

Rozalind Plumb

From: Sheri Bousquet <sheri@soul-essentials.com>
Sent: Wednesday, September 16, 2020 1:13 PM
To: Commissioner Thomas Montag; Commissioner Robert Connor; Commissioner Charles Virts
Cc: Rozalind Plumb
Subject: KCFD3 Responsibility to Comment
Attachments: Under Canvas Preliminary MDNS routing memo.pdf; KCFD3 SEPA preliminary threshold decision.docx; Fire Chief Letter to Klickitat County Planning pg 1.jpg; Fire Chief Letter to Klickitat County Planning pg 2.jpg

Klickitat County Fire District 3 Commissioners:
Tom Montag
Charles Virts
Bob Conner

Dear Commissioners,

All three of you have been elected by the tax paying citizens of Klickitat County Fire District 3 (KCFD3) to honor your duty to protect the citizens against increased fire risk to your service area. The taxpaying citizens of KCFD3 are relying on your ethical responsibility to hold up your end of this agreement as you serve as a KCFD3 Commissioner.

This letter is to inform you of a proposed glamping development in your fire district service area referred to as Columbia River Gorge Under Canvas development. Proposed to be located off Oak Ridge Road. Under Canvas has submitted a Conditional Use Permit to Klickitat County Planning Department and is currently in the comment period. Comment period ends 5 pm, September 18, 2020. You can find all Under Canvas' documents at this link: <http://klickitatcounty.org/1261/Under-Canvas> (Also See attached Under Canvas SEPA checklist, and Appendix C). All documents referring to KCFD3's role in evaluating Under Canvas' development plans.

It is clear KCFD3 is responsible to make comment to Klickitat County Planning in regard to Under Canvas' proposed Conditional Use Permit as listed in the, August 27, 2020 Memorandum titled Notice of Conditional Use Application and Preliminary Mitigated Determination of Non-significance sent out from Mo-chi Linblad. (See attached document). On this memorandum, KCFD3 is listed as Rural Fire District #3. As we all know (you should also be aware) that this titled Rural Fire District #3 is one in the same fire district as KCFD3. KCFD3 is absolutely listed as an agency to make comments. In the September KCFD3 agenda, the Chief reports, "Under Canvas Determination of Non-Significance provided by Klickitat County. KCFD3 has not been asked to comment further on the project." This is not true, KCFD3 is absolutely listed and asked to make comments. Again, ignoring that Klickitat County Planning referred to KCFD3 as Rural Fire District #3, is negligence on KCFD3 part to ethically do your job as a public entity and protect your tax paying citizens.

Prior to submitting their CUP application to Klickitat County Planning, Under Canvas has approached KCFD3 staff, specifically Chief Wes Long,. Chief Long has worked directly with Under Canvas, assisting to create fire risk mitigations for them. In July, 2020 (letter not dated) Chief Long, sent a letter to the Klickitat County Planning department on fire risks mitigations. (See Chief's letter to County Planning attached as two .JPG files) In his letter to the County, Chief Long casually mentions at the end of his letter, "Adjacent Properties in the Oak Ridge Road could potentially become a higher risk concern from a wildfire perspective." This is all the Chief stated to the County to bring attention to admitted higher fire risk danger to the local area regarding Under Canvas development. Is this an acceptable and appropriate action from your chief? These preemptive mitigated actions by your fire chief should be unacceptable considering all the wildfires currently endangering the entire US West coast. Recently White Salmon, WA Mayor has enacted a State of Emergency due to unhealthy air quality due to many significant wildfires in our area. What more does KCFD3 need to see our potential wildfire risk as an important priority, to step up and protect its citizens from impending fire risk to your service area?

I have written and certified a letter to KCFD3 pointing out in detail Under Canvas' statement that their proposed project would increase the fire risk rating in our area after development. Please read my letter attached so that you also will be

educated on the increased fire risk along with other emergency safety concerns that the fire district should have with Under Canvas proposed development. Main question you all should ask yourself is how can your fire chief respond to documents that are not yet created for his review? (See attached my letter to KCFD3).

Ignoring Klickitat County's distribution for KCFD3 to comment on Under Canvas Conditional Use Permit Application and Preliminary Mitigated Determination of Non-significance is ethically ignoring doing your job as an elected Fire District Commissioner to protect the tax paying citizens from increased fire and emergency safety risks imposed in to our community.

Now you all are fully informed on this project and it's time frame for County Planning comments. I trust Klickitat County Fire District 3 will provide comment to the Klickitat County Planning department regarding the increased wildfire risk that Under Canvas will cause if allowed to develop. Protect your tax paying citizens!

