

SHORELINES PERMIT APPLICATION

Substantial Development, Timber Cutting, Conditional Uses, Variances



PO Box 371 Stevenson, Washington 98648

Phone: (509)427-5970 Fax: (509)427-8202

Request:

- Substantial Development
- Timber Cutting
- Conditional Use
- Variance

Applicant/Contact: Zachary Pyle

Mailing Address: 5101 NE 82nd Avenue, Suite 200, Vancouver, WA 98662

Phone: 360-529-0987

Fax: N/A

E-Mail Address (Optional): zpyle@fdmdevelopment.com

Property Owner: ERWIN L & K, LLC & OPH DBD, LLC &, RAWLINGS FAMILY INVESTMENTS, LLC

Mailing Address: 5101 NE 82nd Avenue, Suite 200, Vancouver, WA 98662

Phone: 360-529-0987

Fax: N/A

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Subject Property Address (Or Nearest Intersection): Rock Creek Dr

Tax Parcel Number: 02070100130200, 300, 400

Zoning: CR

Name of Affected Waterbody: Rock Creek Cove

Shoreline Designation: _____

Current Use: Vacant

Proposed Use: Hospitality

Brief Project Summary: This project seeks to develop a mixed-use hospitality center. The project will be developed in phases, consisting multi-room units (Phase 1), event space (Phase 2), and single-room/studio units (Phase 3). All units will be managed by a single operator and available for rent on nightly basis. The proposed hospitality orientation of the project takes full advantage of the water views and access by providing views of Rock Creek Cove and non-motorized boating access to the water utilizing an existing boat ramp.

Water Supply Source: City

Sewage Disposal Method: City

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC 18.04.

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

I/we hereby certify my/our awareness that application fees are non-refundable, there is no guarantee that a permit will be issued

Incomplete applications will not be accepted. • Please ensure that all submittals are included

Signature of Applicant: _____

Date: 02/05/2020

Signature of Property Owner: _____

Date: 02/05/2020

For Official Use Only:

Date Application Received 2/7/2020 • Date Application Complete _____



SUBMIT TO:
City Hall
7121 NE Loop Road

Shorelines Permit

Submittal Requirements

The following information is required for all Shoreline Permit Applications. Applications without the required information will not be accepted. Site plans are to be submitted on 8½"x11" or 11"x17" paper, and drawn to a standard engineering scale (e.g. 1"=10', 1"=20', ¼"=1', etc.).

- Application Fee** (Amount: \$1,000.00 Date: 2/7/2020 Receipt #: 2282)
- Completed and Signed Shorelines Permit Application**
- Any Associated Land Use and Building Permit Applications**
- Two (2) Complete Site Plan Proposals—Drawn to scale, showing the proposal site and all adjoining areas within 100 feet, and including the following:**
 - A Vicinity Map
 - A North Arrow
 - All property boundary lines and dimensions
 - The location and width of all public and private roads
 - The location and size of all existing structures, utility lines, easements, septic tanks and drainfields, wells, and other improvements
 - The location and extent of all proposed structures and/or uses
 - The location, species, and diameter of all significant trees
 - The location and description of all critical areas and buffers

The following information is required for Timber Cutting Permits. Timber cutting permits are related to selective commercial timber cutting where no more than thirty (30) percent of the merchantable timber is harvested, or clear-cutting necessary for the preparation of land for another use.

- Timber Cutting Permits**
 - A Report Prepared by a Professional Forester Documenting the Full Amount of Merchantable Timber Existing at the Time of Application, and the Amount of Timber Proposed for Cutting
 - A Description of Any Topography, Soil Conditions, or Silviculture Practices Necessary for Regeneration that May Render Selective Logging Ecologically Detrimental

The following information is required for Shoreline Conditional Use Permits. Conditional uses are those uses which either do not need a shoreline location or are considered unsuitable for siting within a particular shoreline environment. Such uses must:

- Cause no unreasonable adverse effects on the environment or other uses within the area;
- Not interfere with the public use of public shorelines;
- Have a design that is compatible with the shorelines environment in which it will be located; and
- Not be contrary to the goals, policy statements or general intent of the shoreline environments.

