

# City of Oroville

1308 Ironwood, P.O. Box 2200, Oroville, Washington, 98844, (509) 476-2926, Fax (509) 476-9067

NOTICE OF APPLICATION FOR A ZONING CONDITIONAL USE PERMIT, SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT AND A CONDITIONAL USE PERMIT, FLOOD PLAIN DEVELOPMENT PERMIT, HIGHWAY ACCESS MANAGEMENT PERMIT, RIGHT OF WAY VACATION AND THE ISSUANCE OF A DETERMINATION OF NON-SIGNIFICANCE (DNS) UNDER SEPA AND PUBLIC HEARINGS ON THE MATTER

## Sonora Shores

### ORO CUP 10-1/ SDP 10-1/ SDP(cup) 10-2/ FDP 10-1/HAM 10-1

Official Date of Notice: March 25, 2010

**NOTICE IS HEREBY GIVEN THAT** Sonora Shores I, LLC and Sonora Shores II, LLC of Calgary, Alberta, Canada who are the owners of the below described property, filed applications and a petition on 1/7/2010 which were determined to be complete on 3/15/2010 for a zoning conditional use permit, a shoreline substantial development permit, a shoreline conditional use permit, a floodplain development permit, highway access management permit, boundary line adjustment, critical areas authorization and right of way vacation; and will at a later date file for the following related permits: Construction Permits (City of Oroville), HPA (WDFW), and a DNR Land Use Agreement (DNR) .

**Project Description:** Develop in five (5) phases an 85 unit multi-family complex; with related infrastructure and site amenities to include a public shoreline trail. A complete project description will be provided upon request.

**Proposal site:** 1803, 1815 and 1911 Main Street and 721 18<sup>th</sup> Avenue, Oroville, Washington on County Assessor's Parcel Numbers 2020030602, 2020030101, 2110100100 and 2020030900 in Section 28 of Township 40 N., Range 27 E. WM.

**Right of way sought vacated:** That portion of the north/south alley abutting Lots 5, 6, 7 and 8 in Block 3, Replat of Block 2, 3, 4, 7 & 8, Town of Oroville, as per the plat thereof recorded in Volume C of Plats, Page 23 records of the Auditor of Okanogan County, Washington together with a request to release of most of the easements retained in right of way vacation ordinances 246 and 258.

Said development is proposed to be within the shoreline jurisdiction of Okanogan River and/or its associated wetlands with portions in the Urban and Conservancy Environments and the in floodplain of the Okanogan River system and part of a Commercial Two Zoning District.

The lead agency for this proposal, which is the City of Oroville Planning Agency, has determined that it does 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 a review of a completed environmental checklist provided by the Applicant and other information on file with the lead agency.

This DNS has been issued under WAC 197-11-340(2); the lead agency will not act on this proposal until after 14 days from the official date of notice.

The public is invited to attain a party of record status to ensure notification of subsequent actions and/or have standing in an appeal of the final decision by providing written comment on the application or requesting a copy of the decision once made.

Hearings: The City of Oroville Planning Commission will hold an open record public hearing on the zoning conditional use application during their regularly scheduled April 21, 2010 meeting. This meeting is to begin at 4:30 p.m. in the Council Chamber Room, Oroville City Hall, you should consult the agenda as to what order the hearing is. Upon conclusion of the hearing the Planning Commission will make a recommendation to the City Council to approve, conditionally approve or deny the zoning conditional use permit application.

The City of Council of the City of Oroville will hold three (3) hearings on items related to or portions of the project during their regularly scheduled May 4, 2010 meeting. This meeting is to begin at 7:00 p.m. in the Council Chamber Room, Oroville City Hall, you should consult the agenda as to what order each of the hearing are.

The first hearing the City Council will hold is an open record hearing on the petition for right of way vacation. Upon conclusion of the hearing the City Council will make the final decision on the petition;

The second hearing the City Council will hold is an open record hearing on the shoreline conditional use permit application to develop a public trail in the Shoreline Conservancy environment. Upon conclusion of the hearing the City Council will make the final local decision on the application;

The third hearing the City Council will hold is closed record hearing (no new testimony) on the Planning Commission's recommendation on the zoning conditional use permit application. Upon conclusion of the hearing the City Council will make the final decision on the zoning conditional use permit application by accepting, modifying or rejecting the Planning Commission's recommendation.

The completed applications, SEPA Checklist, environmental support documents, drawings and related Municipal Codes are available for inspection and/or purchase during normal business hours at the Clerk's Office, City Hall, 1308 Ironwood, Oroville. Or by visiting the City's website at [www.oro-ville-wa.com](http://www.oro-ville-wa.com) and follow the Public Notice links.

Written comments on the each of the applications must be filed prior to or at each of the subject open record hearings to be part of the record. Any person may submit oral comments on the applications at the subject open record hearings. Any person desiring to express their views or to be notified of the action taken on this application should notify the undersigned responsible official at P.O. Box 2200, Oroville, WA 98844 at (509)476-2926 ext 15 or [cjohnson.oro-ville@nvinet.com](mailto:cjohnson.oro-ville@nvinet.com).

Dated this March 22, 2010

  
Christian D. Johnson, Permit Administrator

This notice is given pursuant to RCW 35.79.020 and Section 17.100.050 OMC, appeals of the administrator's decision on the application shall be in writing and filed with the Oroville Clerk's Office within five days of the written decision as provided by 7.11 OROSMP and appeals under SEPA shall be processed under Chapter 8.24 OMC and appeals of the final decision on this application may be filed by a party of record with standing in Okanogan County Superior Court within 21 days of issuance of the decision as provided by Chapter 36.70C RCW.