Sincerely,
Sheri Bousquet

0724 letter to
County



Klickitat County Fire District 3

200 Husum Street – P.O. Box 151 Husum, WA 98623 / 429 Snowden Road /
955 Snowden Road

(509) 493-2996 www.kcfd3.com

Lori Anderson

Klickitat County Planning Department
228 W. Main, MS: CH-17
Goldendale, WA 98620

Lori,

I was contacted via telephone this morning with a request from Under Canvas to provide a letter to your office regarding a site visit Fire District 3 made on June 16th, 2020.

I have tentatively reviewed Under Canvas' preliminary plans to utilize a portion of their property for a glamping retail facility on property located above Husum on Oak Ridge Road. During our site visit, which included Forest Health representatives from Washington State Department of Natural Resources, we were given a brief overview of the planned footprint area, road access to the side and a general description of their plan.

I have been provided examples of Emergency Plans and Wildfire Prevention Plans that Under Canvas has implemented at a few of their other facilities in other states. Further, I was provided a copy of their recently acquired Forest Health recommendations for the property.

Fire District 3 has not provided any official comment towards this project as we have not received a request from Klickitat County Planning. We have, however, provided a short list of our recommendations to Under Canvas verbally for consideration should they elect to pursue permitting in the future.

I provided Under Canvas with initial and informal recommendations to consider when submitting plans to Klickitat County. These points focused on concerns our agency sees regarding ongoing public safety. I fully explained to their representative that ultimate permitting for this project would not rest on Klickitat County Fire District 3 as Klickitat County is the authority having jurisdiction.

Some verbal considerations were shared on that day:

- A. Road structures would need to comply with Klickitat County private road requirements that include grade, width and enough turnarounds and for fire vehicles, EMS vehicles and law enforcement in order to have access during all times of the year. Inclement weather would be a natural condition.
- B. Address clearly posted on Oak Ridge Road with open access at all times to occupants of the facility.
- C. Consider positioning of yurts and facilities be within 150-200' of drive able surface for purposes of applying water from fire apparatus.
- D. Comply with recommended Forest Health Plans that include fuels reduction and breaks that would slow forward progression of a fire on all areas of the property with emphasis on the occupied areas.
- E. Use of the natural pond on the facility for fire water on site should be investigated to determine if permissible. However due to location and water level and proximity to existing road surface, drafting from the pond is not likely an option. Late summer water capacity, in gallons, has not been identified.
- F. Fire District 3 does not have authority to authorize open burning (campfires) during established burn ban periods.
- G. Working with the Building Department all applicable NFPA code requirements would apply related to occupancies.
- H. Working with Klickitat County Public Health, all food service rules would apply.
- I. We do not recommend mitigation of fire threat to include use of private fire suppression equipment beyond required fire extinguishers due to pre-requisite training required of staff.

During our site visit, I provided no written documentation of approval or denial. We provided no follow up documentation and expressed that once Klickitat County provides us with a comment period, we would then submit any comments applicable at that time.

Based on information provided to me, Under Canvas appears to have a minimal footprint planned for their property. I have no reason to believe that this project would be permitted without an Emergency Plan for which would be placed in our pre-plan books on apparatus the same as any other business or facility within our response area(s) of SW Fire. (City of Bingen, Bingen Point, City of White Salmon, and Fire District 3). Further, having seen plans from other Under Canvas' facilities, I am confident that they are able to put forth an Emergency Plan, specifically wildfire, that would dramatically reduce fuels on their property footprint. Adjacent properties in the Oak Ridge Road could potentially become a higher concern from a wildfire perspective.

Please do not hesitate to contact me for any questions you may have moving forward.

Kind Regards,


Wesley W. Long – Fire Chief.

September 11, 2020

Klickitat County Fire District 3
PO Box 151
Husum, WA 98623

SENT: Certified Mail

To Whom it May Concern:

Under Canvas has approached and worked directly with Klickitat County Fire District 3 prior to submitting their Condition Use Permit (CUP) application to Klickitat County Planning in order to develop a glamping facility in Klickitat County Fire District 3 service area. According to the memorandum titled, Notice of Conditional Use Application and Preliminary Mitigated Determination of Non-significance from Mo- chi Lindblad, dated August 27, 2020, KCFD3 is listed as an agency to make comment. KCFD3 is listed as Rural Fire District #3. Is this correct that these listed fire districts are one in the same public entity? Comment period ends September 18, 2020. I would like to know if Klickitat County Fire District 3 has made any public comments, nonpublic comments or letters to Klickitat County Planning regarding the preliminary mitigated determination of non-significance since Under Canvas officially submitted their completed CUP application?