- Shoreline Conditional Use Permits**
 - A Narrative Explaining How the Proposal Meets the Four Criteria Above

Shorelines Permit

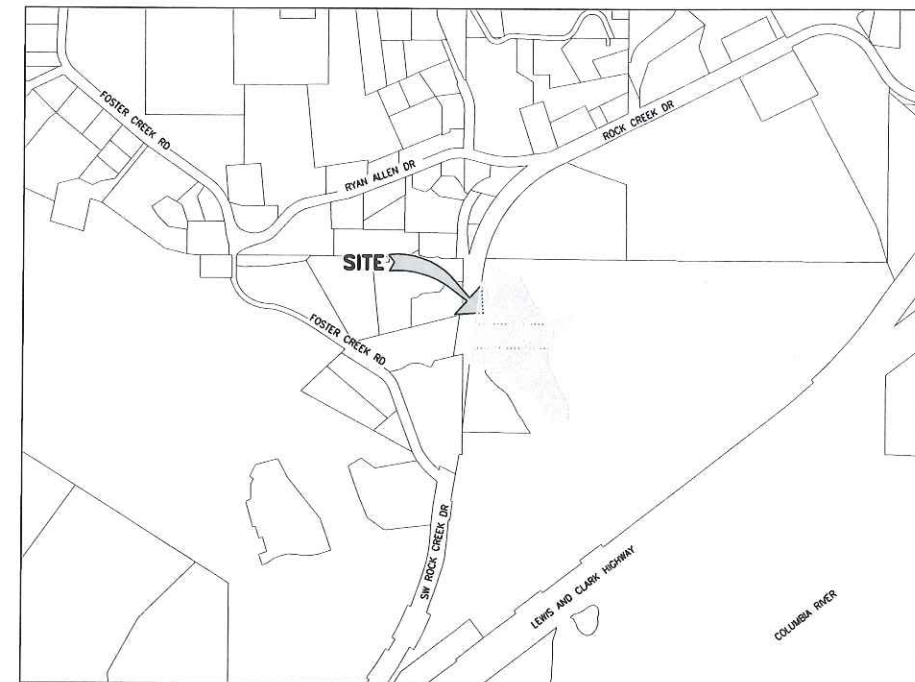
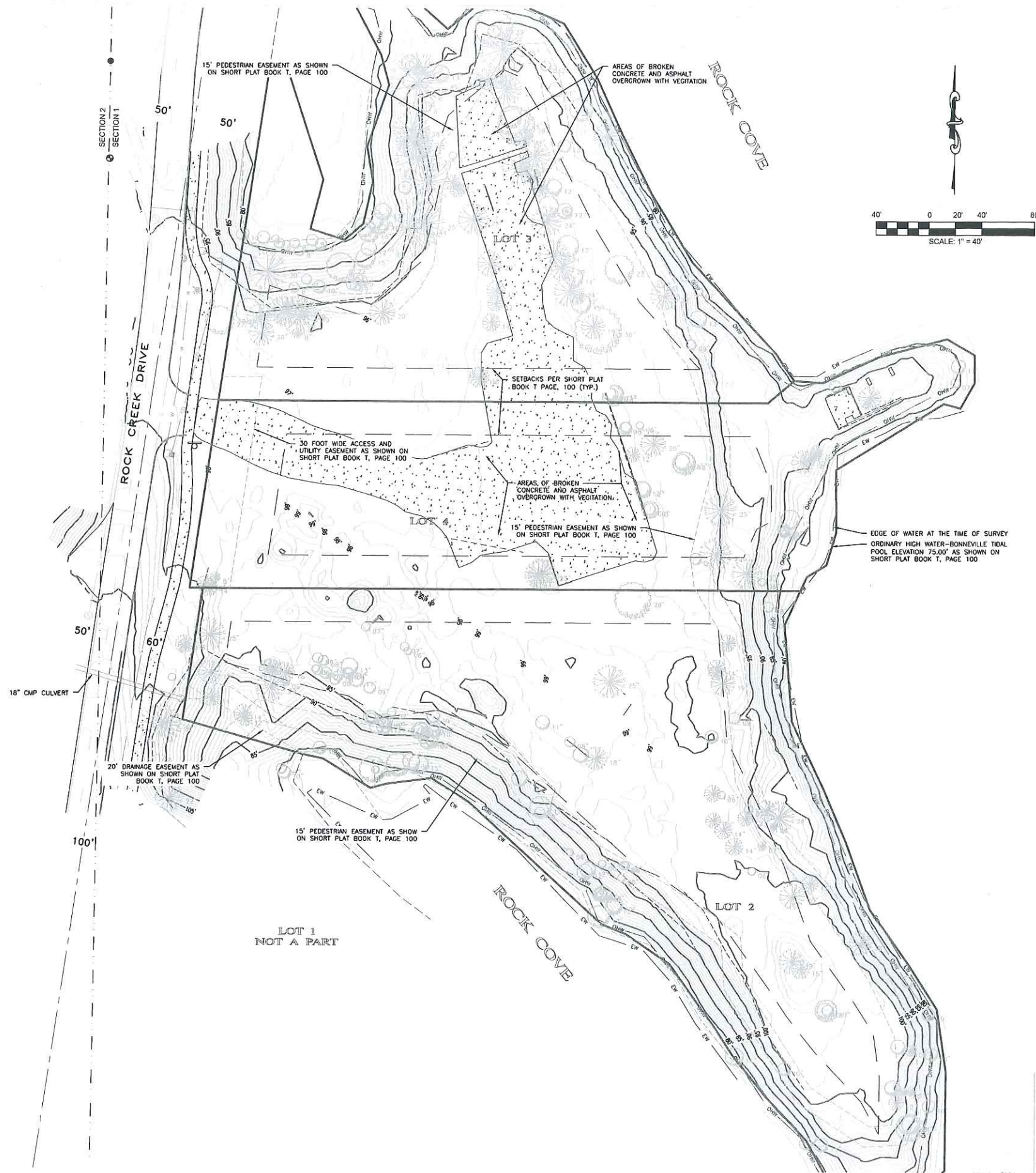
Submittal Requirements, Continued

