



ROSARIO
Resort & Spa

ROSARIO RESORT REDEVELOPMENT

Phase 1

San Juan County, Washington

Planned Unit Development #1 Application

Land Use Permit Application (PUD)

Land Division Application (Long Subdivision)

Shoreline Permit Application (SDP, Conditional Use)



ROSARIO

Resort & Spa

Rosario Resort Redevelopment Phase 1

Planned Unit Development #1 Application

Table of Contents

Cover Letter

Tab A: Resort Core & Hilltop Redevelopment Planned Unit Development (PUD) Application

- A.1: San Juan County Land Use Application Form
- A.2: Resort Core & Hilltop PUD Application Checklist Submittal Matrix
- A.3: Rosario Resort Redevelopment Project Overview
- A.4: Rosario Resort Redevelopment Project SEPA Checklist

Tab B: Resort Core Land Division Approval Application

- B.1: San Juan County Land Division Application Form
- B.2: Rosario Resort Redevelopment Land Division Checklist Submittal Matrix
- B.3: Rosario Resort Redevelopment Land Division Overview

Tab C: Resort Core Shoreline Permit Application

- C.1: San Juan County Shoreline Permit Application Form
- C.2: Rosario Resort Redevelopment Shoreline Permit Application Checklist Submittal Matrix
- C.3: Rosario Resort Redevelopment Shoreline Development Overview

Tab D Application Exhibits

- D.1 Exhibit RR-1 = Site Plans
- D.2 Exhibit RR-2 = Preliminary Plat Drawings
- D.3 Exhibit RR-3 = Title Report
- D.4 Exhibit RR-4 = Draft Design and Development Standards and Guidelines
- D.5 Exhibit RR-5 = Stormwater Reports, Resort Core & Hilltop
- D.6 Exhibit RR-6 = Critical Areas Report
- D.7 Exhibit RR-7 = Consistency Analysis & SEPA Mitigation Report
- D.8 Exhibit RR-8 = Archeology Report
- D.9 Exhibit RR-9 = Concurrency Analysis
- D.10 Exhibit RR-10 = Employee Housing Rules of Conduct
- D.11 Exhibit RR-11 = 2007 Rosario Resort Master Plan on CD
- D.12 Exhibit RR-12 = 2006 Rosario Resort Master Plan FEIS on CD
- D.13 Exhibit RR-13 = Property Owners within 300 feet

Rosario Resort Redevelopment
Phase 1

Planned Unit Development #1 Application

Exhibit List

Exhibit RR 1. Rosario Resort Redevelopment Phase 1 Topical Site Plans, original 11 x 17 format, 20 sheets, GCH, 10/15/15

Exhibit RR 2. Rosario Point: A Preliminary Subdivision, Preliminary Plat Drawings, 5 Sheets, Islands Surveying Inc.

Exhibit RR 3. Rosario Resort Property Title Report

Exhibit RR 4. Rosario Resort Phase 1 Redevelopment: Design & Development Standards and Guidelines; original 11 x 17 format, 62 pages, GCH LLC. October 05, 2015.

Exhibit RR 5. Stormwater Site Plans:

RR-5a Rosario Resort Redevelopment Stormwater Site Plan (SSP), Hart Pacific Engineering, August 2015.

RR-5b Rosario Resort Hilltop Housing/Maintenances Stormwater Site Plan (SSP), Hart Pacific Engineering, August 2015.

Exhibit RR 6. CRITICAL AREAS SUMMARY REPORT For Rosario Resort and Spa Redevelopment 2015, Orcas Island, Washington. Rozewood Environmental, June 17, 2015. **Appendix 1:** Habitat Assessment Rosario Report, Aqua-Terr Systems, Inc., April 2015

Exhibit RR 7. Consistency Analysis and SEPA Mitigation, Rosario Resort Redevelopment Phase 1, Rosario Signal LLC, October 18, 2015

Exhibit RR 8. Cultural Resources Assessment and Management Recommendations for The Rosario Resort Master Plan Project Area, Orcas Island, San Juan County; Cascade Archaeological, November 21, 2014

Exhibit RR 9. Concurrency Analysis (date).

Exhibit RR-10. Hilltop Employee Housing Area; Rules of Conduct; Rosario Resort, Rosario Resort Management.

Exhibit RR-11. Rosario Resort Master Plan, San Juan County, May 2007, Submitted in electronic format (CD)

Exhibit RR 12. Rosario Resort Master Plan Final Environmental Impact Statement, Two Volumes, San Juan County, December 21, 2006. Submitted in electronic Format (CD)

Exhibit RR 13. List of Property Owners within 300 feet.

ROSARIO RESORT

PHASE 1 REDEVELOPMENT

SITE PLAN FOLIO



Project Name and Location:

Rosario Resort
Phase 1 Redevelopment
1400 Rosario Road
Eastsound, WA 98245

Project Owner:

Rosario Signal, LLC
1400 Rosario Road
Eastsound, WA 98245

Contact:

Mark Otto, Strandberg Construction
P.O. Box 319
Anacortes, Washington 98221
(360) 340-2685
mark@strandbergconstruction.com

Drawings Prepared by:

Robey Willis, GCH LLC
1607 Dexter Ave. North, Suite 3
Seattle, WA 98109
(206) 285 4422
rwillis@gchsite.com



JANUARY 14, 2016

SECTION 1

RESORT CORE



Note: The topical site plans in Section 1 cover the Resort Core area of the Rosario Resort Redevelopment Proposal.