I am bringing to KCFD3's attention, in Under Canvas' SEPA Environmental checklist it clearly states, "Wildfire protection would be the responsibility of Klickitat Fire District 3.", also stating, "Fire Wise Management Plan would be reviewed for comment by representatives of the Fire District #3 as part of the CUP process." According to Under Canvas' submitted CUP application to Klickitat County Planning, admittedly neither the Fire Wise Management Plan nor the Emergency Preparedness Plan for the Under Canvas Columbia River Gorge Project has yet been created for KCFD3 to review. To date, has KCFD3 received a Fire Wise Management Plan or the Emergency Preparedness Plan from Under Canvas for review since their CUP application has been submitted to Klickitat County Planning? If KCFD3 has not reviewed the above listed documents, KCFD3 should ethically comment to Klickitat County Planning that KCFD3 has not reviewed above stated documents. How can KCFD3 make safe fire risk assessments without reviewing necessary documents?

Also in Under Canvas' SEPA Environmental checklist submitted to the county, page 41, states, "As described above, the risk of wildfire on the parcel is Moderate to High (Moderate today and High after development of the project occurs)." KCFD3 is now informed again, Under Canvas project development, if permitted, WILL increase the fire risk in the KCFD3 service area. Today, as wildfires are currently engulfing the entire US west coast and state of emergencies being enacted, KCFD3 should put the concern of potential wildfire risk in our local forested area as high priority. Currently in this area the fire risk is at very high, meaning Under Canvas' development would put this area and surrounding areas at EXTREME risk of wildfire. KCFD3 has the responsibility to protect the citizens that live up on Oak Ridge and the surrounding areas. Does KCFD3 have an Emergency Evacuation Plan to get residence off the hill should a

fire start in that area? KCFD should ethically make comment to Klickitat County Planning on the increased fire risk Under Canvas development would bring to this immediate area where people have homes you are publically employed protect.

Currently there is not a reliable water source available in Under Canvas proposed development area to combat a wildfire. The site pond cannot be deemed a fire risk mitigation water resource for combating wildfire. Does the pond have water in it right now, (September 11, 2020) during high fire season? Or is this pond seasonally dried up? KCFD3 is aware of the water shortage fact in this area. I understand you have a plan in the works to put a water holding tank up on or near Oak Ridge Road to supply fire hydrants. Does your plan in any way involve the Under Canvas project? Has there been any communication between Klickitat County Fire District 3 and Under Canvas about developing a water source? KCFD3 should ethically make public comment to Klickitat County Planning regarding the shortage of water in the area available to combat a wildfire.

KCFD3 should be aware of the estimated potential increase of people in the KCFD3 service area to be at approximately 300 additional people at any given time during operational season, April through October. Under Canvas reports KCFD3 as currently an "underserved" fire department. Considering the decline in KCFD3 volunteers in the last 5 years, KCFD3 should ethically consider if your emergency response services can currently fulfill the needs of the local taxpayers, your customers, as well as adding hundreds of tourists daily. If KCFD3 has any concerns with the ability to provide emergency serves to your existing service area customers plus an additional 300 people a day, KCFD3 should ethically make public comment to Klickitat County Planning regarding this concern of lack of available emergency services response with increased population in KCFD3 service area. KCFD3 has responsibility and accountability to provide adequate emergency services to its existing service area taxpayers first.

KCFD3 has the responsibility, as a public entity, supported by taxpayer funds, to review the two identified documents listed above from Under Canvas prior to the comment period ending at 5 PM, September 18, 2020. Provided with adequate information and studies I am confident that Klickitat County Fire District 3 comments to Klickitat County Planning regarding Under Canvas Conditional Use Permit and Preliminary Mitigated Determination of Non-significance decision will reflect the highest level of professionalism and integrity. I am confident KCFD3 will do what is best for protection from fire risk and providing adequate emergency services to its current taxpaying customers first and foremost.

You may respond back to my questions either by email or in writing. Email address: Sheri@soul-essentials.com. Mailing address: PO Box 312, Husum, WA 98623

Sincerely,

Sheri Bousquet
KCFD3 Taxpaying Customer



KLICKITAT COUNTY PLANNING DEPARTMENT

228 W. Main St., MS:-CH-17, Goldendale, Washington 98620
 VOICE: 509-773-5703 1-800-765-7239 FAX: 509-773-6206

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 Management 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

From: Rozalind Plumb
Sent: Wednesday, September 23, 2020 1:57 PM
To: Sheri Bousquet
Subject: RE: KCFD3 Responsibility to Comment

Dear Mrs. Bousquet,

We have received your email dated September 16th 2020. We have already submitted additional SEPA comments and the Board will consider your letter at its next regular scheduled Board meeting to determine whether any further response is warranted.