The following information is required for Shoreline Variances. Variances deal with specific requirements of the Shoreline Management Master Program and their objective is to grant relief when there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the Shoreline Management Master Program. The property owner must show that if forced to comply with the provisions then no reasonable use of the property can be made. The fact that the property owner might make a greater profit by using the property in a manner contrary to the intent of the Shoreline Management Master Program is not a sufficient reason for variance. A variance will be granted only after the applicant can demonstrate the following:

- The hardship which serves as a basis for granting of variance is specifically related to the property of the applicant;
- The hardship results from the application of the requirements of the Act and the Shoreline Management Master Program and not from for example, deed restrictions or the applicant's own actions;
- The variance granted will be in harmony with the general purpose and intent of the Shoreline Management Master Program.
- Public welfare and interest will be preserved. If more harm will be done to the area by granting the variance than would be done to the applicant by denying it, the variance will be denied.

Shoreline Variances

- A Narrative Explaining How the Proposal Meets the Four Criteria Above
- A Financial Analysis Showing that No Reasonable Use of the Property Can be Made



LEGEND:

| | |
|-----|--------------------------------|
| --- | ROAD STRIPING |
| --- | FLOW LINE CURB |
| --- | STANDARD CURB |
| --- | EDGE OF PAVEMENT |
| --- | EDGE OF CONCRETE |
| --- | WALL-TOP |
| --- | WALL-TOE |
| --- | WATER |
| --- | DITCH FLOW LINE |
| --- | STORM SEWER |
| --- | GAS |
| --- | SANITARY SEWER |
| --- | EDGE OF WATER |
| --- | ORDINARY HIGH WATER LINE |
| --- | CENTERLINE |
| --- | RIGHT OF WAY |
| --- | BOUNDARY LINE |
| --- | LOT/PARCEL LINE |
| --- | EASEMENT |
| --- | SETBACK |
| --- | SECTION LINE |
| --- | CONCRETE HATCH |
| --- | MAJOR CONTOUR |
| --- | MINOR CONTOUR |
| --- | FOUND MONUMENT-ALUMINUM CAP |
| --- | FOUND MONUMENT-BRASS CAP |
| --- | FOUND MONUMENT - 5/8" IRON ROD |
| --- | SIGN |
| --- | SCHRUB/BUSH |
| --- | TREE - DECIDUOUS |
| --- | TREE - CONIFER |
| --- | SANITARY SEWER MANHOLE |
| --- | STORM CATCH BASIN |
| --- | STORM CULVERT |
| --- | FIRE HYDRANT |
| --- | WATER METER |