RESORT CORE - PHASE 1 REDEVELOPMENT



DRAFT

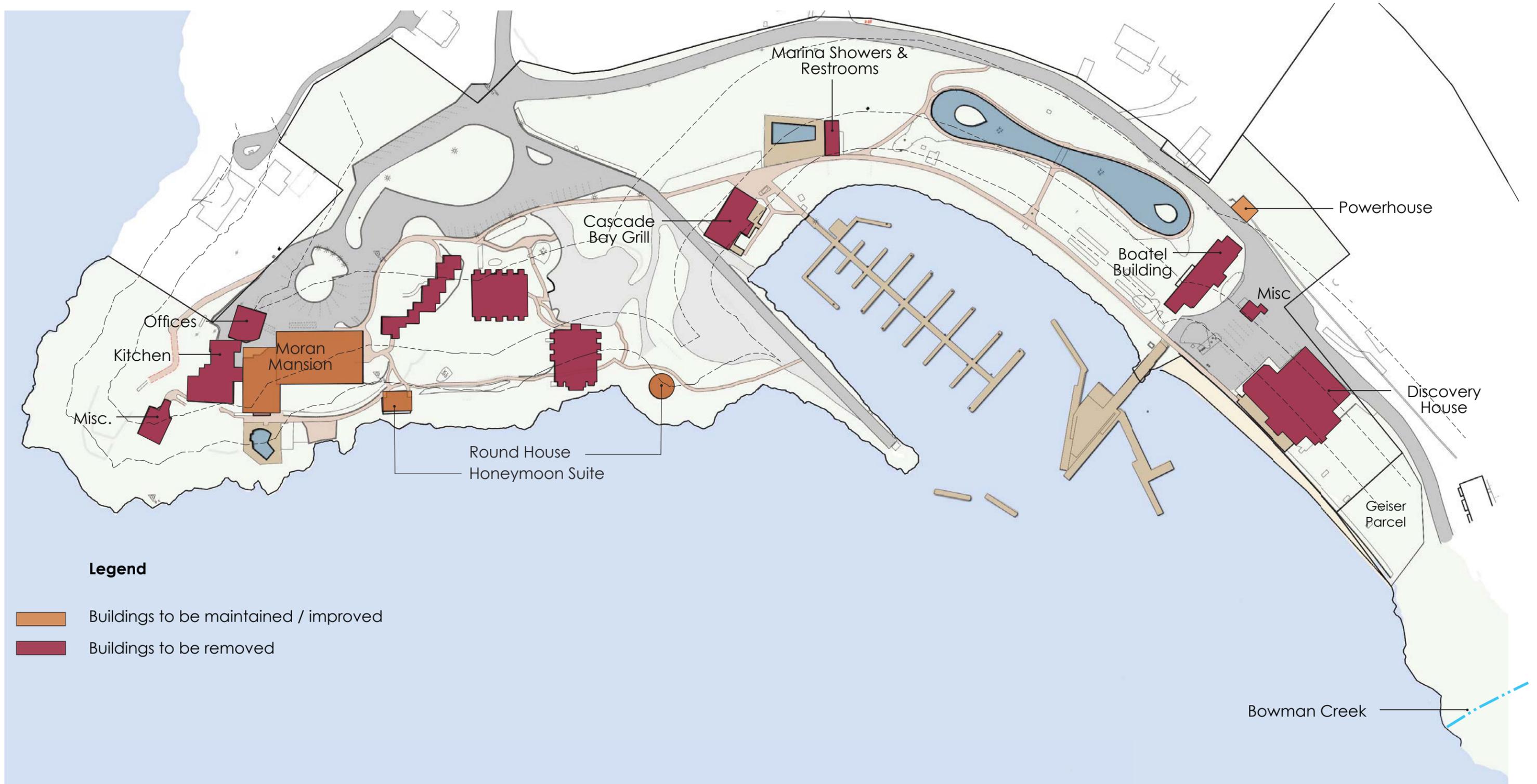
EXISTING CONDITIONS - AERIAL



RESORT CORE - PHASE 1 REDEVELOPMENT



RESORT CORE - PHASE 1 REDEVELOPMENT

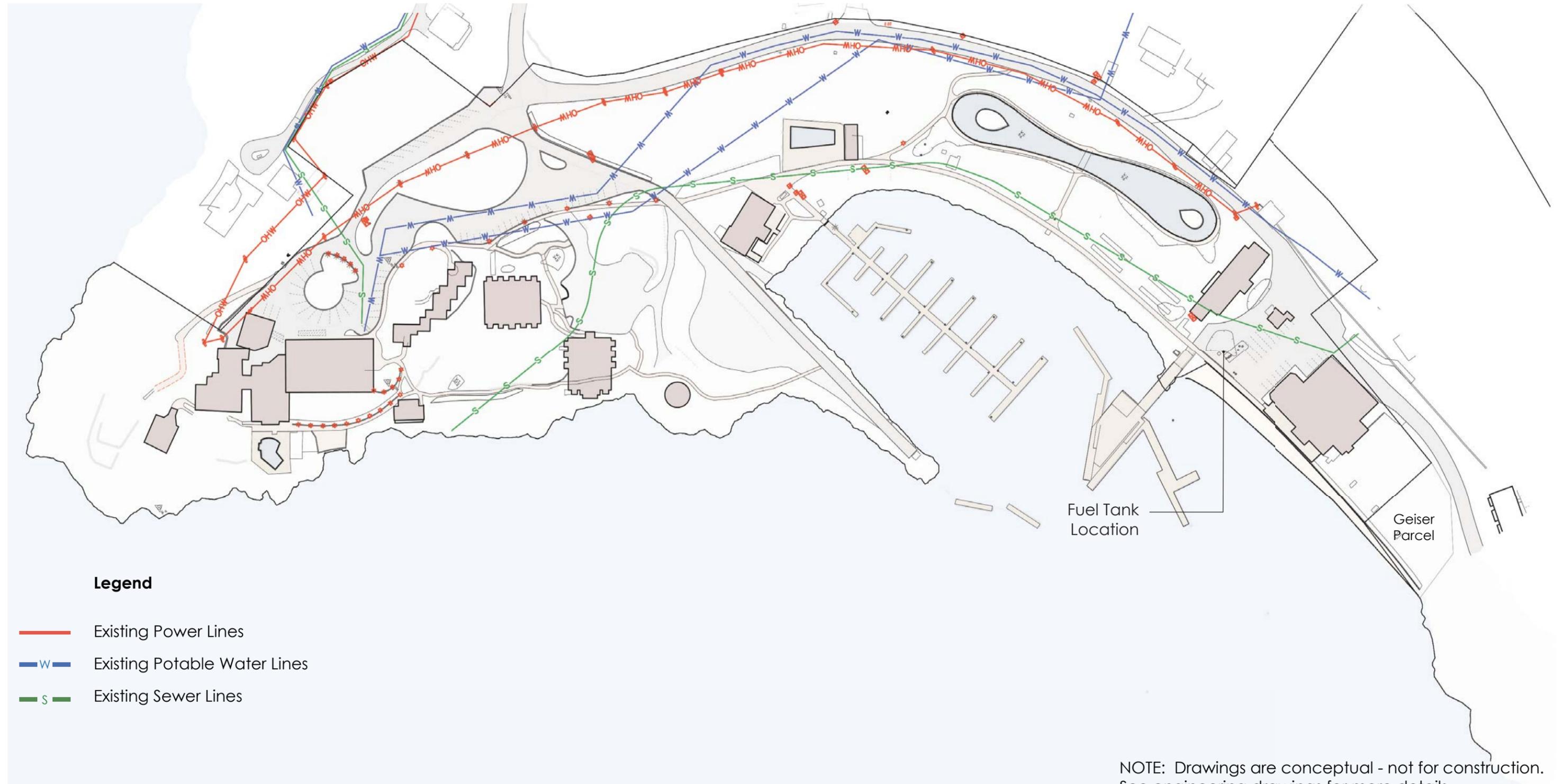


Legend

- Buildings to be maintained / improved
- Buildings to be removed



RESORT CORE - PHASE 1 REDEVELOPMENT



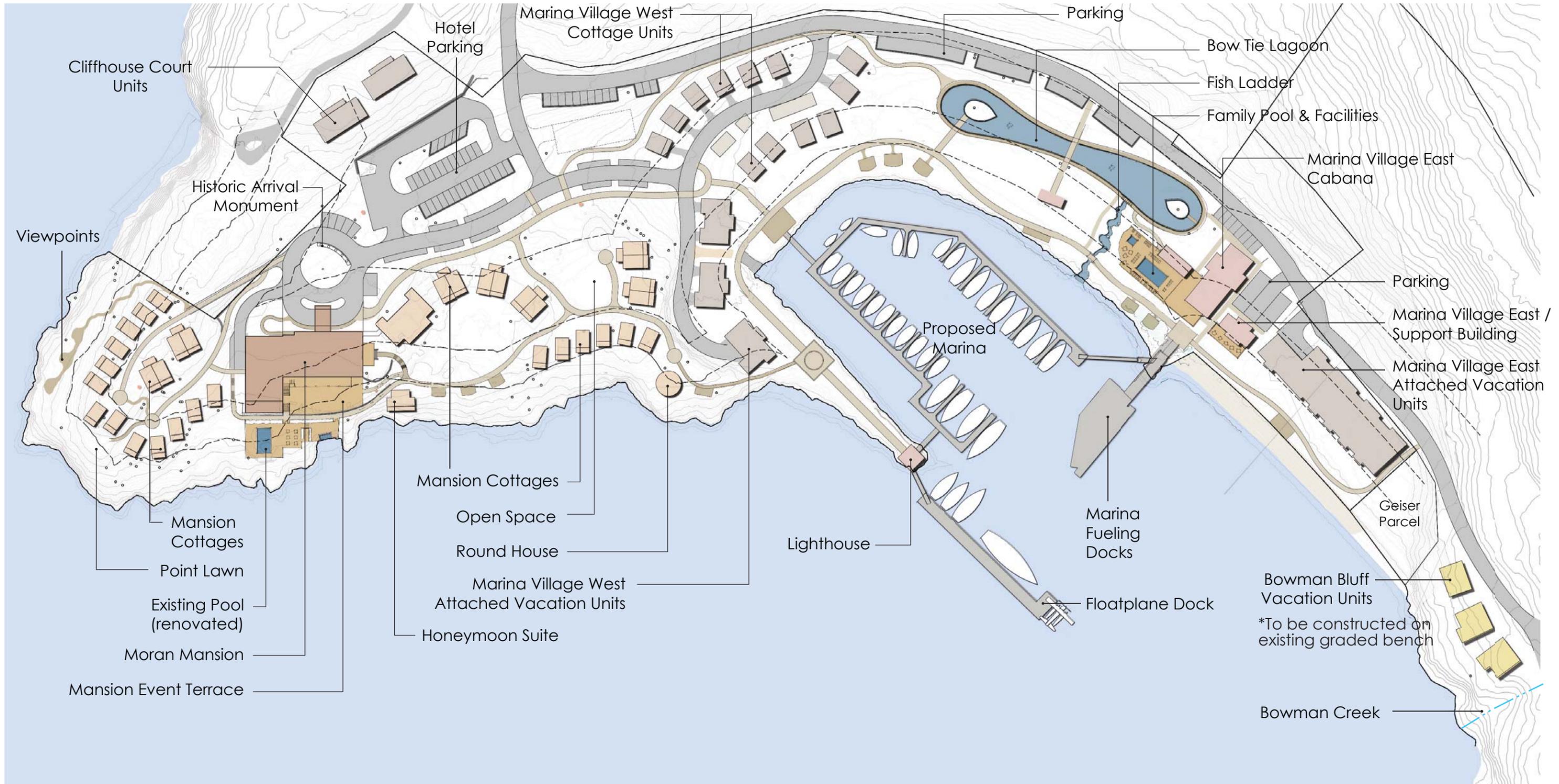
Legend

- Existing Power Lines
- W— Existing Potable Water Lines
- S— Existing Sewer Lines

NOTE: Drawings are conceptual - not for construction.
See engineering drawings for more details



RESORT CORE - PHASE 1 REDEVELOPMENT



DRAFT

SITE PLAN



RESORT CORE - PHASE 1 REDEVELOPMENT



DRAFT

ILLUSTRATIVE PLAN



RESORT CORE - PHASE 1 REDEVELOPMENT



Summary

Total Approximate Cut Volume (CY)	10,978 (CY)
Total Approximate Fill Volume (CY)	13,951 (CY)
Clearing Boundary Area	382,959 (SF)



DRAFT

GRADING PLAN



RESORT CORE - PHASE 1 REDEVELOPMENT



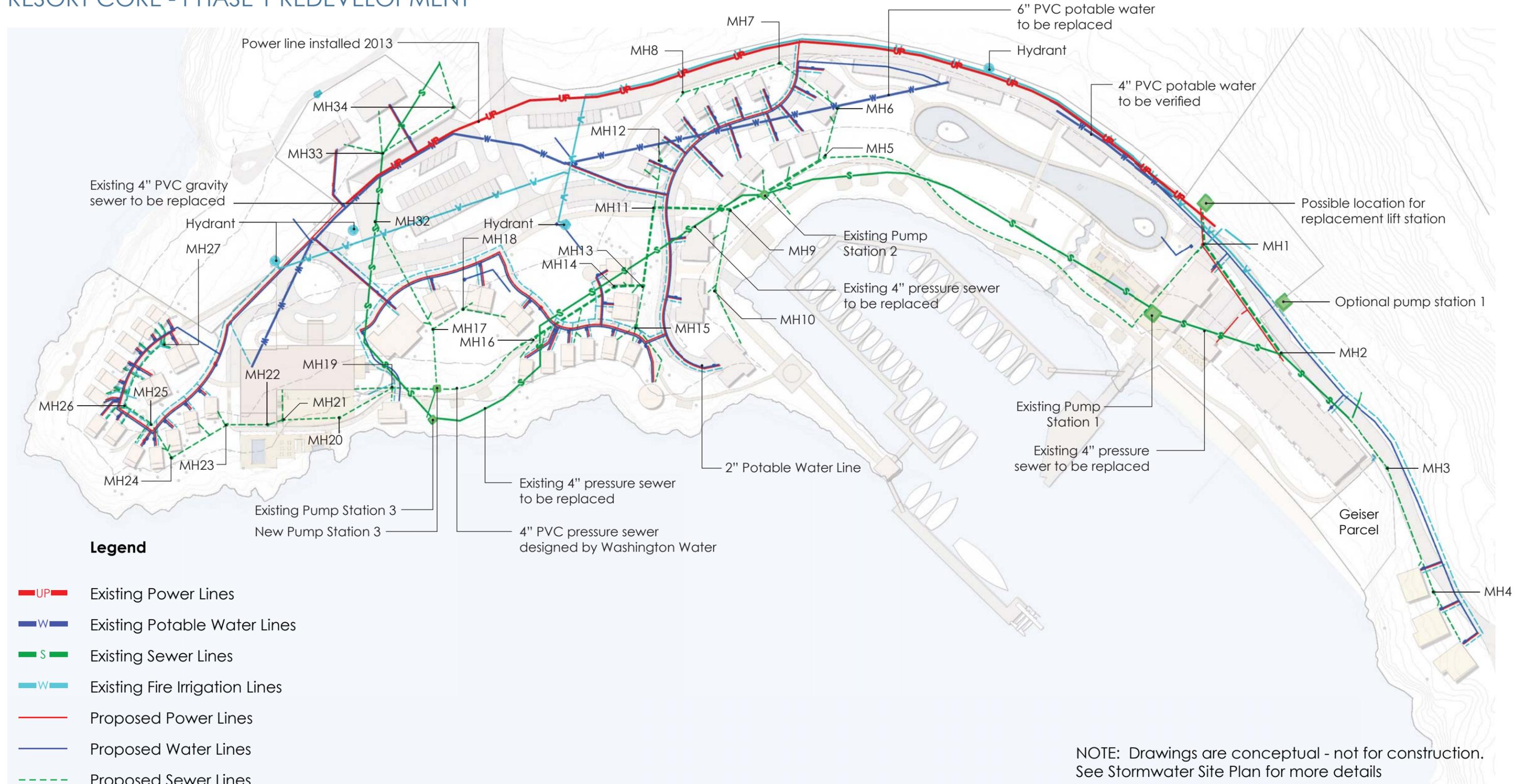
RESORT CORE - PHASE 1 REDEVELOPMENT



RESORT CORE - PHASE 1 REDEVELOPMENT



RESORT CORE - PHASE 1 REDEVELOPMENT

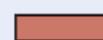
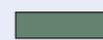


NOTE: Drawings are conceptual - not for construction. See Stormwater Site Plan for more details

RESORT CORE - PHASE 1 REDEVELOPMENT



Legend

-  Shoreline to be preserved
-  Shoreline to be rehabilitated
-  Roads & parking areas
-  Re-naturalized & re-landscaped disturbed areas



SECTION 2

HILLTOP

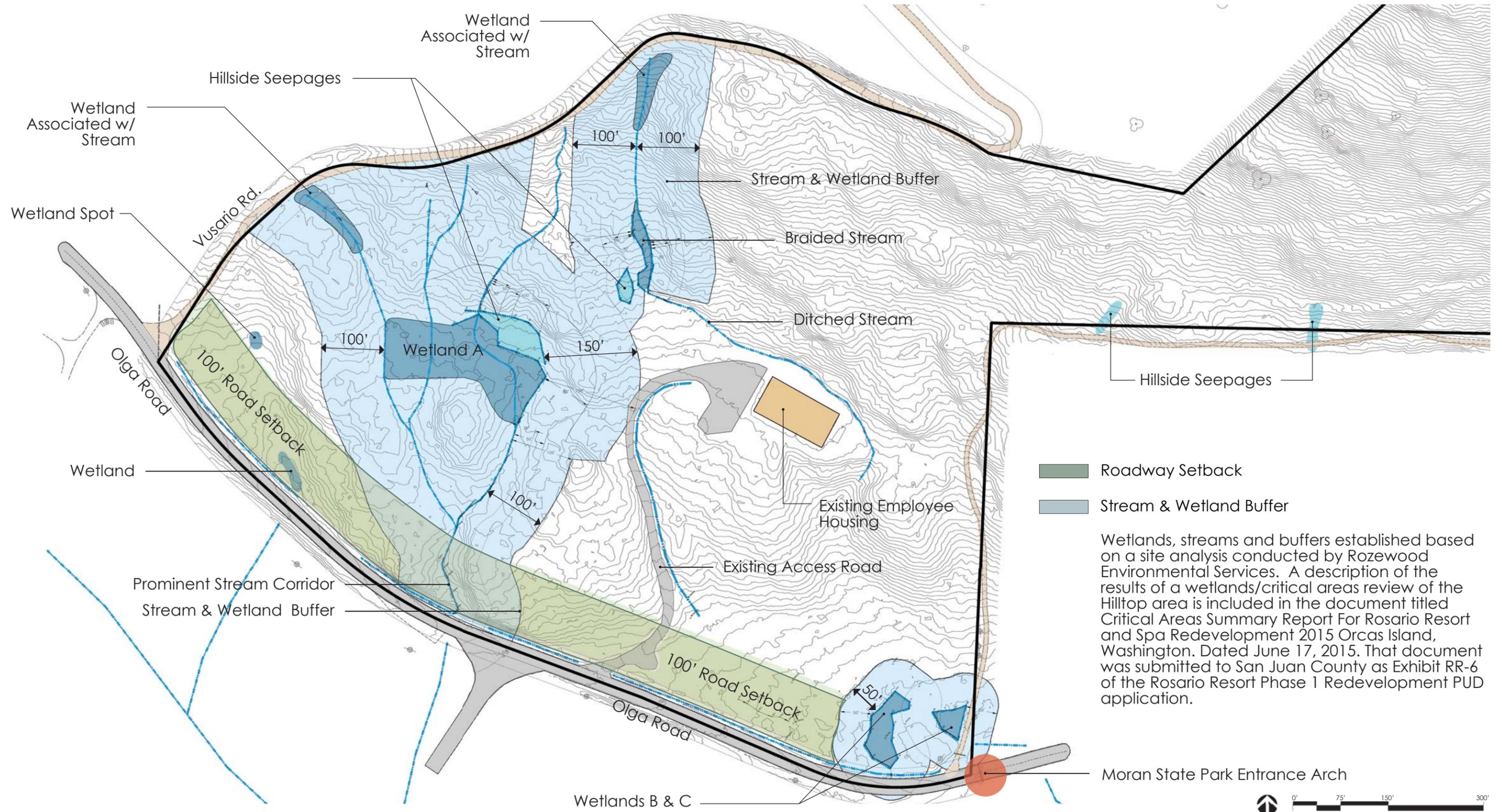


Note: The topical site plans in Section 2 cover the Hilltop area of the Rosario Resort Redevelopment Proposal.

HILLTOP - PHASE 1 REDEVELOPMENT



HILLTOP - PHASE 1 REDEVELOPMENT



HILLTOP - PHASE 1 REDEVELOPMENT



HILLTOP - PHASE 1 REDEVELOPMENT



Summary

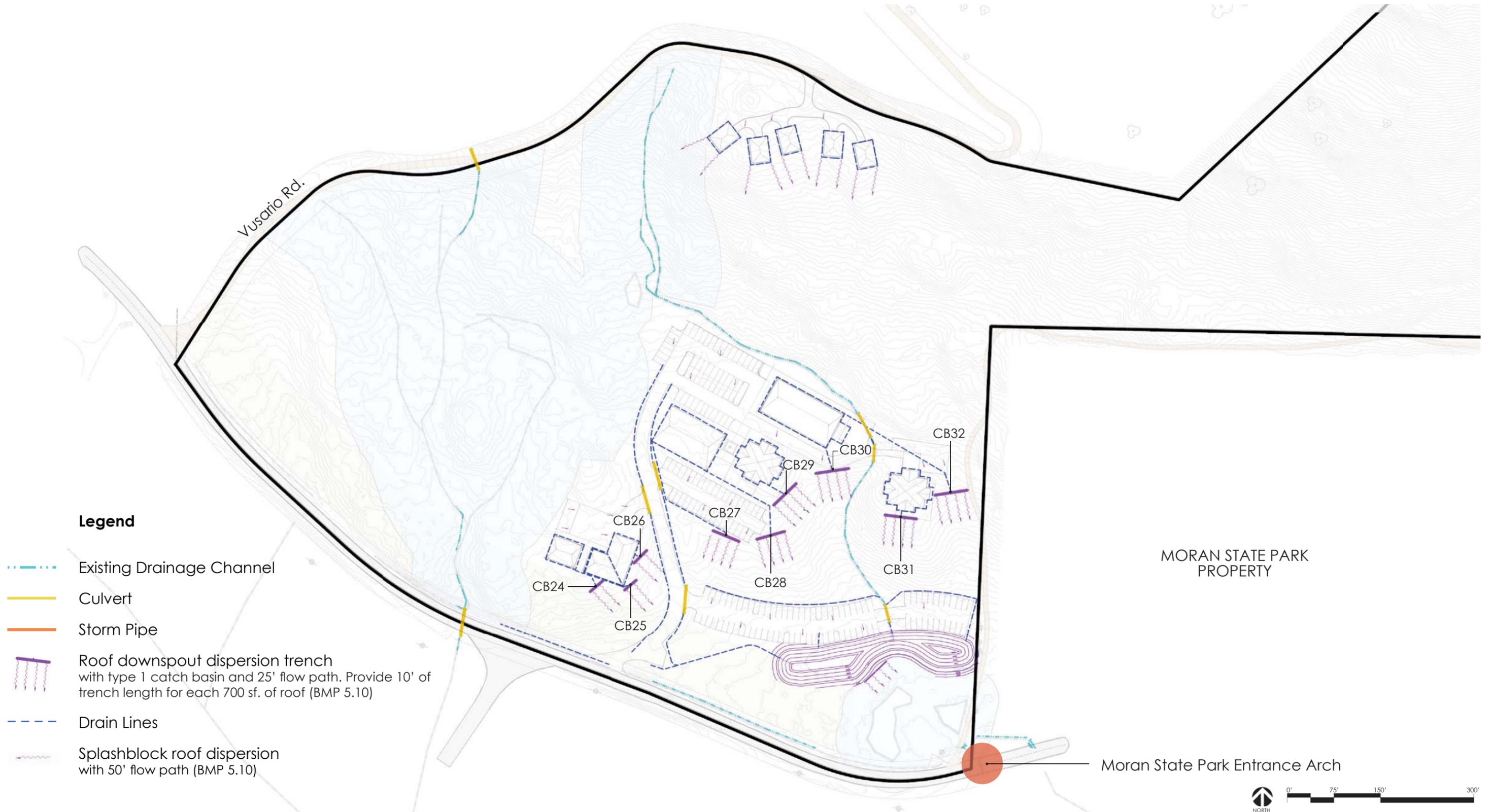
Total Approximate Cut Volume (CY)	5,074 (CY)
Total Approximate Fill Volume (CY)	5,358 (CY)
Clearing Boundary Area	213,728 (SF)