Sincerely

Rozalind Plumb - District Secretary
Klickitat County Fire District 3
P.O. Box 151
200 Husum Street
Husum, WA 98623
509.493.2996
www.kcfd3.com

Any and all electronic communication associated with this email are subject to public disclosure - without warning or notice – according to Washington State Law. (RCW 42.56).

Sent from [Mail](#) for Windows 10

From: [Sheri Bousquet](#)
Sent: Wednesday, September 16, 2020 1:13 PM
To: [Commissioner Thomas Montag](#); [Commissioner Robert Connor](#); [Commissioner Charles Virts](#)
Cc: [Rozalind Plumb](#)
Subject: KCFD3 Responsibility to Comment

Klickitat County Fire District 3 Commissioners:
Tom Montag
Charles Virts
Bob Conner

Dear Commissioners,

All three of you have been elected by the tax paying citizens of Klickitat County Fire District 3 (KCFD3) to honor your duty to protect the citizens against increased fire risk to your service area. The taxpaying citizens of KCFD3 are relying on your ethical responsibility to hold up your end of this agreement as you serve as a KCFD3 Commissioner.

This letter is to inform you of a proposed glamping development in your fire district service area referred to as Columbia River Gorge Under Canvas development. Proposed to be located off Oak Ridge Road. Under Canvas has submitted a Conditional Use Permit to Klickitat County Planning Department and is currently in the comment period. Comment period ends 5 pm, September 18, 2020. You can find all

Rosalind Plumb

From: Rosalind Plumb
Sent: Thursday, October 8, 2020 2:40 PM
To: Jennifer McLean
Subject: FW: meeting link

From: Rosalind Plumb
Sent: Thursday, October 8, 2020 10:20 AM
To: Commissioner Thomas Montag <Commissionermontag@kcf3.com>; Commissioner Charles Virts <Commissionervirts@kcf3.com>; Commissioner Robert Connor <commissionerconnor@kcf3.com>; Wesley Long <chief@kcf3.com>; Jennifer McLean <admin@kcf3.com>; Deborah Olson <kesslerolson@gmail.com>; 'HMH' <melindaheindel9@gmail.com>; Eric Bosler <fireprevco@kcf3.com>
Subject: meeting link

Rosalind Plumb is inviting you to a scheduled Zoom meeting.

Topic: KCFD3 Business Meeting
Time: Oct 8, 2020 03:00 PM Pacific Time (US and Canada)
Every month on the Second Thu, until Dec 10, 2020, 3 occurrence(s)
Oct 8, 2020 03:00 PM
Nov 12, 2020 03:00 PM
Dec 10, 2020 03:00 PM

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly: <https://us02web.zoom.us/meeting/tZUrd-GoqzkrHNdfRAb2pDxvKQbNMCnVmDe/ics?icsToken=98tyKuGpqDsiGtGXsR-ERpwcBligWfTwmHpcgo1Zmg3EAXJDXSfulMlzMJxSM9bm>

Join Zoom Meeting

<https://us02web.zoom.us/j/81608052163?pwd=RDZTS1pwOXF4eDVOUkgzQmVpOXdyUT09>

Meeting ID: 816 0805 2163

Passcode: 778253

One tap mobile

+16699009128,,81608052163#,,,,,0#,,778253# US (San Jose)

+12532158782,,81608052163#,,,,,0#,,778253# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 816 0805 2163

Passcode: 778253

Find your local number: <https://us02web.zoom.us/j/kbTT6E0FDU>

From: Rozalind Plumb
Sent: Wednesday, September 23, 2020 1:57 PM
To: Sheri Bousquet
Subject: RE: KCFD3 Responsibility to Comment

Dear Mrs. Bousquet,

We have received your email dated September 16th 2020. We have already submitted additional SEPA comments and the Board will consider your letter at its next regular scheduled Board meeting to determine whether any further response is warranted.

Sincerely

Rozalind Plumb - District Secretary
Klickitat County Fire District 3
P.O. Box 151
200 Husum Street
Husum, WA 98623
[509.493.2996](tel:509.493.2996)
www.kcfd3.com

Any and all electronic communication associated with this email are subject to public disclosure - without warning or notice – according to Washington State Law. (RCW 42.56).

