509-773-4945 __________________ FAX: ________________

COMPREHENSIVE PLAN DESIGNATION: _______Recreation Park___________

Date Received:
Date Accepted as Complete:
Application No.:
SEPA No.:
ZONING DESIGNATION: Resource

LANDS  
NUMBER OF ACRES INVOLVED: 8

NUMBER OF RV SITES: 30  NUMBER OF TENT OR TIPI SITES: 0

SIZE OF RECREATIONAL AREA: 2 acres

WATER SUPPLY: Private well

SEWAGE DISPOSAL: Private septic system

POWER SOURCE: Klickitat PUD

TELEPHONE SERVICE SOURCE: n/a

GARBAGE DISPOSAL: Republic Services

ACCESS ROAD(S): Spring Creek Rd.

NEW STRUCTURES PLANNED (Describe with square footage): Restroom/laundry/office building 24' x 44'

NUMBER OF PARKING SPACES PROPOSED: 30 RV sites with parking; ADA and transit parking at restroom building.

Is proposal within 300' of a river, stream or wetland? Small wetland located in northeast corner of site but well away from developed area of RV park.

What is the present land use and physical characteristics of the property and surrounding area?
Agricultural, woodlands and residential.

Please attach a list of all agencies and individuals, and their mailing address that have recorded easements that are in effect on the project site. Attached

Please attach a list of all owners, and their mailing addresses of property within an area bounded by lines 300 ft from and parallels to the boundaries of this project. Attached

Attached a proposed binding site plan drawing at a scale of not less than one (1) inch equal to two hundred (200) feet, showing the 12 items on Attachment A. Attached

The applicant(s) hereby certify that all of the above statements and the statements in any exhibits are true, and the applicant(s) acknowledge that any action taken on this application may be revoked if it develops that any such statements are false.

DATED THIS 1 DAY OF May, 2023

Signature(s) of Applicant(s)
If your property is located in the National Scenic Area, the Columbia River Gorge Commission requires you to comply with all National Scenic Area regulations. They can be contacted at 503-493-3323.
Each application for site plan review shall contain the following information in clear and intelligible form:

(1) the title and location of the proposed development, together with the names, addresses and telephone numbers of the record owner or owners of the land and of the application, and, if applicable, the names, addresses and telephone numbers of any architect, planner, surveyor, designer, engineer or other person(s) responsible for the preparation of the plan, and of any authorized representative of the applicant;

(2) the proposed use or uses of the land and buildings;

(3) a site plan drawing or drawings at a scale of not less than one (1) inch equal to two hundred (200) feet, unless otherwise approved by the county engineer, which shall include or show:

a) the location of all existing and proposed structures, including but not limited to buildings, fences, culverts, bridges, roads, railroads, and streets;

b) the boundaries of the property to be developed;

c) all areas, if any, to be preserved as buffers or dedicated to a public or private use for open space or public use under the provision of this Ordinance;

d) all existing and proposed easements;

e) the location of all existing utility structures and lines;

f) the existing and proposed water supply and sewage systems; adequacy of water and sewage disposal shall be evidenced by affirmative written statements of the county health officer;

g) all means of vehicular and pedestrian ingress and egress to and from the site and the size and location of driveways, streets, and roads;

h) the location and direction of flow of all drainage, streams or waterways when determined by the county engineer to be sufficient in representing the topography of the entire tract and surrounding area; and

i) where the county engineer determines that contour lines are necessary to describe the topography, such contour lines shall be included at intervals approved by the County Engineer.

4) the existing zoning district of the proposed development site and any other zoning district within three hundred (300) feet of the site; and

5) fire districts, if any, in which the proposed development will be located or any fire district which is contiguous to the proposed development.
KLICKITAT COUNTY
BINDING SITE PLAN APPLICATION

Site Plan Name: not yet determined

Tax Parcel No. 0410 2515 210200

Legal Description Lot 2, SPL 2015-21, 25-4-10

Owner: Lane/Betsy Smith
Address: 953 Hwy 1411, White Salmon WA 98672
Phone: 541-526-2201
Fax: 
E-Mail: betsy_smith@gorge.net

Representative: Same as above
Address: 
Phone: 
Fax: 
E-Mail: 

ZONING DESIGNATION: RL

COMPREHENSIVE PLAN DESIGNATION: Recreation Park, Resource Lands

Proposed Use or Uses of the land and buildings: RV park

Source of Water Supply: well

Source of Sewage Disposal: Septic

Is the proposal within 200 feet of a lake, river or stream: YES NO X
If Yes, identify: 

Proposed Access: Spring Creek Rd
We, the undersigned, hereby certify that we hold a vested interest in the said tract of land, that we give our consent for the proposed division of said property as shown:

Betsy Smith
Date 04/27/2023
Date 04/27/2023
Date

State of Washington

County of Klickitat

On this day personally appeared before me Betsy Smith & Lane Smith

to be known to be the individual described in and who executed the within and acknowledged to me that they signed the same as their free and voluntary act and deed for the purposes therein mentioned.

Given under my hand and official seal this 27th day of April, 2023

Kathy Holmes
Notary public in and for the State of Washington residing at 73 NE Estates, White Salmon, WA 98672

KATHY L HOLMES
Notary Public
State of Washington
Commission # 204350
My Comm. Expires Jan 26, 2026
Landscape Plan for Smith RV Park:

Native trees, shrubs and grasses will be planted in the open areas throughout the Recreation park. Formal or more intensive landscaping using native plants and flowers will be developed around the 24’ by 44’ restroom, office and laundry facility. A row of tree hedges will be planted along Spring Creek Road, to create privacy for the neighbor and guests. The landscaping plan hopes to minimize hard surfaces throughout the park, giving guests a more natural setting and open spaces.