MORAN STATE PARK PROPERTY

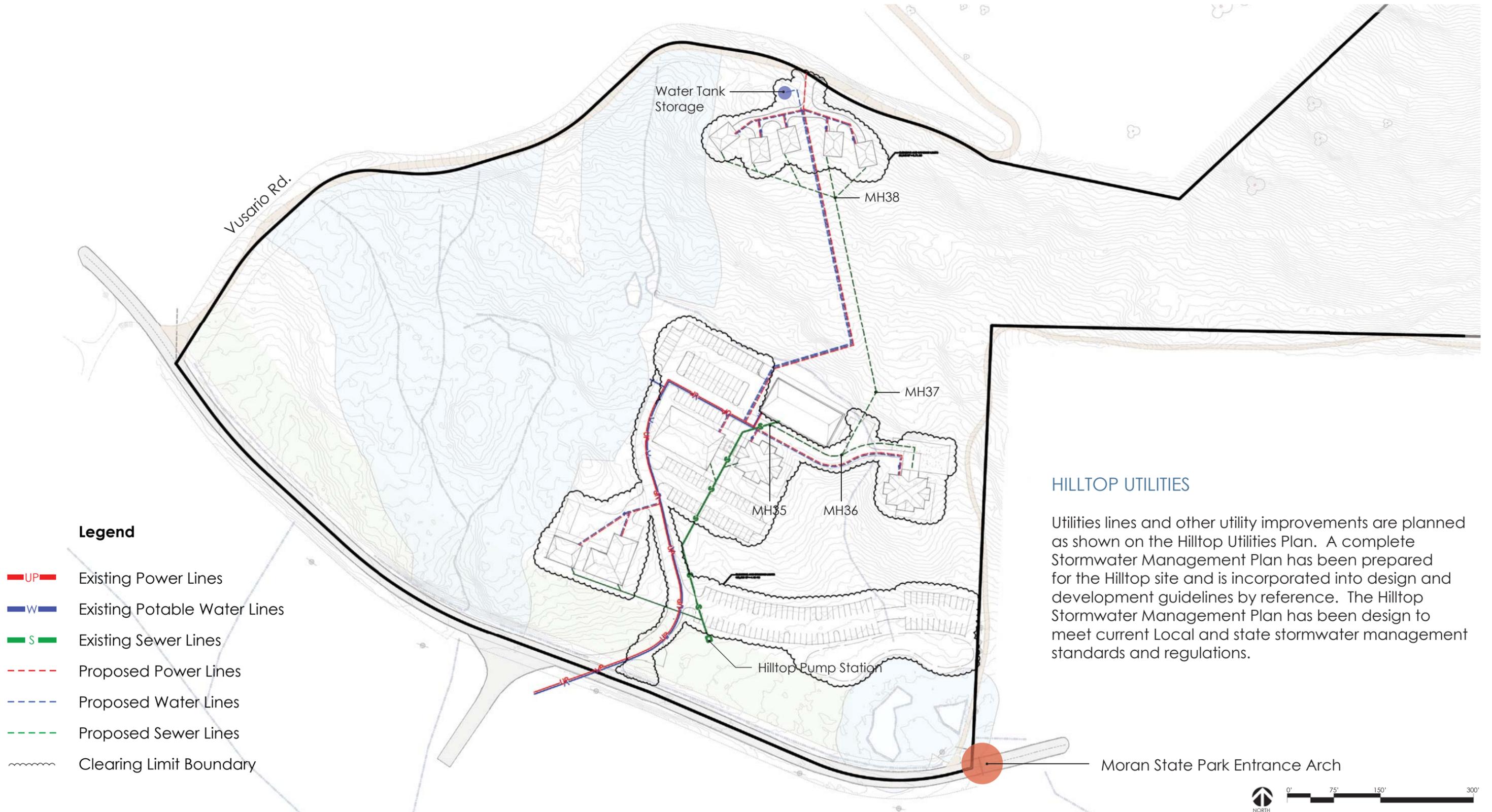
Moran State Park Entrance Arch



HILLTOP - PHASE 1 REDEVELOPMENT



HILLTOP - PHASE 1 REDEVELOPMENT



Legend

- UP— Existing Power Lines
- W— Existing Potable Water Lines
- S— Existing Sewer Lines
- - - Proposed Power Lines
- - - Proposed Water Lines
- - - Proposed Sewer Lines
- ~~~~~ Clearing Limit Boundary

HILLTOP UTILITIES

Utilities lines and other utility improvements are planned as shown on the Hilltop Utilities Plan. A complete Stormwater Management Plan has been prepared for the Hilltop site and is incorporated into design and development guidelines by reference. The Hilltop Stormwater Management Plan has been design to meet current Local and state stormwater management standards and regulations.

Moran State Park Entrance Arch





ROSARIO
Resort & Spa

ROSARIO RESORT REDEVELOPMENT

Phase 1

Planned Unit Development #1 Application

TAB A

Resort Core & Hilltop Redevelopment Planned Unit Development (PUD) Application

- A.1: San Juan County Land Use Application Form
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Rosario Resort Redevelopment

Phase 1

Planned Unit Development #1 Application

Project Overview

Rosario Single LLC, owner of Rosario Resort, is making application for Planned Unit Development (PUD) approval for the phase 1 redevelopment of Rosario Resort as provided in the County approved Rosario Resort Master Plan.

A. Project Description:

The proposal is the phase 1 redevelopment of Rosario Resort on the shores of Cascade Bay on Orcas Island in San Juan County. The area of the resort to be redeveloped under the phase 1 plan includes the area described as the Resort Core in the county approved Rosario Resort Master Plan, as well as Hilltop Employee housing area. The redevelopment proposal described below follows guidelines set out in the Rosario Resort Master Plan. Redevelopment areas are consistent with the areas identified in the plan for redevelopment and the number units of guest accommodation and vacation units is consistent with the number proposed for Phase 1 in the plan.

The Hilltop area is also proposed for redevelopment as set out in the plan. Changes in the proposed layout from what is shown in the plan were made in response to the location and distribution of wetland critical areas that were not identified at the time the master plan was adopted. In fact, the mitigation measures identified in the Final EIS noted that additional wetland analysis would be needed on the Hilltop site before a final design would be proposed.

1. Resort Core Area

The Resort Core area covers approximately 15 acres along the shore of Cascade Bay. Existing development includes the historic Moran Mansion, 44 hotel units in five separate buildings, two outdoor swimming pools, a conference center building, a historic structure called the "Boatel" a separate bar and grill restaurant building, a man-made water feature call Bow Tie Lagoon and driveways, paths, lawns and landscaping typical of a waterfront vacation resort.

The existing historic Moran Mansion is in the process of being renovated and remodeled. The renovation effort is being guided by the need to retain the architectural character of this historic structure to continue its traditional function as an historic attraction to the public.

Significant components of the redevelopment plan for the Resort Core area include the following:

A. Existing Structures

1. Removal of three existing hotel structures containing a total of 42 units. The existing single unit Round House Building and existing single unit Honeymoon Suite will remain (see Exhibit RR-4, pg 14).
2. Removal of the Discovery House building, the boatel building, the Cascade Bay Grill building, the swimming pool adjacent to the Bar and Grill building.
3. The removal of an existing non-historic office/kitchen addition made to the Mansion.
4. Continuation of the improvement program underway at the Moran Mansion. The program designed to retain the architectural character of this historic structure and to continue its traditional function as an historic attraction to the public. Mansion improvements completed or underway include renovation to the dining and kitchen facilities, indoor pool and Spa/exercise area. Additional improvements are scheduled to get underway in the near future.

B. New Structures and Facilities

1. Hotel/Vacation Units

A total of 95 new hotel/vacation units and two single family residences are proposed resulting in a total of 97 new units in the Resort Core area.

a. Out of the 97 new hotel/vacation unit total, a total of 55 new resort owned hotel units will be constructed which, in addition to the two existing hotel units (Honeymoon Cottage and Roundhouse), will bring the resort owned hotel unit count to 57 units, an increase of 13 units from the current 44 units. Of the 55 new units, 19 hotel units will be located in 19 single-unit cottage style buildings (single unit mansion cottages), 28 units (multi-unit mansion cottages) will be located in seven 4-plex units and the remaining 8 units will be located in a single eightplex structure.

b. In addition to the 55 new resort owned hotel units, a total of 40 new privately owned vacation units are proposed for the Resort Core. Twenty-two (22) of these units are located at the west end of the Bow Tie Lagoon Green. Twelve (12) vacation units will be located in 12 new single-unit cottages, 6 more vacation units will be located in two new triplex buildings and 4 more will be located in a single fourplex unit.

c. The remaining 18 privately owned vacation units will be located at the eastern end of the Resort Core. Fifteen (15) of these vacation units will be located in a single new structure. The remaining three

vacation units will be located in three detached new single unit structures at the far eastern end of the resort core (Bowman Cottages).

d. Finally, two single family residents on separate lots will be constructed on the portion of the resort property that encroaches into the single family residential area to the west of the entrance drive leading to the roundabout in front of the mansion. These two residential units are the Cliffhouse Court Units shown on the site plan. The units will face west into the adjoining residential area and will access off of Cliffhouse Court, a private dead-end residential street abutting along the west edge of the lots.

2. Resort Guest Amenity and Support Structures and Improvements

a. A new two-story cabana building will be located at approximately the same location as the existing Boatel structure. The Cabana will serve Resort guests, visiting boaters, vacation unit owners, and eligible local residents of all ages seeking outdoor activities such as swimming, sunbathing, soaking, and casual dining. The new Cabana will feature a bar and grill with outdoor patio seating oriented around a new pool. The upper level of this building will have interior space for events, weddings, gatherings, etc. This facility would also include, showers, restrooms, locker service for swimmers/marina guests.

b. Adjacent to the Cabana is planned a small office/grocery structure for the convenience of Marina and Resort guests which could also provide another check-in location for future guests in the Hillside Phase 2 master plan redevelopment area.

3. Infrastructure Improvements.

a. In addition to the redevelopment items discussed above, improvements to the vehicle and pedestrian circulation system are proposed including realignment of existing driveways and parking areas. A new path system has been designed to encourage foot travel throughout the resort core.

b. New utility lines will be installed to support the new development and to replace existing lines as necessary to assure reliable sewer, water and electrical service.

c. A new stormwater management system meeting state and local stormwater management standards incorporating runoff treatment best management practices is proposed as part of the redevelopment plan.

d. New landscaping will be installed in areas disturbed by construction and additional landscape plantings are proposed to enhance the existing landscape. Plants native to the northwest and to the island will be the predominant species.

C. Resort Core - Surrounding Land Use.

1. For site orientation purposes, the Moran Mansion faces almost true Southeast approximately 45 degrees east of south. Land uses surrounding the Resort Core area include the marine waters of East Sound to the southwest, southeast and south. Property to the west, northwest and north of the Resort Core is a residential subdivision (Rosario Estates) with a number of undeveloped lots. Developed lots in

Rosario Estates include lots developed with a variety of year round and seasonal housing. Property adjacent to the northeast and east of the Resort Core is property owned by the Resort and partially developed with hotel owned and privately owned vacation units in multi-unit structures. The adjacent Cascade Harbor Inn Property southeast of Bowman Creek is owned by the Resort.

2. Geiser Parcel

Within the area between the Marina East condominium units and the Bowman Bluff Cottages is a privately owned land parcel labeled on the site plans at the "Geiser Parcel". This parcel is one of two privately owned inholding parcels within of what most people would consider the exterior boundary of the Rosario Resort site which now includes the Cascade Harbor Inn property. The other parcel (Schamhorst property and residence) is further southeast along the shoreline and surrounded by the Cascade Harbor Inn property. These two inholding parcels are no longer within the Rosario Resort MPR and have been redesigned by the County as Rural Residential. (see San Juan County Ordinance 11-07, page 3, section 5 and it's Appendix A)

The Geiser Parcel is within the Resort Core area of Rosario Resort but not part of the resort. The property is currently undeveloped and shows on the PUD #1 drawings as such. It should not be construed that because no development under PUD #1 is shown for this property that the property is resort open space. The land area of the Geiser property has not been included in the calculation of open space for the Resort. The parcel is zoned Rural Residential and is not subject to the provisions of the Rosario Resort Master Plan. At the owner's preference, the land may be developed with any of the uses allowed under the Rural Residential land use designation consistent with county shoreline regulations and development standards.

2. Hilltop Employee Housing Area

The Hilltop Employee housing area site covers approximately 39 acres. The site abuts and has access off of Olga Road.

A. Existing Structures and Development

Existing development includes an employee housing structure consisting of 20 dormitory style housing units accommodating two employees each for a total of 40 persons. Other existing improvements include an outdoor recreation area, driveway and parking.

B. New Structures and Facilities

The redevelopment plan for the Employee housing area is to add 40 units of employee housing and support structures for employee housing and resort operations. Proposed development includes.

1. 20 units added in a new building to be located south and west of the existing housing structure.
2. Five more employee units will be located in 5 resort-owned detached single unit manager housing structures to provide accommodations for management level employees and their families.

3. The remaining 15 employee units will be located in a separate building to the east of the existing employee housing building.

4. In addition to the employee housing structures, an employee dining and recreation building is planned immediately to the south of the existing employee housing structure and employee parking is also planned.

5. In addition to employee housing and support structures, new buildings to provide maintenance, laundry and storage space to support the Resort operation. A parking area for overflow parking for the resort is also planned with provisions for shuttle service to transport employees and overflow parkers to and from the resort center.

C. Hilltop Employee Housing Area – Surrounding Land Use.

The eastern border of the approximately 35 acre Hilltop Employee housing parcel abuts the Moran State Park property.

Olga Road forms the southern boundary of the Hilltop parcel. Across Olga road to the south of the Hilltop property, the land from the Olga Road/Rosario Road intersection east abutting Olga Road is also part of Moran State Park. The approximately 10 acre property across Olga Road and west of the Olga Road/Rosario Road intersection is privately owned wooded acreage currently undeveloped.

There are two parcels abutting the north boundary of the Hilltop parcel. The eastern-most parcel is 20 acres in size and developed with a single family residence with an address off of Siskin Lane. The parcel to the west is about 12 acres size with a single family residence under construction in 2015 and perhaps completed at the time this overview was completed. Google earth shows both parcels to be substantially wooded.



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

135 Rhone Street, PO Box 947, Friday Harbor, WA 98250
 (360) 378-2354 | (360) 378-2116
 dcd@sanjuanco.com | www.sanjuanco.com

Land Use Project Permit Application

PROPERTY INFORMATION	Land Use/Shoreline	
Tax Parcel Number: _____	Designation: _____	Water Body: _____
Island: _____	Subdivision: _____	Lot Number: _____
Property Size: _____	Application Type: _____	
Existing and Proposed Use: _____		
Directions to Property: _____		

OWNER AND AGENT INFORMATION:	
Name of Owners: _____	Name of Agent: _____
Address _____	Address _____
City, State, Zip _____	City, State, Zip _____
Phone Number _____	Phone Number _____
Email _____	E-mail _____

NOTE: A timely appeal of Shoreline Exemptions will stay the effective date of the granting of the exemption until the appeal has been resolved at the County level. (SJCC 18.80.140A(7))

PERMIT CERTIFICATION (Must be signed by all property owners of record or a notarized agent signature provided.)		
I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property. (Signed by property owner or agent. For agent signature, notarized authorization must be attached.)		
Signature _____	Printed Name _____	Date _____
Signature _____	Printed Name _____	Date _____
Signature _____	Printed Name _____	Date _____
For CD&P Use Only	Complete Application: <input type="checkbox"/> YES <input type="checkbox"/> NO	
Amt. Paid: _____	Date Received: _____	Receipt Number: 0000

FOR STAFF USE ONLY		
Date Received: _____	Amount Paid: _____	Receipt #: _____
SEPA Exempt Code Citation: _____	Inspection Required: <input type="checkbox"/> YES <input type="checkbox"/> NO	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	By: _____ Date: _____

NOTE: The Application Submittal Checklist for Land Use Review is a separate form that must be completed and attached to all applications. This checklist, along with other forms that might be needed, and current fees, may be found at: <http://sanjuanco.com/permitcenter/applicationforms.aspx>

**San Juan County
Planned Unit Development (PUD) Application
Rosario Resort
PUD Submittal Requirements Matrix**

	Document	Comments
Section 1		
Application Submittal Checklist for Land Use Review		
General Requirements		
1. Completed application form with name, address and signature of all property owners (or agent if a notarized authorization from all property owners is attached).	Application Notebook Tab A	A completed land use application form is located under Tab A in the application notebook.
