



# City of Stevenson

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To: City Council  
From: Leana Kinley, City Administrator  
RE: Rock Cove Hospitality Center Shoreline Substantial Development (SHOR2020-01)  
Meeting Date: June 18, 2020

## **Executive Summary:**

On March 27<sup>th</sup>, 2020 the City received a complete application from FDM Development 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”. City Council reviewed the application on May 21<sup>st</sup>, 2020 and set a date of June 18<sup>th</sup>, 2020 for a Public Hearing. The Planning Commission met on June 8<sup>th</sup>, 2020 to review the application and provide a recommendation to Council.

## **Overview of Items:**

The City Council established this date to hold a public hearing on the proposal because the estimated cost exceeds \$250,000. The Planning Commission reviewed this project at their public meeting on June 8<sup>th</sup>, 2020 and made a recommendation on points listed below:

- Condition 8 initially provided 7 years, or prior to occupancy of future phases, for all facilities for public access to be installed. This time frame is too long and the Planning Commission recommended a shorter time frame in the event only phase 1 is completed. The condition has been updated to 3 years.
- In conjunction with condition 8, they recommend public access be maintained between construction phases even if the accessible pathway is not constructed.
- Improved connectivity through the center of the property and having the pathway be more circulatory rather than an out and back pathway is recommended.
- Condition 14 currently requires a landscaping and/or screening plan to comply with the Restoration regulations of the Shoreline Management Master Program. The recommendation is to ensure the landscaping plan also mitigates the view of the property from the fairgrounds by lessening the intrusiveness of the buildings.
- Installation of interpretive signs about the historic uses be installed on the property.

The Council is asked to consider all relevant information available and evidence presented at the public hearing and either grant, conditionally grant, or deny the permit. Staff recommends conditionally granting the permit subject to the attached draft Shoreline Substantial Development Permit and associated conditions.

## **Action Needed:**

Draft motion: Move to adopt the Shoreline Substantial Development Permit (SHOR2020-01) as recommended by the Planning Commission based on its satisfactory compliance with the Skamania County Shoreline Management Master Program and SMC 18.08.