HORIZONTAL DATUM (BASIS OF BEARINGS):
PROJECT IS WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, SCALED TO GROUND AROUND CONTROL POINT #1 WITH A COMBINED SCALE FACTOR OF 1.00003427467. THE HORIZONTAL DATUM IS NAD83(2011) EPOCH 2010.00 BASED ON STATIC GPS OBSERVATIONS ON CONTROL POINT #1, PROCESSED THROUGH OPUS. UNITS ARE IN US SURVEY FEET.

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON STATIC GPS OBSERVATIONS ON POINT #1 PROCESSED THROUGH OPUS, USING GEOID 18.

SURVEY NOTES
THIS MAP DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY. PARCEL LINEWORK SHOWN IS FOR INFORMATIONAL PURPOSES ONLY.
OHW LINE WAS FIELD DETERMINED THROUGH A JOINT EFFORT BY ECOLOGICAL LAND SERVICES AND WASHINGTON DEPARTMENT OF ECOLOGY ON DECEMBER 30, 2019. FIELD SURVEY OF OHW FLAGS TOOK PLACE DEC. 30-31, 2019.

S&F Land Services

1725 N ROOSEVELT DR.
STE B, SEASIDE, OR 97138
(503) 738-3425

WWW.SFLANDS.COM
DATE: JAN 3, 2020
JOB NO.: 19-211-01
FIELD: AS
DRAWN: DJT
CHECKED: CCS
EMAIL: INFO@SFLANDS.COM

1921101_1 AND 1 OF 1
ROCK CREEK COVE
A PORTION OF TAX LOT 02-07-01-1300
SECTION 1, TOWNSHIP 4 NORTH,
RANGE 7 EAST, WILLAMETTE MERIDIAN,
SKAMANIA COUNTY, WASHINGTON

PLOTTED ON: 2024-11-11 12:43 PM
 PLOTTED BY: JENNIFER PINK
 REFINAME: E:\CAD DRAWING\2024\Rock Creek Cove\PLANS\C2.0 SITE PLAN.dwg



PROJECT SUMMARY

PHASE 1
 16 3-BEDROOM CONDO UNITS OPERATED AS HOTEL
 TOTAL 48 BEDROOMS
 TOTAL 32,950 SF
 PEDESTRIAN ACCESS TO NORTHERN PENINSULA
 COVERED FIRE PIT
 LANDSCAPE IMPROVEMENTS
 STORMWATER FACILITIES CONSTRUCTION
 MASS GRADING
 TYPE S BUFFER OFF-SITE MITIGATION
 BOUNDARY LINE ADJUSTMENT

PHASE 2
 15,000 SQ FT COMMERCIAL VENUE SPACE
 LANDSCAPE IMPROVEMENTS
 OBSERVATION AREA AND BOAT RAMP RESTORATION AND
 SAFETY IMPROVEMENTS

PHASE 3
 5 STUDIO RENTALS
 LANDSCAPE IMPROVEMENTS



ROCK CREEK COVE HOSPITALITY
 MASTER PLAN
 FDM DEVELOPMENT, INC.
 STEVENSON, WA

| ISSUE | DATE | PREPARED BY | DESCRIPTION |
|-------|------|-------------|-------------|
| | | | |
| | | | |
| | | | |
| | | | |

DESIGNED: Z. PYLE

SCALE
 0' 40' 80'

SHEET TITLE

SITE PLAN

SHEET
 C2.0

Receipt: 2282

02/07/2020

Acct #: 1175

COPY

City Of Stevenson

7121 E. Loop Rd.

PO Box 371

Stevenson, WA 98648-0371

(509) 427-5970

Receipting Vendor

Planning Fees

SEPA2020-01 Pyle 200.00

SHOR2020-01 Pyle 1,000.00

CAP2020-01 Pyle 200.00

Non Taxed Amt: 1,400.00

Total: 1,400.00

Chk: 10005 1,400.00

Ttl Tendered: 1,400.00

Change: 0.00

Issued By: Mary C.
02/07/2020 09:06:03

May 14, 2020

Project Name: Rock Creek Cove Hospitality

Re: Land Use Application Narrative

Dear Mr. Shumaker:

PROJECT APPLICATION SUMMARY

FDM Development (the Applicant) is proud to present the Rock Creek Cove Hospitality project: 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 water-side 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.