2. Legal Description of the site.	Exhibit RR-3	Legal description is included the Title Report, Exhibit RR-3.
3. Complete environmental checklist	Tab A	A completed SEPA checklist covering the entire proposal is included under Tab A, item A.4.
4. Fees per adopted fee schedule.		Fees will be paid at time of application.
5. For projects requiring notification of neighbors, names, addresses of property owners within 300 feet of the boundaries of the subject property - or may be provided after notification is completed (SJCC 18.80.020.C.9)	Exhibit RR-13	The applicant will coordinate with the County to provide notice of application in accordance with the County public notice procedures
6. Narrative description of surrounding land uses	Tab A.3	A project overview narrative is provided under Tab A, item A.3 and includes a description of surrounding land uses.
7. Evidence of available and adequate water supply as required by SJCC Title 8 and 18.60.020.	Exhibit RR-9	Washington Water Service Company issued a letter agreeing to provide water and sewer service to the phase 1 redevelopment of the resort under the terms outline in the letter. A copy of the letter is included in Exhibit RR-9.
8. Evidence of sewer availability or septic approval as required by SJCC Title 8 and 18.60.030	Exhibit RR-9	Washington Water Service Company issued a letter agreeing to provide water and sewer service to the phase 1 redevelopment of the resort under the terms outline in the letter. A copy of the letter is included in Exhibit RR-9.

9. Photos of the site showing existing and proposed development areas and areas where vegetation will be removed.	Exhibit RR-1	An Aerial photo of the Resort Core and Hilltop sites are provided in Exhibit RR-1. Clearing limits are shown on utility and stormwater site plans in Exhibit RR-1.
10. Clearing, grading and stormwater management plan meeting the requirements of SJCC 18.60.060-.070 and the Stormwater Management Manual for Western Washington, 2005. Note: All projects must meet these requirements regardless of whether a plan review is required.	Exhibit RR-5	Exhibits RR-5 Part A and RR-5 Part B are the Stormwater Site Plans (SSP) for the Resort Core and Hilltop Employee sites respectively. Each part contains location and area figures for clearing and grading.
11. If stormwater will be directed or discharged to a County maintained road or ditch, approval from the County Engineer (SJCC 18.60.060).	Exhibit RR-5	No direct discharge of stormwater to County roads or ditches is proposed.
12. For access connecting to public roads, approval from the County Engineer (SJCC 18.60.080-.100).	Exhibit RR-9	Access to county roads from the Resort Core and Hilltop employee housing and maintenance areas is provided by long established existing access drives.
13. Plans showing required pedestrian pathways and sidewalks or approved agreement for future installation (SJCC 18.60.110).	Exhibit RR-4	Page 33 of Ex. RR-4 illustrates the pedestrian circulation system. Page 36 contains a discussion of pedestrian circulation
14. Plan or description showing heights of proposed structures.	Exhibit RR-4	Building profile drawings with measurement scale are included in Exhibit RR-4.
15. Narrative and/or other information confirming that utilities will be installed underground and exterior lighting will comply with land use codes (SJCC 18.60.150 & 170.)	Exhibit RR-4	Utilities and Lighting standards are discussed in Exhibit RR-4 on pages 44 and 45 respectively
16. For sites with archeological artifacts, an evaluation and recommendation from a qualified archeologist (SJCC 18.60.210; Chapter 27.44 and 27.53 RCW and, Chapter 25-48 WAC)	Exhibit RR-8	Exhibit RR-8 is an archeology report with recommendations from a qualified Archeologist
17. A site plan at a scale no smaller than 1"= 40' for parcels over one acre in area or 1"=20' for parcels 1 acre or smaller, with the following:	Exhibit RR-1	Exhibit RR-1 contains a set of maps covering all of the items required by items a through n. The site plans are being submitted in 24' x 36' format which results in a scale of 1" = 65'. If Staff determines that a larger scale is needed all or specific portions of the site plan drawing can be produced at the larger scale.
a. Compass direction and scale.	Exhibit RR-1	On all sheets in EX. RR-1
b. Corner grades and existing contours of topography at twenty-foot contour intervals (Note: 5 or 10 ft. contours may be necessary for some projects).	Exhibit RR-1	Existing contours at 1 foot contour intervals are shown on Sheet 3 of Exhibit RR-1
c. Existing and proposed development and use areas.	Exhibit RR-1	Existing development is shown on sheets 2 and 4 of Ex. RR-1. Proposed development is shown on Sheet 6
d. Existing and proposed easements with recording numbers.	Exhibit RR-2	Easements and recording numbers are shown on plat drawings, Exhibit RR-2

e. Existing structures and significant features on subject and adjacent properties.	Exhibit RR-1	Exhibit RR-1 Sheet 2 contains an aerial photograph of the site and immediately surrounding area illustrating structures and features on the site and surrounding area.
f. Driveways, property lines, and adjoining streets with sufficient detail on driveway approaches and roads to show compliance with SJCC 18.60.080.-100.	Exhibit RR-1 Exhibit RR-2	No new public roads or driveway access to public roads are proposed. The private road system is shown in Exhibit RR-1 and road alignments and dimensions are shown on the Plat Maps in Exhibit RR-2.
g. Location and dimensions of existing and proposed improvements on public rights-of-way, such as roads, sidewalks curbs, parking, and street trees.	Exhibit RR-1	No improvements to public rights of way are proposed in this application.
h. Existing and proposed grades and volumes of excavation and/or fill.	Exhibit RR-1	Grading plan estimates for the Resort Core and Hilltop are included in RR-1.
i. Location of ditches, drainageways and existing and proposed stormwater management improvements	Exhibit RR-1	Sheet 11 and sheet 19 of Ex. RR-1 shows the proposed stormwater management
j. Location of existing and proposed utilities	Exhibit RR-1	Sheets 5 and 9 respectively of Ex. RR-1 show existing and proposed utilities in the Resort Core Sheet 20 shows existing and proposed utilities on Hilltop.
k. Parking spaces including handicap accessible spaces meeting State and Federal requirements. (SJCC 18.60.120 and 130; for Eastsound SJCC 16.55.300.B and C).	Exhibit RR-1	Sheets 8 and 17 of Ex. RR-1 shows proposed parking plans for core and hilltop.
l. For non-residential structures over 10,000 s.f. gross floor area, off street loading area meeting SJCC 18.60.140	Exhibit RR-1	All loading areas are internal to the Resort and are part of the resort driveway system. No loading or unloading parking on public right of ways is needed or proposed.
m. Proposed landscaping	Exhibit RR-1	Sheet 13 Shows a conceptual landscape plan. A more detailed landscape plan is provided in Exhibit RR-4 beginning on page 56.
n. critical areas (geological hazardous and frequently flooded areas; wetlands, fish and wildlife habitat conservation areas). Note: ALL of San Juan County is designated a Critical Aquifer Recharge Area (SJCC 18.30.110-160)	Exhibit RR-1	Critical areas are shown on sheets 3 and 16 Of Ex. RR-1. More detailed information about Critical Areas is provided in the Critical Areas study Ex. RR-6
o. Proposed outdoor storage areas (SJCC 18.40.320)	N/A	No formal outdoor storage is proposed. All outdoor storage will be incidental and temporary.
p. FEMA areas of special flood hazard.	Exhibit RR-1 Exhibit RR-6	FEMA Flood Hazard Areas are shown in Exhibit RR-1 and described for fully in Exhibit RR-6
q. Title block with the project name and address, tax parcel number and the name/address/phone/e-mail of the person preparing the drawing.	Exhibit RR-1	See cover sheet of Exhibit RR-1

18. Small copy of site plan (Maximum 8 1/2 inch by 14 inch paper)	Exhibit RR-1	A small format version of Exhibit RR-1 is being submitted with this application
19. For conditional, provisional and shoreline permits; shoreline exemptions, reasonable use exceptions; mitigation plans; stormwater plans; and variance requests, a narrative explaining how the proposal is consistent with the applicable regulations and permit approval requirements.	Exhibit RR-7	A description of compliance with the Rosario Resort Master Plan, County regulations and SEPA mitigation is included in Exhibit RR-7
20. For commercial, industrial, public, and institutional facilities:		
a. A list of quantities and types of chemicals that will be used; proposed spill containment plan; a plan for disposal of waste materials; and a narrative explaining how the construction and operation of the facility will comply with SJCC 18.30.140.	N/A	None of the activities listed in the Critical Aquifer Recharge Area requiring inspection under 18.30.140.E are proposed and no chemicals other than those typically used by homeowners in a residential setting are proposed to be used for this project.
b. a narrative or plans showing compliance with fire hydrant requirements (SJCC 13.08)	Exhibit RR-4	Rosort Core Fire hydrant and standpipe locations are shown on page 37 of Ex. RR-4 and the utility plan. Hilltop hydrant locations are shown on page 52 of Ex. RR-4. Condition #22 requires that the mansion and new structures be provided with fire sprinkler system, which modifies the hydrant requirements of SJCC 13.08 somewhat. Prior to the installation of new and upgraded utility lines, engineering drawings and specifications will be provide showing compliance with SJCC 13.08 as may be modified by the requirement for sprinkler systems (see SJCC 13.08.200)
c. Landscaping/screening plans showing compliance with requirements. (SJCC 18.60.160).	Exhibit RR-4	See Section 4 of Exhibit RR-4 for landscape Plan.
d. Financial guarantee to assure installation and survival of required landscaping (SJCC 18.60.160)	Will be provided if required	Landscape bonds or other guarantees will be provided if required by the County at the time the landscaping is installed. Landscape maintenance standards are defined on page 62 of Ex. RR-4
e. Description of proposed signs (SJCC 18.40.370-.400.	Exhibit RR-4	See page 42 of Exhibit RR-4.
21. Critical area reports (SJCC 18.30.120C)	Exhibit RR-6	Exhibit RR-6 is the Critical Areas Report
a. Geotechnical report for geohazard area (SJCC 18.30.120C)	Exhibit RR-6	Ex. RR-6 contains a section discussing Geotechnical Hazards.
b. Geotechnical report for coastal geological buffer (SJCC 18.30.160.E.1.Step 2)	N/A	
c. Geotechnical report for coastal stabilization structure (SJCC 18.30.120.C.4 and 18.50)	N/A	

d. Elevation certificate for buildings, mobile homes, and above ground gas or liquid storage tanks in area of special flood hazard (SJCC Chapter 15.12)	Construction Phase Requirement	Elevation certificates will be provided for building located in special flood hazard areas as part of the construction process.
e. Fisheries habitat assessment for marine shore below base flood elevation - see item 34.	Exhibit RR-6	Fisheries habitat assessment is provided under Frequently Flooded areas in the Critical Areas Report Exhibit RR-6
f. Wetlands report and delineation.	Exhibit RR-6	Wetlands report and delineation is provided in the Critical Areas report Ex. RR-6
g. Description of steps that will be taken to protect designated plants and animals (may be prepared by the property owner).	Exhibit RR-6	The section on Fish and Wildlife Habitat Conservation areas in Ex. RR-6 includes a discussion of protection measures to be employed as needed.
h. Inventory of critical salt water habitats for overwater or near shore development in marine water on project site and adjacent areas (SJCC 18.30.160.E.7.a.iii)	Exhibit RR-6	Critical Fish and Wildlife Conservation Areas are discussed in the Critical Areas Report, Ex. RR-6.
22. Alternatives to complying with standard requirements for wetlands and fish and wildlife habitat conservation areas (FWHCA's) for expansion of structures, uses and activities existing in wetlands, FWCHA's and their buffers and tree protection zones prior to March 31, 2014. A narrative and plans showing how the magnitude of adverse impacts to water quality critical area functions, and risks to people and property, will not be increased. Areas that must be addressed include:	Exhibit RR-6	Wetland and FWHCA impacts and mitigation are discussed in Section 5.2 and 6.2 respectively of the Critical Areas report Exhibit RR-6
a. Steps that will be taken to remove contaminants and infiltrate or safely discharge additional runoff and pollutants.	Exhibit RR-6 & RR-5	Stormwater management and treatment is covered in Exhibit RR-5 for both the Resort Core area and Hilltop area.
b. steps that will be taken to prevent erosion and maintain stability of the site and adjacent areas;	Exhibit RR-6	Section 2.2 of the Exhibit RR-6 discusses geologic hazards, The applicant will prepare individual construction stormwater site plans for development as it occurs incorporating state approved BMP's.
c. Steps that will be taken to protect, relocate, or replace trees shrubs and rare/sensitive plants;	Exhibit RR-6 & RR-4	Landscape and tree removal plans in Ex. RR-4 address this issue.
d. Steps that will be taken to protect or mitigate adverse impacts to wetland habitat and the habitat of protected animals, including any construction timing restrictions;	Exhibit RR-6	See Section 5.2 of the Critical Areas Report Ex RR-6
e. Steps that will be taken to protect habitat of local importance;	Exhibit RR-6	See Section 6.2 of the Critical Areas Report Ex RR-6
f. For shoreline modifications (e.g. docks, bulkheads) steps that will be taken to prevent adverse impacts to the size of shoreline substrate, the flow of sediment along the shore, and protected aquatic plants, animals and habitats.	N/A	No work is proposed below the ordinary high water mark of Cascade Bay.
Note: Relocation of uses and activities in these areas requires a provisional permit. For projects located below base flood elevation along the marine shoreline a fisheries habitat assessment is still required.	Exhibit RR-6	We assume PUD approval will serve in lieu of Provisional approval. The Critical Areas report includes a fisheries habitat assessment

Additional Shoreline Requirements		
29. If development, removal of substantial amounts of vegetation, or alteration of natural site characteristics is proposed below the base flood elevation as determined by the Corps of Engineers, a fisheries habitat assessment is required and the project must conform to the September 22, 2008 FEMA biological opinion (NMFS tracking no. 2006-00472). This assessment must be prepared by a qualified professional and conform to Floodplain Habitat Assessment and Mitigation, Regional Guidance for the Puget Sound Basis, 2013, FEMA Region 10. (Exception: If the Corps of Engineers conducts an assessment of the entire project for compliance with the requirements.)	Exhibit RR-6	The Critical Areas report includes a fisheries habitat assessment prepared under FEMA guidelines
30. Tree Removal Plan (for land divisions and residential development). If trees are to be removed beyond those required to construct a single-family residence, a tree removal plan must be submitted, that:	Exhibit RR-4	A tree removal plan is included in the Rosario Design and Development Guidelines, Exhibit RR-4, page 61.
a. Identifies the proposed building areas along with driveways, view and solar access corridors; and	Exhibit RR-4	The tree removal diagram, RR-4 page 61, shows proposed building areas, roads, walkway and other features in relationship to trees proposed for removal.