Sent from [Mail](#) for Windows 10

From: [Sheri Bousquet](#)
Sent: Wednesday, September 16, 2020 1:13 PM
To: [Commissioner Thomas Montag](#); [Commissioner Robert Connor](#); [Commissioner Charles Virts](#)
Cc: [Rozalind Plumb](#)
Subject: KCFD3 Responsibility to Comment

Klickitat County Fire District 3 Commissioners:
Tom Montag
Charles Virts
Bob Conner

Dear Commissioners,

All three of you have been elected by the tax paying citizens of Klickitat County Fire District 3 (KCFD3) to honor your duty to protect the citizens against increased fire risk to your service area. The taxpaying citizens of KCFD3 are relying on your ethical responsibility to hold up your end of this agreement as you serve as a KCFD3 Commissioner.

This letter is to inform you of a proposed glamping development in your fire district service area referred to as Columbia River Gorge Under Canvas development. Proposed to be located off Oak Ridge Road. Under Canvas has submitted a Conditional Use Permit to Klickitat County Planning Department and is currently in the comment period. Comment period ends 5 pm, September 18, 2020. You can find all

Under Canvas' documents at this link: <http://klickitatcounty.org/1261/Under-Canvas> (Also See attached Under Canvas SEPA checklist, and Appendix C). All documents referring to KCFD3's role in evaluating Under Canvas' development plans.

It is clear KCFD3 is responsible to make comment to Klickitat County Planning in regard to Under Canvas' proposed Conditional Use Permit as listed in the, August 27, 2020 Memorandum titled Notice of Conditional Use Application and Preliminary Mitigated Determination of Non-significance sent out from Mo-chi Linblad. (See attached document). On this memorandum, KCFD3 is listed as Rural Fire District #3. As we all know (you should also be aware) that this titled Rural Fire District #3 is one in the same fire district as KCFD3. KCFD3 is absolutely listed as an agency to make comments. In the September KCFD3 agenda, the Chief reports, "Under Canvas Determination of Non-Significance provided by Klickitat County. KCFD3 has not been asked to comment further on the project." This is not true, KCFD3 is absolutely listed and asked to make comments. Again, ignoring that Klickitat County Planning referred to KCFD3 as Rural Fire District #3, is negligence on KCFD3 part to ethically do your job as a public entity and protect your tax paying citizens.

Prior to submitting their CUP application to Klickitat County Planning, Under Canvas has approached KCFD3 staff, specifically Chief Wes Long,. Chief Long has worked directly with Under Canvas, assisting to create fire risk mitigations for them. In July, 2020 (letter not dated) Chief Long, sent a letter to the Klickitat County Planning department on fire risks mitigations. (See Chief's letter to County Planning attached as two .JPG files) In his letter to the County, Chief Long casually mentions at the end of his letter, "Adjacent Properties in the Oak Ridge Road could potentially become a higher risk concern from a wildfire perspective." This is all the Chief stated to the County to bring attention to admitted higher fire risk danger to the local area regarding Under Canvas development. Is this an acceptable and appropriate action from your chief? These preemptive mitigated actions by your fire chief should be unacceptable considering all the wildfires currently endangering the entire US West coast. Recently White Salmon, WA Mayor has enacted a State of Emergency due to unhealthy air quality due to many significant wildfires in our area. What more does KCFD3 need to see our potential wildfire risk as an important priority, to step up and protect its citizens from impending fire risk to your service area?

I have written and certified a letter to KCFD3 pointing out in detail Under Canvas' statement that their proposed project would increase the fire risk rating in our area after development. Please read my letter attached so that you also will be educated on the increased fire risk along with other emergency safety concerns that the fire district should have with Under Canvas proposed development. Main question you all should ask yourself is how can your fire chief respond to documents that are not yet created for his review? (See attached my letter to KCFD3).

Ignoring Klickitat County's distribution for KCFD3 to comment on Under Canvas Conditional Use Permit Application and Preliminary Mitigated Determination of Non-significance is ethically ignoring doing your job as an elected Fire District Commissioner to protect the tax paying citizens from increased fire and emergency safety risks imposed in to our community.

Now you all are fully informed on this project and it's time frame for County Planning comments. I trust Klickitat County Fire District 3 will provide comment to the Klickitat County Planning department regarding the increased wildfire risk that Under Canvas will cause if allowed to develop. Protect your tax paying citizens!

Sincerely,
Sheri Bousquet