The project encompasses parcels 02070100130200, 02070100130300, and 02070100130400. The parcels make up 6.40 acres, all within the Commercial Recreation (CR) zoning designation. The following narrative addresses the proposed development within the context of the applicable City of Stevenson Municipal Code (SMC).

In addition to the Application Narrative, the Applicant has provided a preliminary site plan and several existing conditions studies to support the application.

COMPLIANCE WITH SMC 17.25

Commercial Recreation District Purpose

17.25.010: “Trade districts support development of a healthy, diversified economy and facilitate Stevenson to become the year-round recreation and tourist destination of the county and Central Gorge. The standards in this chapter are intended to enhance the vitality of the downtown core, improve our status as a tourist destination, and ensure that the local business community remains a healthy component of Stevenson's economy.”

17.25.020: “The commercial recreation district (CR) provides for the siting of facilities within Stevenson for the express purpose of expanding the tourism industry while adding to local citizens' opportunities for economic development. The establishment of the CR commercial recreation district is intended to enhance and diversify the business and tourism opportunities in Stevenson through development of commercial and other facilities that complement the natural and cultural attractions of the area without significant adverse effect to environmental features or to natural, cultural and historic resources and their settings.”

As noted in the project summary, this project fits squarely within the stated purpose of the Commercial Recreation Zone. The proposed development is a tourism-oriented destination that also provides added local benefits to the community in terms of water access, enjoyment, and venue operations. The project is located approximately 1 mile from the downtown core, which will allow for and encourage visitors to experience both downtown and the natural environment of Rock Creek Cove.

Uses

Utilizing Table 17.25.040-1, the following uses have been reviewed for compliance with the CR zone:

Overnight Lodging (Hotel): **Permitted**

Food Service: **Permitted**

Arts, Entertainment, and Recreation Uses (Public Assembly): **Permitted**

The project proposes to provide overnight lodging, operated as a hotel via condo- and studio-sized units. Food service and public assembly will support and anchor the overnight lodging. As stated within the code, those uses are permitted outright.

Multi-family Dwelling: **Conditional** and subject to review according to the density and parking requirements of the R3 multi-family residential district (see below)

Overnight Lodging (Vacation Rental Home): **Conditional**

Additionally, the Applicant will also demonstrate compliance with the zoning should the ownership group decide, at a later date, to convert any of the units to vacation rental units or multi-family residential (see the Compliance with 17.23 below). The Applicant understands that at the time of land use change, an additional Application for Improvement will be required.

Density and Dimensional Standards

Minimum Lot Area: 10,000 square feet

Maximum Lot Coverage: 35%

The project proposes a boundary line adjustment that will reduce the number of lots from three to two. The proposed lots are 99,400 square feet and 179,050 square feet, individually. Total coverage by building footprints is approximately 22,700 square feet in total, approximately 8% of total lot area. These requirements are met.

Maximum Building Height: 35 feet
Front Setback: 25 feet
Side, Street Setback: 20 feet
Side, Interior: 0 feet
Rear, Interior: 0 feet
Rear, Through Lot: 20 feet

The maximum height of Phase 1 buildings is 35 feet. Since the commercial building is only conceptual at this time, the Applicant accepts this as a continued condition of approval. Minimum setback from the public roadway is approximately 100 feet. The minimum distance between adjacent buildings (or clusters, in the case of the multiroom units) is 30 feet. These requirements are met.