b. Demonstrates how existing natural screening will be retained while providing for construction, views, and sunlight. Note: Removal of trees smaller than three inches in diameter, as measured four feet above grade, is not restricted unless there is evidence that the shoreline is unstable.	Exhibit RR-4	The shoreline areas of the site are fully developed with resort type uses. There is little natural vegetative screening. Tree removal is selective and limited for the most part to trees within building footprints.
c. Shows compliance with requirements for critical area buffers and tree protection zones.	Exhibit RR-6	As an existing legally established use, the project is being submitted under the provisions of SJCC 18.30.110.F. The documentation supporting compliance with the requirements of sections F(1) through F(3) of Section 18.30.110.F of the Critical areas regulations is provided in Ex. RR-6
Note: Though the shoreline regulations do not limit removal of trees smaller than 3 inches in diameter unless the shoreline is unstable, the critical area regulations do limit the number of small trees that can be removed.		
31. Plat or plan showing required common area and associated access easements (for land divisions, multiple-unit, and multifamily developments).	Exhibit RR-2	The plat drawings submitted as Exhibit RR-2 show access easement. Community open space shown in RR-4 pg 34
32. For modifications of development existing or vested on March 31, 2014, when the applicant chooses to show no net loss of shoreline ecological function, rather than compliance with critical area requirements, information sufficient to demonstrate there will be no net loss of shoreline ecological functions.	Exhibit RR-6	Section 6.2 of Exhibit RR-6 identifies that with appropriate mitigation no net loss of shoreline ecological functions are anticipated.

Section 2	
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Application Requirements for a PUD in a Master Planned Resort Activity Center SJCC 18.90.060.D.3		
a. When to Prepare.		
A PUD application shall be prepared for approval of:		
i. Any new development in an MPR land use designation, except as provided in (D)(5) of this section;		
ii Each new phase of development. A phase that is consistent with the approved master plan will not require a master plan amendment.		
b. PUD Submittal Requirements.		
i. A vicinity map showing the location of the site and its relationship to the surrounding areas.	Exhibit RR-1	
ii. A site plan describing all proposed development and the proposed location of all uses	Exhibit RR-1	Exhibit RR-1 includes a set of site plans illustrating the development proposal and its various elements.
iii. If no land division or binding site plan is required, the requirements of SJCC 18.80.020© must be met.	N/A	A land division is proposed and a preliminary plat application is being submitted with this application.
iv. If the PUD requires land division or a binding site plan, the preliminary and final subdivision requirements of SJCC 18.70.050 and 18.70.070, or binding site plan requirements of SJCC 18.70.090, must be met	Exhibit RR-2	Exhibit RR-2, together with supporting information as required for a preliminary plat application is being submitted along with this application for PUD approval.
v. If dwelling units are proposed, a statement of the number of units and average density.	Exhibit RR-1	Chapter 6 of the Resort Master Plan establishes limits in the number of hotel/vacation units allowed in each of the Resort areas. The proposal does not exceed the number of units allowed in the Resort Core area as established in the Master Plan
vi. A statement that discusses how the proposed PUD is consistent with the approved Master Plan, including the percentage of open space and the location of and provisions for the protection of environmentally sensitive areas.	Exhibit RR-7	Section A of Exhibit RR-7 describes how the phase 1 redevelopment plan is consistent with the Resort Master Plan.
vii. A demonstration that the MPR will contain sufficient infrastructure and capacity to meet the additional demands of the PUD and the requirements of this code for water, sewage treatment, and stormwater management.	Exhibit RR-9 & RR-5	Washington Water Services Company the sewer and water purveyor for the resort property has provided a letter agreement to provide sewer and water service to the property under the terms outlined in the letter (see Exhibit RR-9). Exhibit RR-5 contains stormwater site plans for the Resort Core and Hilltop employee area. Both demonstrate that sufficient infrastructure and capacity are planned to serve the development proposed under this PUD.

<p>viii. A calculation of estimated new demands on capital facilities and services, proposed capital improvements or noncapital alternative strategies to address demands. The PUD shall undergo a review for concurrency as provided in SJCC 18.80.200.</p>	<p>Exhibit RR-9</p>	<p>The Washington Water Services Company letter report identified above includes their estimates of the new demand for sewer and water service as a result of the proposed phase 1 redevelopment and how WWSC proposes to fulfill that demand.</p>
<p>ix. A environmental assessment in accordance with the requirements of SJCC 18.80.050.</p>	<p>Application Notebook Tab A Exhibit RR-12</p>	<p>Exhibit RR-12 is a copy of the Environmental Impact Statement that was prepared for the Rosario Resort Master Plan. An Environmental Checklist has been prepared and is being submitted for this first phase of PUD development.</p>

Exhibit Summary

<p>Exhibit RR-1 = Site Plans Exhibit RR-2 = Preliminary Plat Drawings Exhibit RR-3 = Title Report Exhibit RR-4 = Draft Design and Development Standards and Guidelines Exhibit RR-5 = Stormwater Reports Resort Core and Hilltop Exhibit RR-6 = Critical Areas Report Exhibit RR-7 = Consistency Analysis and SEPA Mitigation Report Exhibit RR-8 = Archeology Report Exhibit RR-9 = Concurrency Analysis Exhibit RR-10 = Hilltop Employee housing Area Rules of Conduct - Rosario Resort Management Exhibit RR-11 = 2007 Rosario Resort Master Plan Exhibit RR-12 = 2006 Rosario Resort Master Plan FEIS Exhibit RR-13 = Property Owners within 300 feet</p>



ROSARIO
Resort & Spa

ROSARIO RESORT REDEVELOPMENT

Phase 1

Planned Unit Development #1 Application

TAB B

Resort Core Land Division Approval Application

B.1: San Juan County Land Division Application Form

B.2: Rosario Resort Redevelopment Land Division Checklist Submittal Matrix

B.3: Rosario Resort Redevelopment Land Division Overview

Rosario Resort Redevelopment

Phase 1

Planned Unit Development #1 Application

Preliminary Subdivision Overview

Rosario Single LLC, owner of Rosario Resort, is making application for Planned Unit Development (PUD) approval for the phase 1 redevelopment of Rosario Resort as provided in the County approved Rosario Resort Master Plan. The request for PUD approval also includes a request for approval for a subdivision of the resort properties in the Resort Core. In that regard and in accordance with the provisions of Chapter 18.70 SJCC, an application for preliminary subdivision approval for property within the Resort Core area is also being submitted.

No land division is proposed on the Hilltop Employee Housing area.

A. Subdivision Description:

The name of the proposed subdivision is the "Plat of Rosario Point". The proposed plat includes a total five (5) existing tax parcels covering a total of 20.7 acres. The land area within the boundary of the propose plat is greater than the area included within the boundary of the proposed PUD. The difference arises from the fact the PUD boundary crosses through an existing tax parcel. As a consequence the entire area of the existing tax parcel is required to be included within the boundary of the plat in order to divide off the portion of the parcel within the PUD.

A total of 13 lots are proposed ranging in size from 0.2 acres to 7.4 acres. The lots have been designed to fit the land use design of the PUD.

1. Lot 1 (7.4 acres) covers the Moran Mansion and grounds area including the proposed resort owned hotel units.
2. Lots 2 and 3 (0.3 acres each) are being created as the site for the two Cliffhouse Court single family residences.
3. Lots 4, 5 and 6 (0.6, 0.6, and 0.5 acres respectively) are being create as sites for the development of privately owned vacation units in a condominium or similar type ownership

structure. These lots may be subdivided in the future with the approval of the county to better facilitate the creation of vacation unit development.

4. Lot 7 (4.4 acres) covers the proposed activity center of the PUD and includes both open space, outdoor event space the swimming pole and cabana building
5. Lot 8 (0.7 acres) is the site of the Marina Village East condominium vacation units.
6. Lots 9, 10 and 11 (0.2 acres each) are the sites for the Bowman Cottage privately owned vacation units.
7. Lots 12 and 13 (0.8 and 4.3 acres respectively) are not proposed for development under the Phase 1 PUD. These are remainder lots were created as a result of the need to subdivide the underlying tax parcel to create the Bowman Cottage vacation unit sites in the PUD.

B. Plat Phasing

The applicant is proposing to the phase the development of the subdivision to allow final subdivision approval to be granted in phases. Division 1 would include lots 1, 4, 5 and 6 and possibly lots 2 and 3. Division 2 would include the remainder of the lots not included in the final plat of phase 1. Depending on how the phasing is finally decided, the lot numbering scheme may change at the time the final plat is filled for that phase to avoid confusion. For example if phase 1 of the plat were to include preliminary plat lots 1, 4, 5 and 6 only, these final plat for phase 1 might renumber these lots to 1,2,3 and 4.



San Juan County

COMMUNITY DEVELOPMENT & PLANNING

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Application Checklist for Land Use Review

LAND DIVISION

THIS CHECKLIST MUST BE SUBMITTED ALONG WITH YOUR APPLICATION

DATE APPLICATION RECEIVED

Following are the items that typically comprise a complete application for land use review of land division proposals. In some cases more information is needed, and in other cases the Director may waive items that are not necessary to determine compliance with land use codes. The requirements for particular types of applications are reviewed during pre-application conferences. Please note that processing of applications generally does not begin until all required components of an application are submitted and the application is deemed "complete". If an application is not determined to be complete within 28 days of receipt it will be returned to the applicant. [Note: For a copy of the County Code see www.mrsc.org (Legal Resources)].

Req'd Provided

General Requirements

- 1. Completed application form with name, address and signature of all property owners. If the person signing the application is not the owner, a notarized statement signed by all owners is required indicating that a) the application is submitted with their consent, and b) identifying their agent.
- 2. Legal description of the site.
- 3. Completed SEPA environmental checklist.
- 4. Fees per adopted fee schedule (<http://www.sanjuanco.com/permitcenter/ApplicationForms.aspx>).
- 5. Evidence of available and adequate water supply as required by SJCC Title 8 and 18.60.020.
- 6. Evidence of sewer availability or septic approval as required by SJCC Title 8 and 18.60.030.
- 7. Clearing, grading and stormwater management plan meeting the requirements of SJCC 18.60.060 and .070 (and for Eastsound, SJCC 16.55.300.G). Note: All projects must meet these standards regardless of whether plan review is required.
- 8. If stormwater will be directed or discharged to a County maintained road or ditch, approval from the County Engineer (SJCC 18.60.060).
- 9. For driveway approaches onto public roads, approval from the County engineer (SJCC 18.60.080-100).
- 10. For commercial, industrial, public, and institutional facilities, a narrative or plans showing compliance with fire hydrant requirements (SJCC 13.08).
- 11. For projects requiring notification of neighbors, names and addresses of property owners within 300 feet of the boundaries of the subject property (SJCC 18.80.020.C.9).
- 12. Narrative description of surrounding land uses.
- 13. Critical area reports (SJCC 18.30.110-160).
- 14. Plans showing required pedestrian pathways and sidewalks or approved agreement for future installation (SJCC 18.60.110 and for Eastsound, SJCC 16.55.130).

- 15. Narrative and/or other information showing how utilities will comply with land use codes (SJCC 18.60.150 & 170; for Eastsound SJCC 16.55.140.C & 16.55.300.H).
- 16. For sites with archeological artifacts, an evaluation and recommendations from a qualified archeologist. (SJCC 18.60.210; Chapter 27.44 and 27.53 RCW; and Chapter 25-48 WAC.)
- 17. Small copy of site plan (maximum 8 ½ inch by 14 inch paper). See below for content.
- 18. A site plan at a scale no smaller than 1" = 40' for parcels over one acre in area or 1" = 20' for parcels 1 acre or smaller, with the following:
 - a. Compass direction and scale.
 - b. Corner grades and existing contours of topography at twenty-foot contour intervals (Note: 5 or 10 ft. contours may be necessary for some projects).
 - c. Existing and proposed development and use areas.
 - d. Existing and proposed easements with recording numbers.
 - e. Existing structures and significant features on subject and adjacent properties.
 - f. Driveways, property lines, and adjoining streets with sufficient detail on driveway approaches and roads to show compliance with SJCC 18.60.080.-100.
 - g. Location and dimensions of existing and proposed improvements on public rights-of-way, such as roads, sidewalks, curbs, parking, and street trees.
 - h. Existing and proposed grades and volume of excavation and/or fill.
 - i. Location of ditches, drainageways and existing and proposed stormwater management improvements.
 - j. Location of existing and proposed utilities.
 - k. Parking spaces including handicap accessible spaces meeting State and Federal requirements (SJCC 18.60.120 and 130; for Eastsound SJCC 16.55.300.B and C).
 - l. For non-residential structures over 10,000 s.f. gross floor area, off street loading area meeting SJCC 18.60.140.
 - m. Proposed landscaping.
 - n. Critical Areas (geologically hazardous and frequently flooded areas; wetlands; fish and wildlife habitat conservation areas). Note: ALL of San Juan County is designated a Critical Aquifer Recharge Area (SJCC 18.30.110-160).
 - o. Proposed outdoor storage areas (SJCC 18.40.320).
 - p. FEMA areas of special flood hazard.
 - q. Title block with the project name and address, tax parcel number, and the name/address/phone/e-mail of the person preparing drawing.

Following are additional requirements for land divisions and development in areas of the County governed by overlay districts, interim controls, activity center plans, subarea plans, resort master plans, or the shoreline regulations. These more specific regulations apply in addition to the general regulations of the Unified Development Code (SJCC Title 18). If there is a conflict between codes, in general the more restrictive controls (though in some cases according to the code, the more specific controls).

Additional Eastsound Requirements

