



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

MITIGATED DETERMINATION OF NONSIGNIFICANCE

DATE:	June 3 rd , 2020
PROJECT NAME:	Rock Cove Hospitality Center (SEPA2020-01/SHOR2020-01)
APPLICANT	FDM Development, Zachary Pyle
DESCRIPTION OF PROPOSAL:	<p>Project action involving a mixed use hospitality development offering condo- and studio-sized units (available for nightly and weekly rental, totaling 48 available bedrooms) and a 15,000 square-foot commercial venue space (conceptual space planning of the commercial building consists of 5,000 open venue space, supported by 10,000 square feet of service, food preparation, and guest lounging area).</p> <p>The Applicant proposes a three-phased development, beginning with the condo-style units. Phase 2 will add the commercial venue space and restore waterside portions of the property for enhanced, publicly-accessible observation and enjoyment. Phase 3 completes the development with the studio-sized units.</p>
PROJECT LOCATION:	The site has no current address and is along SW Rock Creek Drive (Tax Parcels 02-07-01-0-0-1302, -1303, -1304), in the City of Stevenson, Skamania County, WA 98648.
CONTACT PERSON:	Zachary Pyle, FDM Development zpyle@fdmdevelopment.com • (210) 849-5592
LEAD AGENCY:	City of Stevenson, Washington
RESPONSIBLE OFFICIAL	Ben Shumaker, Community Development Director ben@ci.stevenson.wa.us • (509) 427-5970

Description of Proposal: A mixed use hospitality development adjacent to Rock Creek Cove on the former Hegewald Lumber Mill Site in Stevenson, WA. The project seeks to complement the existing tourism industry in Stevenson by offering condo- and studio-sized units available for nightly and weekly rental, totaling 48 available bedrooms. A 15,000 square-foot commercial venue space will anchor the development and provide wide views of Rock Creek Cove and the Columbia River Gorge. The conceptual space planning of the commercial building consists of 5,000 open venue space, supported by 10,000 square feet of service, food preparation, and guest lounging area. The development seeks to attract both local and regional visitors, with venue space available for weddings, company parties, family reunions, and corporate retreats.

The Applicant proposes a three-phased development, beginning with the condo-style units, operated by a single ownership group, similar to a hotel. Phase 2 will add the commercial venue space and restore waterside portions of the property for enhanced, publicly-accessible observation and enjoyment. Phase 3 completes the development with the studio-sized units, operated under the same ownership group as the remainder of the property.

A site-wide cultural resources survey, property geotechnical report, a preliminary habitat report, a conceptual site plan for all 3 phases, and conceptual building elevations for phase 1 are attached to the checklist and application materials.

Threshold Determination: The City of Stevenson, acting as lead agency for this proposal, has determined this proposal, as mitigated, will not have a probable significant adverse impact on the environment.

An environmental impact statement (EIS) 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 lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance.

The full checklist and materials can be found online at:

www.ci.stevenson.wa.us/planning-department/current-public-notice

Mitigation Measures: The following mitigation measures are required as a result of this review:

General

1. The design and construction of water connections, streets, street lights, stormwater drainage systems, and site grading and erosion control plans shall be in accordance with the City of Stevenson Engineering and Construction Standards.

Air Quality

2. Construction dust shall not become a nuisance to neighboring or down-wind properties; dust control shall comply with all applicable standards of the Southwest Washington Clean Air Agency (SWCAA), especially SWCAA 400-040. Contact SWCAA at 360-574-3058 for more information.

Critical Habitat Areas

3. Project construction shall not commence until authorization is obtained pursuant to the City of Stevenson Critical Areas Code.