Commercial Recreation Trade District Design

1. Buildings shall be appropriately scaled and compatible with their locations and surrounding environment, including adjacent buildings, landscaping, water bodies and other natural features.
2. Exterior building materials and finishes shall be compatible with the unique setting of the Columbia River Gorge. Preference should be given to nonglossy finishes and earthtone colors.

The proposed Phase 1 buildings are designed in the heavy timber craftsman style that complements existing design aesthetics in Stevenson. Phase 2 and 3 buildings will complement Phase 1 buildings, while moving to a slightly more modern aesthetic representative of the more commercial-specific use. Color tones and building materials will remain natural and nonglossy.

3. Outdoor storage shall be visually screened by landscaping, fences, walls or enclosures.
4. Refuse containers shall be fully enclosed and covered. Enclosures shall be constructed of materials compatible with the main structure.

Outdoor storage is not proposed for the site. A central garbage collection location will be screened with a masonry wall and a landscaped buffer around it.

5. Screening and buffering shall be provided between dissimilar uses to minimize negative impacts, such as those from noise, traffic, lighting and glare.
6. Screening and buffering shall be located along the perimeter of a lot or parcel.

The property's unique geography ensures that the development will not negatively impact adjacent parcels. Additionally, the minimum setback from road frontage is approximately 100 feet. Existing trees, a proposed berm around a stormwater pond, and ground covers will provide robust screening from the public roadway.

7. The location and number of access points to the site, their relationship to existing streets and traffic, the interior circulation patterns, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience.

8. Pedestrian sidewalks, pathways and access ways shall be located and constructed to minimize conflicts with vehicular traffic and natural hazards.

9. Safety crossings and adequate sight lines shall be provided at pathway intersections with roads.

The property's unique geometry minimizes options for public roadway access. However, within the parcel, pedestrian and vehicle circulation is clear and provides sufficient turnaround for emergency vehicles. Pedestrian pathways in the developed portion of the site will meet ADA requirements. Pedestrian crossings of driveways will be highlighted with painted striping. Lighting will be provided at both the pedestrian- and building-scale. Entryways, street lighting, and recreation areas will be lit to provide safe access throughout the development.

10. Roads, buildings and other structural improvements shall be located and designed to minimize grading and modification of existing landforms and natural characteristics.

11. Developments shall not contribute to the instability of a parcel or to adjoining lands.

The existing property is fairly flat and will be maintained as such. Additionally, setbacks required by the shoreline management plan and the geotechnical investigation report ensure that buildings will be located at a distance adequate to retain structural stability of the natural slopes.

12. Surface drainage systems shall be designed so as not to adversely affect neighboring properties, roads or water bodies.

Surface drainage is designed to capture and convey runoff from impervious surfaces to on-site stormwater facilities. These facilities will treat, detain, and discharge the runoff in accordance with the western Washington stormwater control regulations.

13. Developments within the designated shoreline areas of the CR district shall provide ample public visual and physical access to the water.

The development proposes restoring access to the shoreline area via sidewalks, viewing platforms, and a non-motorized boat launch.

COMPLIANCE WITH 17.23 - R3 DESIGN STANDARDS

As stated above, the ownership group would like to maintain the option to convert any of the hotel units to vacation rental units or multi-family residential at a later date, dependent upon market conditions. The Applicant understands that at the time of land use change, an additional Application for Improvement will be required. However, the Applicant would like to demonstrate alignment with the R3 design standards at this time in order to avoid concerns with residential design standards down the road.

R3 District Purpose

“To provide a corridor along Rock Creek Drive that would be aesthetically pleasing to residents and to visitors. To encourage attractive development along Rock Creek Drive that blends well with the existing topographic features and those structures of high quality in the area, such as the Rock Creek Center, Skamania Lodge and Columbia Gorge Interpretive Center.”

The project is located along the southern portion of Rock Creek Drive and provides patrons staying or living in the units to enjoy the nearby attractions. The units are designed in the heavy timber craftsman style that complements existing design aesthetics in Stevenson.

Natural Site Features, Site Grading, and Drainage

The proposed development fully utilizes the extensive shoreline along the property, giving each cluster of units a unique view of Rock Creek Cove and the gorge. Site design prioritized saving large evergreen trees on-site where feasible. Mass grading is minimized, and shoreline features will be left intact.