- 19. Plans showing conformance with streetscape standards or agreement approved by Public Works for future installation of curbs, gutters, sidewalks and street trees (SJCC 16.55.130).
- 20. Plans and documents showing compliance with UGA requirements (SJCC 18.60.240).
- 21. Square footage of proposed use areas (including that within structures, parking areas, driveways, walkways and outdoor storage areas).

Additional Lopez Village Requirements

- 22. Plans and documents showing compliance with Lopez Village and Lopez marine center LAMIRD requirements (SJCC 18.60.210).

23. Plans and documents showing compliance with UGA requirements (SJCC 18.60.240).

Additional Requirements for other areas with overlay districts; interim controls; activity center plans; subarea plans; or resort master plans [Country Corner (Orcas), Deer Harbor Hamlet, Doe Bay, Olga Hamlet, Orcas Village, Roche Harbor, Rosario Resort, San Juan County Fairgrounds, Shaw, Waldron, Westsound]

24. _____
25. _____
26. _____

Additional Shoreline Requirements

27. If development, removal of substantial amounts of vegetation, or alteration of natural site characteristics is proposed below the base flood elevation as determined by the Corps of Engineers, a fisheries habitat assessment is required and the project must conform to the September 22, 2008 FEMA biological opinion (NMFS tracking no. 2006-00472). This assessment must be prepared by a qualified professional and conform to *Floodplain Habitat Assessment and Mitigation, Regional Guidance for the Puget Sound Basin, 2013, FEMA Region 10*. (Exception: If the Corps of Engineers conducts an assessment of the entire project for compliance with the requirements.)
28. Hydraulic Project Approval (HPA) from WA Dept. of Fish and Wildlife. (Note: This requires submitting a JARPA form to WA Dept. of Fish and Wildlife, available at www.epermitting.wa.gov.)
29. Tree Removal Plan (for land divisions and residential development). If trees are to be removed beyond those required to construct a single-family residence, a tree removal plan must be submitted, that:
- a. Identifies the proposed building areas along with driveways, view and solar access corridors; and
 - b. Demonstrates how existing natural screening will be retained while providing for construction, views, and sunlight.
- Note: Removal of trees smaller than three inches in diameter, as measured four feet above grade, is not restricted unless there is evidence that the shoreline is unstable.
30. Plat or plan showing required common area and associated access easements (for land divisions, multiple-unit, and multifamily developments).
31. For subdivisions within shoreline jurisdiction, standards for care and maintenance of shoreline common areas.

Additional Requirements for Land Divisions

Boundary Line Modifications

32. Property owner information for each lot.
33. Acknowledgment page with signatures of all affected property owners.
34. Map page, certified by the property owner(s) or surveyor, drawn to an engineering scale, with a north arrow, and including the following information where applicable:
- a. Dashed lines for current boundaries and solid lines for proposed new lot lines.
 - b. Legal descriptions for each new parcel.
 - c. Adjacent streets with names.
 - d. Existing or proposed easements for access, drainage, utilities, or sensitive areas.
 - e. Existing structures and approximate distances to property lines.

- f. Existing wells, septic tanks and/or drainfields and approximate distances to property lines.
- g. Identifying parcels as Lot A, Lot B, and so on, unless otherwise approved by the director.

- 35. Assessor's maps.
- 36. Documentation that each parcel affected is in compliance with any usable construction area requirement (SJCC 18.70.060 (B)).

Simple Land Divisions

- 37. Property owner information for each lot.
- 38. Map page, certified by the property owner or surveyor, drawn to an engineering scale with a north arrow and including the following information:
 - a. Dashed lines for current boundaries and solid lines for proposed new lot lines.
 - b. Legal description of each new parcel.
 - c. Adjacent streets with names.
 - d. Existing or proposed easements for access, drainage, utilities, or sensitive areas.
 - e. Existing structures and approximate distances to property lines.
 - f. Existing wells, septic tanks, and/or drainfields, and approximate distances to property lines.
 - g. Parcels identified as Lot A, Lot B, and so on, unless otherwise approved by the director.
 - h. Existing and proposed access easements.
 - i. Areas proposed as non-building open space area(s) according to SJCC 18.70.060 (B)(10).
- 39. Area Calculations. The gross parcel area from the GIS legal-parcel map in effect at the date of application of the simple land division may be used to establish the required lot area, unless a recorded survey shows otherwise.
- 40. Documentation of water availability and adequacy for each parcel meeting the requirements of SJCC 18.60.020.
- 41. Documentation that each affected parcel meets the sewage disposal requirements of SJCC 18.60.030, including a sewer availability letter for vacant lots to be served by public sewer.
- 42. Documentation that each parcel affected is in compliance with any applicable usable construction area requirement (SJCC 18.70.060 (B)).
- 43. Statement of disclosure.

Subdivisions and Short Subdivisions

- 44. Property owner information for each lot.
- 45. 4 copies of subdivision vicinity maps, plat, road plans and other maps.
- 46. Health and Community Services Department approval of available and adequate potable water (this may or may not require the drilling of a well prior to preliminary plat approval), and evidence of compliance with fire hydrant requirements (SJCC 13.08).
- 47. Letter of approval of sewage disposal method from San Juan County Health and Community Services Department.
- 48. Fire marshal approval.
- 49. Clearing, grading and stormwater management plans meeting the requirements of SJCC 18.60.060 and 070.
- 50. Title report.

- 51. For lots in urban growth areas or activity centers which are proposed to be served by on-site or community sewage systems and/or group-B water systems or private wells, certificate of future connection from the sewer and/or water purveyor for the area.
- 52. A description of the phasing of the land division, if proposed.
- 53. Documents and/or plans adequate to show compliance with any concurrency requirements.
- 54. Documents and/or plans showing infrastructure capacity improvements or alternatives proposed to be funded by the applicant.
- 55. Soil test hole log.
- 56. Data on wells within the vicinity of the proposed subdivision, the well test hole log, and other data required by the Health and Community Services Department.
- 57. Description of how the subdivision meets the requirements of SJCC 18.60.230 through 18.60.250, where applicable.
- 58. Planned unit development (PUD) application, if required.
- 59. For Agriculture Resource lands in the San Juan Valley using the allowed density bonus, plans showing compliance with SJCC 18.70.60.B.10.
- 60. Preliminary plat meeting the requirements of SJCC 18.70.050.C.2; or final plat meeting requirements of SJCC 18.70.070.F.2.

Other

- _____
- _____
- _____

Date application determined to be complete: _____

Planner's signature: _____



San Juan County

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Land Division – Application for Preliminary Approval

PROPERTY INFORMATION

Tax Parcel Number: _____ Shoreline Designation: _____

Island: _____ Subdivision: _____ Lot Number: _____

Property Size: _____ (acres/square feet) Existing Use of Property: _____

Comp Plan Designation: _____

Directions to Property: _____

APPLICANT INFORMATION

Name of Applicant: _____ Telephone: _____

_____ Email: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Name of Agent (if applicable): _____ Telephone: _____

_____ Email: _____

Address: _____

City: _____ State: _____ Zip Code: _____

DESCRIPTION OF PROPOSED USE (Include separate sheets as necessary)

Number of Existing Lots: _____ Number of Proposed Lots: _____

Proposed Method Of Sewage Disposal: _____

Proposed Potable Water Source: _____

PERMIT CERTIFICATION

I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property.

Signature of Property Owner or Authorized Agent Date

For CD&P Use Only

Date Received: _____ Complete Application: _____ Receipt Number: Application Checklist for Land Use Review

**San Juan County
Preliminary Plat Application
Rosario Resort
Submittal Requirements Matrix**

	Document	Comments
Section 1		
Application Checklist for Land Use Review Land Division		
General Requirements		
1. Completed application form with name, address and signature of all property owners. If the person signing the application is not the owner, a notarized statement signed by all owners is required indicating that a) the application is submitted with their consent, and b) identifying their agent.	Application Notebook Tab B	A completed land use application form is located under Tab B in the application notebook.
2. Legal description of the site.	Exhibit RR-2	The legal description of the property covered by the proposed subdivision is included on Sheet 1 of 5 in Exh RR-2
3. Completed SEPA environmental checklist.	Application Notebook Tab A	A completed SEPA checklist covering the entire proposal is included under Tab A, item A.4.
4. Fees per adopted fee schedule		Fees will be paid at time of application
5. Evidence of available and adequate water supply as required by SJCC Title 8 and 18.60.020.	Exhibit RR-9	Washington Water Service Company issued a letter agreeing to provide water and sewer service to the phase 1 redevelopment of the resort under the terms outline in the letter. A copy of the letter is included in Exhibit RR-9.
6. Evidence of sewer availability or septic approval as required by SJCC Title 8 and 18.60.030.	Exhibit RR-9	Washington Water Service Company issued a letter agreeing to provide water and sewer service to the phase 1 redevelopment of the resort under the terms outline in the letter. A copy of the letter is included in Exhibit RR-9.

<p>7. Clearing, grading and stormwater management plan meeting the requirements of SJCC 18.60.060 and .070 (and for Eastsound, SJCC 16.55.300.G). Note: All projects must meet these standards regardless of whether plan review is required.</p>	<p>Exhibit RR-5</p>	<p>Exhibits RR-5 Part A and RR-5 Part B are the Stormwater Site Plans (SSP) for the Resort Core and Hilltop Employee sites respectively. Each part contains location and area figures for clearing and grading.</p>
<p>8. If stormwater will be directed or discharged to a county maintained road or ditch, approval from the County Engineer (SJCC 18.60.060).</p>	<p>Exhibit RR-5</p>	<p>The stormwater management plan, Ex. RR-5 shows no direct stormwater discharge to county roads or ditches is proposed.</p>
<p>9. For driveway approaches onto public roads, approval from the County Engineer (SJCC 18.60.080-100).</p>	<p>Exhibit RR-5</p>	<p>Improvements to an existing driveway from Hilltop site onto Olga Road are planned and will be submitted to the Department of Engineering for approval prior to construction.</p>
<p>10. For commercial, industrial, public, and institutional facilities, a narrative or plans showing compliance with fire hydrant requirements (SJCC 13.08)</p>	<p>Exhibit RR-4</p>	<p>Rosort Core Fire hydrant and standpipe locations are shown on page 37 of Ex. RR-4 and the utility plan. Condition #22 requires that the mansion and new structures be provided with fire sprinkler system, which modifies the hydrant requirements of SJCC 13.08 somewhat. Prior to the installation of new and upgraded utility lines, engineering drawings and specifications will be provided showing compliance with SJCC 13.08 as may be modified by the requirement for sprinkler systems (see</p>
<p>11. For projects requiring notification of neighbors, names, addresses of property owners within 300 feet of the boundaries of the subject property (SJCC 18.80.020.C.9)</p>	<p>Exhibit RR-13</p>	<p>The applicant will coordinate with the County to provide notice of application in accordance with the County public notice procedures</p>
<p>12. Narrative description of surrounding land uses</p>	<p>Application Notebook Tab A</p>	<p>A narrative description of land uses surrounding the subdivision is provided in the Land Division Overview Narrative under Tab B.3</p>
<p>13. Critical area reports (SJCC 18.30.110-160)</p>	<p>Exhibit RR-6</p>	<p>A Critical Area report including the area covered by the proposed subdivision is being submitted as Exhibit RR-6</p>

<p>14. Plans showing required pedestrian pathways and sidewalks or approved agreement for future installations (SJCC 18.60.110 and for Eastsound SJCC 16.55.130).</p>	<p>Exhibit RR-4</p>	<p>We are not aware of any required pedestrian pathways or sidewalks. However the proposal includes the development of an extensive set of pathways connecting buildings with parking areas, shoreline and other resort amenities. See Ex. RR-4 pg 33.</p>
<p>15. Narrative and/or other information showing how utilities will comply with land use codes (SJCC 18.60.150 & 170; for Eastsound SJCC 16.55.140.C & 16.,55.300.H).</p>	<p>Exhibit RR-4</p>	<p>Utility installation is described on page 44 of Exhibit RR-4 and lighting is described on page 45.</p>
<p>16. For sites with archeological artifacts, an evaluation and recommendation from a qualified archeologist. (SJCC 18.60.210; Chapter 27.44 and 27.53 RCW and Chapter 25-48 WAC.)</p>	<p>Exhibit RR-8</p>	<p>An Archeologic Study has been completed for the property covered by this subdivision proposal and is being submitted as Exhibit RR-8</p>
<p>17. Small copy of site plan (maximum 8 1/2 inch by 14 inch paper). See below of content.</p>	<p>Exhibit RR-1</p>	<p>A small format version of Exhibit RR-1 is being submitted with this application</p>
<p>18. A site plan at a scale no smaller than 1"= 40' for parcels over one acre in area or 1"=20' for parcels 1 acre or smaller, with the following:</p>	<p>Exhibit RR-1</p>	<p>Exhibit RR-1 contains a set of maps covering all of the items required in by items a through n. The site plans are being submitted in 24' x 36' format which results in a scale of 1" = 65'. If Staff determines that a larger scale is needed all or specific portions of the site plan drawing can be produced at the larger scale.</p>
<p>a. Compass direction and scale.</p>	<p>Exhibit RR-1</p>	<p>On all sheets in EX. RR-1</p>
<p>b. Corner grades and existing contours of topography at twenty-foot contour intervals (Note: 5 or 10 ft. contours may be necessary for some projects).</p>	<p>Exhibit RR-1</p>	<p>Existing contours at 1 foot contour intervals are shown on Sheet 4 of Exhibit RR-1</p>
<p>c. Existing and proposed development and use areas.</p>	<p>Exhibit RR-1</p>	<p>Existing development is shown on sheets 2 and 3 of Ex. RR-1. Proposed development is shown on Sheet 6</p>
<p>d. Existing and proposed easements with recording numbers.</p>	<p>Exhibit RR-2</p>	<p>easements with recording numbers are shown on plat drawings.</p>

e. Existing structures and significant features on subject and adjacent properties.	Exhibit RR-1	Exhibit RR-1 Sheet 2 contains an aerial photograph of the site and immediately surrounding area illustrating structures and features on the site and surrounding area.
f. Driveways, property lines, and adjoining streets with sufficient detail on driveway approaches and roads to show compliance with SJCC 18.60.080.-100.	Exhibit RR-1 Exhibit RR-2	No new public roads or new driveway access to public roads are proposed. The private road system is shown in Exhibit RR-1 and road alignments and dimensions are shown on the Plat Maps in Exhibit RR-2.
