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CITY OF OROVILLE
LAND USE PERMIT APPLICATION COVER SHEET QUESTIONNAIRE

PROJECT TITLE: Sonora Shores

FILE ID #: _____

This application is for (check all that are relevant):

- Long Plat
- Long Plat Alteration
- Short Plat
- Planned Development
- Zoning Conditional Use Permit
- Zoning Variance
- Zoning Text Amendment
- Zoning Map Amendment

ALSO USE JARPA APPLICATION FOR FLOODPLAIN AND SHORELINE PROPOSALS

****For City Use****

APPLICATION FEES: _____ RECEIPT #: _____

DATE OF APPLICATION: _____ BY: _____

APPLICANT: Sonora Shores I, LLC & Sonora Shores II, LLC

Mailing Address: 158 Diamond Drive S.E.

Contact Person: Calgary, Alberta, T2J 7C7

Phone: 1-403-984-6196

ENGINEER / SURVEYOR OF RECORD: Tim Pecha PE/ Larry Kendrick PLS

Firm Name: NCW Land Surveying

Phone: 509-826-1763

Mailing Address: PO Box 3157 Omak, WA. 98841

OWNER OF PROPERTY: Same as applicant

Mailing Address: _____

Contact Person: _____ Phone: _____

GENERAL PROJECT INFORMATION:

This application is made pursuant to the following ordinance sections: Chapter 17.92

Description of the proposal – The proponent proposes to development 84 unit multifamily complex in the C2 zoning district - units to be subsequent divided into ownership through the Horizontal Regime Act and the Condominium Act – developed in 5 phases.

+ MANAGER

Description of the existing use(s) of the property: A structure is being constructed presently, as a motel, as well as a existing single family residence, and an existing RV park, are existing.

Description of the proposed use(s) of the property: The proposed project will consist of five three story multi-family buildings comprising a total of 84 separate units for future condominium division into fractional ownership. The phasing is being proposed as follows:

Phase 1 – twelve units (4 separate units each floor) -currently under construction

Phase 2 – twelve units (4 separate units each floor) -construction is anticipated to commence March, 2010 and be completed December, 2010. In addition a pool/hot tub amenities structure will be constructed on or around March, 2010

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Phase 3 – twenty four units (8 separate units each floor)- construction is anticipated to commence October, 2010 and be completed June, 2011. A trail will be constructed on the top of the river bank from the North limits of the project to the South limits of the project for public use.

Phase 4 – twenty four units (8 separate units each floor)- construction is anticipated to commence June, 2011 and be completed March, 2012.

Phase 5 – twelve units (4 separate units each floor)- construction is anticipated to commence March, 2012 and be completed December, 2012.

Required infrastructure for each phase will be constructed in total to ensure compliance with City code prior to the next phase commencing.

Each unit will be less than 35 feet in height as measured from existing ground to top of structure.

The completed project will consist of multi-family residences, for fee simple ownership and rentals on an individual unit basis by nightly, weekly and or monthly basis.

Street address of the site:721 18th Ave., 1803 and 1815 Main Street

Legal description of the subject property; See Attached.

Current land use designation for the subject property:

Zoning District: Commercial Two District (C-2)

Comprehensive Plan: Service Commercial

Flood Plain Zone: A7 base flood elevation 918

Shoreline Environment: Urban

Critical Areas: shoreline, riparian, floodplain, and aquifer recharge area, wetland

Are there existing relevant permits or approvals held to the subject property? If yes, state the permit number and issuing agency:

Presently one structure is under construction under permit #791.

Will the proposal effect the access to the property? If yes, please describe: The proposed project will improve access to the project by limiting access points off SR97 to only two points and a third will be constructed on 18th Street

Will the proposal require work within an existing public right-of-way? If yes, please describe: Upon the issuance of the proposed conditional use permit, sidewalks, access entries, and utility installation will be required.

Will the proposal require additions or changes to the water and/or sewer services? If yes, please describe: Additional water and sewer lines/services will be required for the new buildings construction.