Building Design, Finish, and Roofline Variation

As mentioned above, the units are designed to reflect a heavy timber craftsman style, appropriate for the Rock Creek Cove subarea and Stevenson as a whole. The minimum distance between each cluster of units is 30 feet, approximately 45% of the combined building height and within 5% of building design guidelines. Site constraints from required shoreline and slope setbacks limit further separation of the closest clusters.

Proposed roofline variations conform to code design guidelines by inserting non-structural decorative heavy-timber frames and regular intervals along the building roofline.

On-Site Open Space and Landscape Requirements

Each unit contains a second-floor balcony space. Additionally, open space and walking paths, although within shoreline buffer locations, provide well over 4,000 square feet of open space required for 16 units. The minimum setback from road frontage is approximately 100 feet. Existing trees, a proposed berm around a stormwater pond, and ground covers will provide robust screening from the public roadway.

Parking and Loading Requirements

Residential structures: two spaces per dwelling unit plus one space for each room rented, except that one-bedroom dwelling units only require one space.

Each unit is provided two parking spaces, compliant with both residential structure standards, should the use be changed from hotel-operated use to privately-owned condos or vacation rentals.

Pedestrian Pathway, Outdoor Storage, and Lighting

Pedestrian pathways in the developed portion of the site will meet ADA requirements. Pedestrian crossings of driveways will be highlighted with painted striping.

Garbage collection is located within the development and will be screened from both the public roadway and the on-site points of interest by a masonry wall and landscaping.

Lighting will be provided at both the pedestrian- and building-scale. Entryways, street lighting, and recreation areas will be lit to provide safe access throughout the development.

Sincerely,
FDM Development, Inc.

Zachary Pyle, PE
Project Engineer, Development Manager

Attachments:

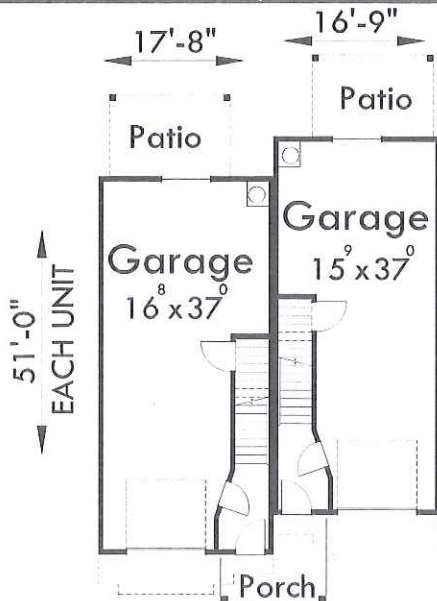
1. Existing Conditions Plan
2. Preliminary Site Plan
3. Conceptual Phase 1 Building Elevations
4. Geotechnical Investigation
5. Cultural Resources Study
6. Preliminary Critical Areas Assessment

Plan #F-540



END UNITS
 FIRST FLR. 54 sq. ft.
 SECOND FLR. 752 sq. ft.
 THIRD FLR. 715 sq. ft.
 TOTAL 1521 sq. ft.
 GARAGE 618 sq. ft.

MIDDLE UNITS
 FIRST FLR. 54 sq. ft.
 SECOND FLR. 692 sq. ft.
 THIRD FLR. 651 sq. ft.
 TOTAL 1397 sq. ft.
 GARAGE 583 sq. ft.



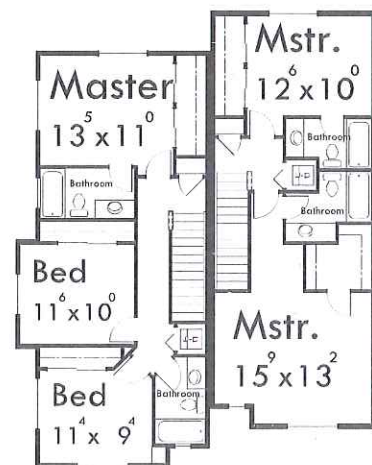
END UNITS MIDDLE UNITS

First floor



END UNITS MIDDLE UNITS

Second floor



END UNITS MIDDLE UNITS

Third floor