g. Location and dimensions of existing and proposed improvements on public rights-of-way, such as roads, sidewalks curbs, parking, and street trees.		No structural improvements to public rights of way are proposed in this application. Signs, striping and similar safety improvements may be made as required.
h. Existing and proposed grades and volumes of excavation and/or fill.	Exhibit RR-1	Grading plan estimates for the Resort Core are included in RR-1.
i. Location of ditches, drainageways and existing and proposed stormwater management improvements	Exhibit RR-1	Sheets 11 of Ex. RR-1 shows the proposed stormwater management improvements for the subdivision.
j. Location of existing and proposed utilities	Exhibit RR-1	Sheets 5 and 12 of Ex. RR-1 show existing and proposed utilities in the subdivision.
k. Parking spaces including handicap accessible spaces meeting State and Federal requirements. (SJCC 18.60.120 and 130; for Eastsound SJCC 16.55.300.B and C).	Exhibit RR-1	Sheet 10 and 17 respectively of Ex. RR-1 shows proposed parking plan for the core and hilltop
l. For non-residential structures over 10,000 s.f. gross floor area, off street loading area meeting SJCC 18.60.140	Exhibit RR-1	All loading areas are internal to the Resort and are part of the resort driveway system. No loading or unloading parking on public right of ways is needed or proposed.
m. Proposed landscaping	Exhibit RR-1	Sheet 13 Shows a conceptual landscape plan. A more detailed landscape plan is provided in Exhibit RR-4 beginning on page 56.
n. critical areas (geological hazardous and frequently flooded areas; wetlands, fish and wildlife habitat conservation areas). Note: ALL of San Juan County is designated a Critical Aquifer Recharge Area (SJCC 18.30.110-160)	Exhibit RR-1	Critical areas are shown on sheets 3 and 16 Of Ex. RR-1. More detailed information about Critical Areas is provided in the Critical Areas study Ex. RR-6

o. Proposed outdoor storage areas (SJCC 18.40.320)	Exhibit RR-1	No formal outdoor storage is proposed. All outdoor storage will be incidental and
p. FEMA areas of special flood hazard.	Exhibit RR-1	FEMA Flood Hazard Areas are shown in Exhibit RR-1 and described for fully in Exhibit RR-6
q. Title block with the project name and address, tax parcel number and the name/address/phone/e-mail of the person preparing the drawing.		See cover sheet of Exhibit RR-1
Additional Shoreline Requirements		
27. If development, removal of substantial amounts of vegetation, or alteration of natural site characteristics is proposed below the base flood elevation as determined by the Corps of Engineers, a fisheries habitat assessment is required and the project must conform to the September 22, 2008 FEMA biological opinion (NMFS tracking no. 2006-00472). This assessment must be prepared by a qualified professional and conform to Floodplain Habitat Assessment and Mitigation, Regional Guidance for the Puget Sound Basin, 2013, FEMA Region 10. (Exception: If the Corps of Engineers conducts an assessment of the entire project for compliance with the requirements.)	Exhibit RR-6	The Critical Areas report, Ex. RR-6 includes a fisheries habitat assessment prepared under FEMA guidelines. No work is proposed below the ordinary high water mark.
28. Hydraulic Project Approval (HPA) from WA Dept. of Fish and Wildlife. (Note: This requires submitting a JARPA form to WA Dept. of Fish and Wildlife, available at www.epermitting.wa.gov .)	N/A	No work is proposed below the ordinary high water mark.
29. Tree Removal Plan (for land divisions and residential development). If trees are to be removed beyond those required to construct a single-family residence, a tree removal plan must be submitted, that:	Exhibit RR-4	A tree removal plan is included in the Rosario Design and Development Guidelines, Exhibit RR-4, page 61.
a. Identifies the proposed building areas along with driveways, view and solar access corridors; and	Exhibit RR-4	The tree removal diagram, RR-4 page 61, shows proposed building areas, roads, walkway and other features in relationship to trees proposed for removal.
b. Demonstrates how existing natural screening will be retained while providing for construction, views, and sunlight. Note: Removal of trees smaller than three inches in diameter, as measured four feet above grade, is not restricted unless there is evidence that the shoreline is unstable.	Exhibit RR-4	The shoreline areas of the site are fully developed with resort type uses. There is little natural vegetative screening. Proposed tree removal is selective and limited for the most part to trees within building footprints.
30. Plat or plan showing required common area and associated access easements (for land divisions, multiple-unit, and multifamily developments).	Exhibit RR-4	Resort community open space areas are shown on page 34 of Exhibit RR-4

31. For subdivisions within shoreline jurisdiction, standards for care and maintenance of shoreline common areas.	Exhibit RR-4	Rosario Resort retains ownership of shoreline common areas and will maintain the same. Landscape and infrastructure maintenance protocols are set forth in Exhibit RR-4
Additional Requirements for Land Divisions		
Subdivisions and Short Subdivisions		
44. Property owner information for each lot	Exhibit RR-3	As shown in the title report, all properties within the boundary of the proposed plat are owned by Rosario Signal LLC, the owners of Rosario Resort.
45. 4 copies of subdivision vicinity maps, plat, road plans and other maps.	Ex RR-1 and RR-2	Four copies of each of all map exhibits are being submitted.
46. Health and Community Services Department approval of available and adequate potable water (this may or may not require the drilling of a well prior to preliminary plat approval), and evidence of compliance with fire hydrant requirements (SJCC 13.08).	Exhibit RR-9	The site is served by a state approved municipal water system approved under the oversight of the Washington State Department of Health. Washington Water Service Company issued a letter agreeing to provide water and sewer service to the phase 1 redevelopment of the resort under the terms outline in the letter. A copy of the letter is included in Exhibit RR-9.
47. Letter of approval of sewage disposal method from San Juan County Health and Community Services Department.	Exhibit RR-9	The site is served by a municipal sewer system approved by and under the oversight of the Washington State Department of Ecology. Washington Water Service Company issued a letter agreeing to provide water and sewer service to the phase 1 redevelopment of the resort under the terms outline in the letter. A copy of the letter is included in Exhibit RR-9.

48. Fire marshal approval.	Exhibit RR-4	Rosort Core Fire hydrant and standpipe locations are shown on page 37 of Ex. RR-4 and the utility plan. Hilltop hydrant locations are shown on page 52 of Ex. RR-4. Condition #22 requires that the mansion and new structures be provided with fire sprinkler system, which modifies the hydrant requirements of SJCC 13.08 somewhat. Prior to the installation of new and upgraded utility lines, engineering drawings and specifications will be provide showing compliance with SJCC 13.08 as may be modified by the requirement for sprinkler systems (see SJCC 13.08.200)
49. Clearing, grading and stormwater management plans meeting the requirements of SJCC 18.60.060 and 070.	Exhibit RR-5	Exhibits RR-5 Part A and RR-5 Part B are the Stormwater Site Plans (SSP) for the Resort Core and Hilltop Employee sites respectively. Each part contains location and area figures for clearing and grading.
50. Title report.	Exhibit RR-3	Title report is included as Ex. RR-3
51. For lots in urban growth areas or activity centers which are proposed to be served by on-site or community sewage systems and/or group-B water systems or private wells, certificate of future connection from the sewer and/or water purveyor for the area.	Exhibit RR-9	Washington Water Service Company issued a letter agreeing to provide water and sewer service to the phase 1 redevelopment of the resort under the terms outline in the letter. A copy of the letter is included in Exhibit RR-9.
52. A description of the phasing of the land division, if proposed.	Exhibit RR-2	Phasing of final plat approval is being proposed.
53. Documents and/or plans adequate to show compliance with any concurrency requirements.	Exhibit RR-9	

54. Documents and/or plans showing infrastructure capacity improvements or alternatives proposed to be funded by the applicant.	Exhibit RR-2	Washington Water Service Company issued a letter agreeing to provide water and sewer service to the phase 1 redevelopment of the resort under the terms outline in the letter. A copy of the letter is included in Exhibit RR-9. The letter includes an explanation of needed infrastructure improvements.
55. Soil test hole log.	N/A	The entire project is served by a sewer utility. No septic tanks or drainfields will be installed for this project.
56. Data on wells within the vicinity of the proposed subdivision, the well test hole log, and other data required by the Health and Community Services Department.	N/A	The site and surrounding area is served by a municipal water system. No wells are proposed in this application.
57. Description of how the subdivision meets the requirements of SJCC 18.60.230 through 18.60.250, where applicable.	N/A	The three code citations apply to development not proposed in this application.
58. Planned unit development (PUD) application, if required.	Application Notebook Tab A	A Planned Unit Development application is being submitted with this subdivision proposal.
59. For agricultural resource lands in the San Juan Valley using the allowed density bonus, plans showing compliance with SJCC 18.70.60.8.10.	N/A	The proposal is not located in the San Juan Valley
60. Preliminary plat meeting the requirements of SJCC 18.70.050.C.2; or final plat meeting requirements of SJCC 18.70.070.F.2.	See Following	
SJCC 18.70.C.2. Following to be included on the preliminary Plat [Mapped Information]		
2. The following shall be included on the preliminary plat:		
a. Proposed name of the subdivision;	Exhibit RR-2	Rosario Point
b. Location by section, township and range, or by other legal description;	Exhibit RR-2	Portions of Sec 31, T37N R1W and Sec 06, T36 R1W.
c. Scale (no smaller than one inch equals 40 feet) and north arrow;	Exhibit RR-2	Scale and north arrow provided on all sheets
d. Contours of topography at five-foot contour intervals;	Exhibit RR-2	five foot contours provided
e. Land use designation;	Exhibit RR-2	shown on plat drawing by lot
f. Approximate lot sizes;	Exhibit RR-2	Shown on Sheet 1 of 5
g. Number of lots, units, and proposed density;	Exhibit RR-2	Shown on face of plat
h. Proposed land use(s);	Exhibit RR-2	Proposed land use shown in RR-2
i. Means of sewage disposal;	Exhibit RR-2	Rosario Sewer System

j. Source of potable water;	Exhibit RR-2	Rosario Water System
k. Vicinity map;	Exhibit RR-2	Shown on plat
l. Delineation of existing conditions:		
i. Exterior boundary line of proposed subdivision indicated by solid heavy line;	Exhibit RR-2	Exterior boundary line shown on plat maps
j. Source of potable water;	Exhibit RR-1 Exhibit RR-2	public rights of way, easements, existing buildings, existing utilities shown on RR-2. Additional information on existing conditions shown in RR-1.
iii. In the case of a subdivision alteration, the lots, blocks, streets, alleys, easements, parks and building lines (if any) of the original plat being altered shall be shown by dotted lines in their proper position in relation to the new arrangement of the plat. The new subdivision shall be clearly shown in solid lines so as to avoid ambiguity;	N/A	The proposed subdivision includes the further division of existing lots but does not alter the existing exterior boundary lines of existing lots.
iv. Approximate boundary lines of adjacent tracts of unsubdivided and subdivided land, showing owners and approximate lot lines for a distance of 100 feet;	Exhibit RR-2	Shown on Sheet 1 of 5
v. Existing land use designation of the proposed subdivision and adjacent property;	Exhibit RR-2	Shown on Sheet 1 of 5
m. Delineation of proposed conditions:		
i. Layout of streets, their names, widths, and road profiles (horizontal and vertical alignment data shall be submitted when requested by the County engineer), driveways, connections to proposed future roads, and also the widths of alleys, and easements;	Exhibit RR-1	layout of proposed new interior driveways is shown in RR-1 pg 9.
ii. Layout, numbers and dimensions of lots, and landscaping;	Exhibit RR-2	Layout of proposed lots is shown on the plat drawings, Ex RR-2. Proposed Landscaping scheme is shown in Exhibits RR-1 and RR-4.
iii. Layout of proposed utilities, and community wells and drainfields;	Exhibit RR-1	Layout of proposed utilities shown in RR-1, page 12.
iv. Layout of the drainage system (including any retention/detention facilities, water quality measures, and use of natural drainage features);	Exhibit RR-1	proposed stormwater system shown in RR-1, pg 11.
v. Proposed grades, and volume and deposition of excavated material; and	Exhibit RR-1	Grading estimate is shown in RR-1, pg 8
vi. Parcels of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision, for common open space or conservation tracts, or for drainage, with an identification of the proposed use and owner;	Exhibit RR-4	Community open space is shown in Exhibit RR-4, 34.
n. Tree removal plan for shoreline areas.	Exhibit RR-4	Tree removal plan shown in RR-4 page 61

Exhibit Summary

Exhibit RR-1 = Site Plans
Exhibit RR-2 = Preliminary Plat Drawings
Exhibit RR-3 = Title Report
Exhibit RR-4 = Draft Design and Development Standards and Guidelines
Exhibit RR-5 = Stormwater Reports Resort Core and Hilltop
Exhibit RR-6 = Critical Areas Report
Exhibit RR-7 = Consistency Analysis and SEPA Mitigation Report
Exhibit RR-8 = Archeology Report
Exhibit RR-9 = Concurrency Analysis
Exhibit RR-10 = Hilltop Employee housing Area Rules of Conduct - Rosario Resort Management
Exhibit RR-11 = 2007 Rosario Resort Master Plan
Exhibit RR-12 = 2006 Rosario Resort Master Plan FEIS
Exhibit RR-13 = Property Owners within 300 feet



ROSARIO
Resort & Spa

ROSARIO RESORT REDEVELOPMENT

Phase 1

Planned Unit Development #1 Application

TAB C

Resort Core Shoreline Permit Application

C.1: San Juan County Shoreline Permit Application Form

C.2: Rosario Resort Redevelopment Shoreline Permit Application Checklist Submittal Matrix

C.3: Rosario Resort Redevelopment Shoreline Development Overview

Rosario Resort Redevelopment

Phase 1

Planned Unit Development #1 Application

Shoreline Overview

A. Introduction:

Rosario Resort is located on the shoreline of Cascade Harbor. The County approved Rosario Resort Master Plan contains conceptual plans and guidelines for the redevelopment of the Resort. In that regard the owner of Rosario Resort is submitting a application for PUD approval to construct Phase 1 of the resort redevelopment under the Master Plan. Included with that application is an application for a Shoreline Substantial Development Permit and Shoreline Conditional Use permit to allow redevelopment of those portions of the existing Resort that lie with the jurisdiction of the County's Shoreline Program.