Cultural Resources

4. If any item of possible archaeological interest (including human skeletal remains) is discovered on site during construction or site work, all the following steps shall occur:
 - a. Stop all work in the immediate area (initially allowing for a 100' buffer, this number may vary by circumstance) immediately.
 - b. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering.
 - c. Take reasonable steps to ensure the confidentiality of the discovery site.
 - d. Take reasonable steps to restrict access to the site of discovery.
 - e. Notify the City, DAHP, and Yakama, Nez Perce, Warm Springs, Umatilla, and Cowlitz tribes of the discovery.
 - f. A stop-work order will be issued.
 - g. The approval will be temporarily suspended.
 - h. All applicable state and federal permits shall be secured prior to commencement of the activities they regulate and as a condition for resumption of development activities.
 - i. Development activities may resume only upon receipt of City approval.
 - j. If the discovery includes human skeletal remains, the Skamania County Coroner and local law enforcement shall be notified in the most expeditious manner possible. The County Coroner will assume jurisdiction over the site and the human skeletal remains, and will make a determination of whether they are crime-related. If they are not, DAHP will take jurisdiction over the remains and report them to the appropriate parties. The State Physical Anthropologist will make a determination of whether the remains are Native American and report that finding to the affected parties. DAHP will handle all consultation with the affected parties as to the preservation, excavation, and disposition of the remains.

Erosion Control

5. A site-specific Stormwater Pollution Prevention plans shall be developed for each phase. Such plans shall comply with the City of Stevenson Engineering Standards and must be implemented prior to any clearing, grading, or construction. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW and WAC 173-201A, and is subject to enforcement action. Contact the Stevenson Public Works Department (509-427-5970) and Department of Ecology Water Quality/Watershed Resources Unit (360-407-6329) for more information.
6. Re-vegetation of disturbed areas is necessary to reduce wind and water erosion, and the propagation of weeds. All undeveloped disturbed areas shall be reseeded and landscaped in conformity with the City of Stevenson Zoning and Critical Areas codes and the Skamania County Shoreline Management Master Program.
7. A Construction Stormwater General Permit shall be obtained from Washington Department of Ecology for the grading of the site as necessary. A copy of the permit shall be provided to the City prior to the Pre-Construction Meeting. Contact 360-407-6329 for more information.

Geologic Hazards

8. The conclusions and recommendations of the January, 2020 geotechnical investigation shall be incorporated into the project plans and specifications.

Noise Abatement & Control

9. Construction shall occur within the hours of 7:00am and 10:00pm and according to the other noise control standards of SMC 8.08.

Shorelines Management

10. The project's various components shall apply for and obtain all appropriate approvals required under the City's Shoreline Management Program.

Stormwater

11. All stormwater management shall be provided on site of the development. A stormwater engineering report shall be provided meeting the requirements of the most current Puget Sound Stormwater Manual, as adopted by the Skamania County Stormwater Control Ordinance, Section 13.25.220A Quantity Control, dated January 26, 1994, or the latest edition, including any technical memorandum provided by the County that amends or clarifies the applicable sections of the ordinance.
12. All stormwater facilities located on-site shall be privately owned and maintained. Easements shall be recorded for facilities serving multiple lots. Facility maintenance plans shall be developed to clearly identify the frequency and scope of maintenance to be completed.

Transportation

13. Public/pedestrian access to the shoreline shall be completed in pursuant to the shoreline substantial development permit issued for this project.

Wastes & Hazardous Materials

14. This property is within a half mile of a known or suspected contaminated site. If contamination is currently known or observed during construction of this project, sampling of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily visible, or is revealed by sampling, Ecology must be notified. Contact the Department of Ecology Environmental Report Tracking System Coordinator's Southwest Regional Office (360-407-6300), for assistance and information about subsequent cleanup and to identify the type of testing that will be required.
15. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the Skamania County Environmental Health Department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the Skamania County Environmental Health Department (509-427-3900) and the Department of Ecology Solid Waste Management Division (360-407-6287) for more information.

16. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills should take precedence over other work on the site.

Comments on Threshold Determination: If you would like to comment on this Threshold Determination, your written comments should be sent to the address below by 5:00 PM on Wednesday, June 17th, 2020.

All comments on this proposal are to be directed to Ben Shumaker, Community Development Director, City Hall, 7121 E Loop Road, PO Box 371, Stevenson, Washington 98648 or ben@ci.stevenson.wa.us.