Water service is provided by: City of Oroville

(If water service is not provided by the City, please attach evidence of adequate water supply as required by RCW 19.27.097)

NW Land Surveying, LLC

Land Use Planning

Legal Description

For

Sonora Shores I and Sonora Shores II

Parcel A

Lots 1, 2, 3, 4 and 5 and the Northerly 32 feet, as measured along the Easterly line of Main Street of Lot 6, and all of Lots 14, 15, 16 and 17, Block 3, Re-plat of Blocks 2, 3, 4, 7 and 8, Town of Oroville, as per Plat thereof recorded in Volume C of Plats, Page 23, Records of the Auditor of Okanogan County, Washington.

Parcel B

The Southerly 18 feet of Lot 6, as measured parallel to the common line thereof, and all of Lots 7 and 8, Block 3, Re-plat of Blocks 2, 3, 4, 7 and 8, Town of Oroville, as per Plat thereof Recorded in Book C of Plats, Page 23, Records of the Auditor of Okanogan County, Washington.

Parcel C

Lots 9 and 10, Block 3, Re-plat of Blocks 2, 3, 4, 7 and 8, in the Town of Oroville, according to Plat thereof Recorded in Volume C of Plats, Page 23, Records of Okanogan County, Washington.

Parcel D

Lots 1 through 13, inclusive, Block 10, of Grandview Addition to Oroville, as per Plat thereof Recorded in Volume G of Plats, Page 12, Records of Auditor of Okanogan County, Washington.

Together with those portions of vacated 19th Avenue (formerly Fifth Avenue) and vacated 20th Avenue (formerly Orchard Avenue), which would attach by law.

Situate in the County of Okanogan, State of Washington.

CONDITIONAL USE PERMIT SUPPLEMENTAL QUESTIONNAIRE

PROJECT TITLE: Sonora Shores CUP

FILE ID #: _____

The purpose of this questionnaire is for the applicant to point out specific attributes of their proposal. The information may also be included in support documentation, but are also to be included here for clarity.

1. Identify the specific use(s) that require the issuance of a conditional use permit:
To allow multi-family residences in Commercial Two (C-2) zoning.
2. Identify all existing and proposed activities and uses of the subject property:
Existing site is composed of an existing single family dwelling, a multi-family 12 unit structure under construction as a motel, an existing RV park, and a single wide manufactured home. The proposed project will consist of 84 multi-family units contained within 5 structures, and a manager's unit. Each will be three stories in height, not to exceed 35 feet high. The project will be a phased development also consisting of 5 phases and each will be designed to ensure each phase will stand alone in terms of required infrastructure. A trail system will be developed for public use to access the shoreline and also private system as shown on submitted plans. The 84 multi-family units will be developed for fee ownership and also for fractional ownership and for rental purposes on a nightly, weekly, and monthly basis.
3. Identify the likely positive and negative impacts the proposed project will have on adjacent and nearby properties:
This proposal will enhance and beautify the area when completed and landscaping has been proposed to also enhance the area.
4. Identify the most relevant proposed design and/or operational measures to reduce or control the possible negative effects the proposed project may have: Multi-family units are being proposed which will leave large open space areas and viewing of the river from street level. The proponents are also proposing a public trail system for the general public to access the shoreline, which will be dedicated to the City and this project will allow for safe access connection to SR 97 and 18th Street.
5. Identify how the proposed use is consistent with the purpose and intent of the subject zoning district:
The construction aspect of this project, being multi-family use, is more commercial in appearance and will promote local businesses and the land is zoned as Commercial Two (C-2) which states motels and hotels are outright uses. The units will be available for rental on a nightly, weekly, and monthly rentals, in the same manner as a motel/hotel. Recreational use is more suitable for Multi-family structures.
6. Identify how the proposed project advances and is consistent with the goals, policies and objectives of the City's Comprehensive Plan:

7. The comprehensive plan for the City of Oroville notes this land to be within the Service Commercial designation which has stated goals of tourist related facilities. As these condo units will be available on a nightly, weekly, and monthly basis, increased tourism should occur. In addition the trail system is a stated goal for the City of Oroville Comprehensive Plan.

At a minimum, attach a project site plan and conceptual facility layout.