As part of the process for creating the Phase 1 development plan for the Resort, the owner retained the services of qualified biologist to identify the location of the OHWM mark along the resort shoreline of Cascade Bay. A licensed surveyor was retained to survey and record the elevation of the OHWM. The information from that survey was used to establish the baseline OHWM for measuring the extent of the shoreline jurisdiction boundary and for determining setback lines where these are included on the drawings in Exhibit RR-4 and elsewhere in the Phase 1 submittal documents.

The Phase 1 PUD proposal includes development within 200-feet of the shoreline of Cascade Bay on a shoreline designated as a "Rural" environment under the County's shoreline program. The shoreline area where development is proposed under this PUD is part of the existing Rosario Resort and includes much of the land in the Resort Core area of Rosario as identified in the Rosario Resort Master Plan (see Exhibit RR-4, page 41). The Resort Core is currently developed with a variety of uses and structures. Existing buildings within the shoreline include the Moran Mansion, resort hotel unit buildings, a restaurant building, swimming pool restroom, conference center building, the boatel structure and several smaller support structures. Other existing development in the shoreline includes a marina, driveways, parking areas, landscaping, and paved walkways.

B. Shoreline development activities proposed under PUD #1:

1. Shoreline Activities Related to Existing Structures

a. Removal of three existing hotel structures containing a total of 42 units. The existing single unit Round House Building and existing single unit Honeymoon Suite will remain (see Exhibit RR-4, pg 14).

b. Removal of the Discovery House building, the boatel building, the Cascade Bay Grill building, the swimming pool adjacent to the Bar and Grill building.

c. The removal of an existing non-historic office/kitchen addition made to the Mansion.

d. Continuation of the improvement program underway at the Moran Mansion. The program designed to retain the architectural character of this historic structure and to continue its traditional function as an historic attraction to the public. Mansion improvements completed or underway include renovation to the dining and kitchen facilities, indoor pool and Spa/exercise area. Additional improvements are scheduled to get underway in the near future.

2. New Structures and Facilities in the Shoreline

a. Hotel/Vacation Units

A total of 95 new hotel/vacation units and two single family residences are proposed resulting in a total of 97 new units in the Resort Core area (three of these units are located further than 200 feet from the OHWM).

i. Out of the 97 new hotel/vacation unit total, a total of 55 new resort owned hotel units will be constructed which, in addition to the two existing hotel units (Honeymoon Cottage and Roundhouse), will bring the resort owned hotel unit count to 57 units, an increase of 13 units from the current 44 units. Of the 55 new units, 19 hotel units will be located in 19 single-unit cottage style buildings (single unit mansion cottages), 28 units (multi-unit mansion cottages) will be located in seven 4-plex units and the remaining 8 units will be located in a single eightplex structure.

ii. In addition to the 55 new resort owned hotel units, a total of 40 new privately owned vacation units are proposed for the Resort Core. Twenty-two (22) of these units are located at the west end of the Bow Tie Lagoon Green. Twelve (12) vacation units will be located in 12 new single-unit cottages, 6 more vacation units will be located in two new triplex buildings and 4 more will be located in a single fourplex unit.

iii. The remaining 18 privately owned vacation units will be located at the eastern end of the Resort Core. Fifteen (15) of these vacation units will be located in a single new structure. The remaining three vacation units will be located in three detached new single unit structures at the far eastern end of the resort core (Bowman Cottages).

iv. Finally, two single family residents on separate lots will be constructed on the portion of the resort property that encroaches into the single family residential area to the west of the entrance drive leading to the roundabout in front of the mansion. These two residential units are the Cliffhouse Court Units shown on the site plan (one of these units is located within 200 feet of the OHWM). The units will face west into the adjoining residential area and will access off of Cliffhouse Court, a private dead-end residential street abutting along the west edge of the lots.

b. Resort Guest Amenity and Support Structures and Improvements

i. A new two-story cabana building will be located at approximately the same location as the existing Boatel structure. The Cabana will serve Resort guests, visiting boaters, vacation unit owners, and eligible local residents of all ages seeking outdoor activities such as swimming, sunbathing, soaking, and casual dining. The new Cabana will feature a bar and grill with outdoor patio seating oriented around a new pool. The upper level of this building will have interior space for events, weddings, gatherings, etc. This facility would also include, showers, restrooms, locker service for swimmers/marina guests.

ii. Adjacent to the Cabana is planned a small office/grocery structure for the convenience of Marina and Resort guests which could also provide another check-in location for future guests in the Hillside Phase 2 master plan redevelopment area.

c. Infrastructure Improvements.

i. In addition to the redevelopment items discussed above, improvements to the vehicle and pedestrian circulation system are proposed including realignment of existing driveways and parking areas. A new path system has been designed to encourage foot travel throughout the resort core. Most of the proposed parking areas are further than 200 feet from the OHWM.

ii. New utility lines will be installed to support the new development and to replace existing lines as necessary to assure reliable sewer, water and electrical service.

iii. A new stormwater management system meeting state and local stormwater management standards incorporating runoff treatment best management practices is proposed as part of the redevelopment plan.

iv. New landscaping will be installed in areas disturbed by construction and additional landscape plantings are proposed to enhance the existing landscape. Plants native to the northwest and to the island will be the predominant species.

C. Shoreline Conditional Use

As provided by section 18.50.220.B.2 SJCC, a conditional use is required for all commercial development in a Rural shoreline. In addition, the standard setback for commercial development in a Rural shoreline environment is 100 feet, however a lesser setback can be approved by a conditional use.

The applicant is requesting a SCUP to allow the phase 1 redevelopment of areas of the resort the lie within the jurisdiction of the County's Shoreline Program. In addition SCUP approval is being requested to reduce shoreline set back from 100 feet to a minimum of 50 feet for certain structures as shown on page 41 of Exhibit RR-4 and a minimum of 22 feet for the eastern most Marina Village West attached vacation unit building and a minimum of 35 feet for the Marina Village West attached vacation unit building to the west of building of the building just described. (see page 18 of Exhibit RR-4).

The setback reductions being requested are consistent with the setbacks proposed in the Rosario Resort Master Plan. The County Council established the setbacks shown in the Master Plan with the understanding that they would be subject to review under the County Shoreline Program for compliance with the conditional use criteria.



San Juan County Community Development & Planning

135 Rhone Street P.O. Box 947 Friday Harbor, WA 98250
(360) 378-2354 (360) 378-2116 Fax (360) 378-3922
www.sanjuanco.com

Shoreline Permit Application Packet

This information packet contains the material to help you make application for a shoreline substantial development permit, a shoreline conditional use permit, and a shoreline variance.

Shoreline Permit Application Checklist

Yes No

- A completed project permit application form.
- A legal description of the site.
- Completed environmental checklist if applicable (contact CD&P to determine if required)
- Fee per adopted fee schedule. (<http://www.sanjuanco.com/permitcenter/ApplicationForms.aspx>)
- Plans and narrative sufficiently detailed to show compliance with county development regulations. Including a site plan containing the following information:
 - All site plans should be printed on 8 1/2 inch by 14 inch (or smaller) paper.
 - Compass direction and graphic scale (no smaller than 1" = 40' for parcels over one acre in area and 1" = 20' for parcels under 1 acre).
 - Corner grades and existing contours of topography at twenty-foot contour intervals when required.
 - Proposed developments or use areas.
 - Existing structures and significant features on the subject property and on adjacent properties, including critical areas such as wetlands.
 - Property lines, adjoining streets, and immediately adjoining properties and their ownership.
 - Location and dimensions of existing and proposed improvements on public rights-of-way, such as roads, sidewalks, and curbs.
 - Existing and proposed grades and volume and deposition of excavated material.
 - Natural drainage direction and storm drainage facilities and improvements.
 - Locations of all existing and proposed utility connections.
 - Parking spaces and driveways.
 - Proposed landscaping.
 - All easements with recording number(s).
 - Title block with the project name and address, drawing title, tax parcel number, and the name/address/phone of the person preparing drawing.
- Critical area reports if required by this code.
- For applications for docks, a Joint Use Agreement & Eelgrass survey.
- Any other items required by county development regulations.
- Stormwater management plans and drainage analysis if required by this code.

If the answer to any of these questions is NO, you do not have a complete permit application and Community Development & Planning will not be able to begin the review process, although we will work with you to provide the required information.

If your project requires a JARPA from the Department of Fish and Wildlife, the form can be accessed online at www.epermitting.org.



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Shoreline Permit Application

PROPERTY INFORMATION

Tax Parcel Number: _____ Shoreline Designation: _____

Island: _____ Subdivision: _____ Lot Number: _____

Property Size: _____ (acres/square feet) Existing Use of Property: _____

Water Body: _____

Directions to Property: _____

APPLICANT INFORMATION

Name of Applicant: _____ Telephone: _____

Email: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Name of Agent (if applicable): _____ Telephone: _____

Email: _____

Address: _____

City: _____ State: _____ Zip Code: _____

DESCRIPTION OF PROPOSED USE (Include separate sheets as necessary)

PERMIT CERTIFICATION

I have examined this application and attachments and know the same to be true and correct, and certify that this application is being made with the full knowledge and consent of all owners of the affected property.

Signature of Property Owner or Authorized Agent Date

Note: If applicant is not the owner a notarized statement is required stating that the application is submitted with the consent of all owners of the property & identifying the owners authorized agent or representative.

For Community Development & Planning Use Only

Substantial Development Permit Conditional Use Permit Variance

Date Received: _____ Complete Application: _____ Receipt Number: _____

**San Juan County
Shoreline Permit Application
Rosario Resort Redevelopment
Submittal Requirements Matrix**

Shoreline Permit Application Matrix

	Document	Comments
1. A Completed Project Application Form	Application Notebook Tab C	A completed application form is located under Tab C in the Rosario Resort Application Notebook
2. A legal description of the site	RR-3	Title Report, Exhibit RR-3 includes a legal description of the property.
3. Completed environmental checklist if applicable (contact CD&P to determine requirement)	Application Notebook Tab A	An environmental checklist for the project is provided under Tab A in the application notebook,. The checklist identifies all of the approvals required for the project including preliminary plat approval, shoreline permits and PUD approval.
4. Fee per adopted fee schedule.		
5. Plans and narrative sufficiently detailed to show compliance with the county development regulations including a site plan containing the following information.	Exhibit RR-7	
a. All site plans shall be printed on 8 1/2 by 14 inch (or smaller) paper	Exhibit RR-1	
b. Compass direction and graphic scale (no smaller than 1"= 40' for parcels over one acre in area or 1"=20' for parcels under 1 acre).	Exhibit RR-1	Compass direction and scale is shown on each sheet. Because of the size of the property the scale is smaller than 1' to 40". If a larger scale is
c. Corner grades and existing contours of topography at twenty-foot contour intervals	Exhibit RR-1	contours provided at one foot interval.
d. Proposed development or use areas.	Exhibit RR-1	
e Existing structures and significant features on subject and adjacent properties including critical areas such as wetlands.	Exhibit RR-1	
f. Property lines, adjoining streets and immediately adjoining properties and their ownerships.	Exhibit RR-2	Plat maps show this information.
g. Location and dimensions of existing and proposed improvements on public rights-of-way, such as roads, sidewalks curbs.	Exhibit RR-1	No improvements proposed on public rights of way at this time.
h.Existing and proposed grades and volume and deposition of excavated materials.	Exhibit RR-1	Pages 8 and 18 show grading estimates for the Resort Core and Hilltop respectively. Disposition of grading spoils if any will be determined when final construction grading plans are prepared for a grading permit.
i. Natural drainage direction and storm drainage facilities and improvements	Exhibit RR-1 & RR-5	
j. Location of existing and proposed utilities connections	Exhibit RR-1	
k.Parking spaces and driveways	Exhibit RR-1	
l. Proposed landscaping	Exhibit RR-1	

m. All easements with recording number(s)	Exhibit RR-2	Plat drawing show easements and recording numbers
n. Title block with the project name and address, drawing title, tax parcel number and the name/address/phone of the person preparing the drawing.	Exhibit RR-1	
6. Critical Areas report if required by this code.	Exhibit RR-6	
7. For applications for docks, a Joint Use Agreement and Eelgrass Survey.	n/a	
8. Any other items required by county development regulations.	None Identified	
9. Stormwater management plans and drainage analysis if required by this code.	Exhibit RR-5	

Exhibit Summary

Exhibit RR-1 = Site Plans
Exhibit RR-2 = Preliminary Plat Drawings
Exhibit RR-3 = Title Report
Exhibit RR-4 = Draft Design and Development Standards and Guidelines
Exhibit RR-5 = Stormwater Reports Resort Core and Hilltop
Exhibit RR-6 = Critical Areas Report
Exhibit RR-7 = Consistency Analysis and SEPA Mitigation Report
Exhibit RR-8 = Archeology Report
Exhibit RR-9 = Concurrency Analysis
Exhibit RR-10 = Hilltop Employee housing Area Rules of Conduct - Rosario Resort Management
Exhibit RR-11 = 2007 Rosario Resort Master Plan
Exhibit RR-12 = 2006 Rosario Resort Master Plan FEIS
Exhibit RR-13 = Property Owners within 300 feet



ROSARIO
Resort & Spa

ROSARIO RESORT REDEVELOPMENT

Phase 1

Planned Unit Development #1

TAB D

Application Exhibits