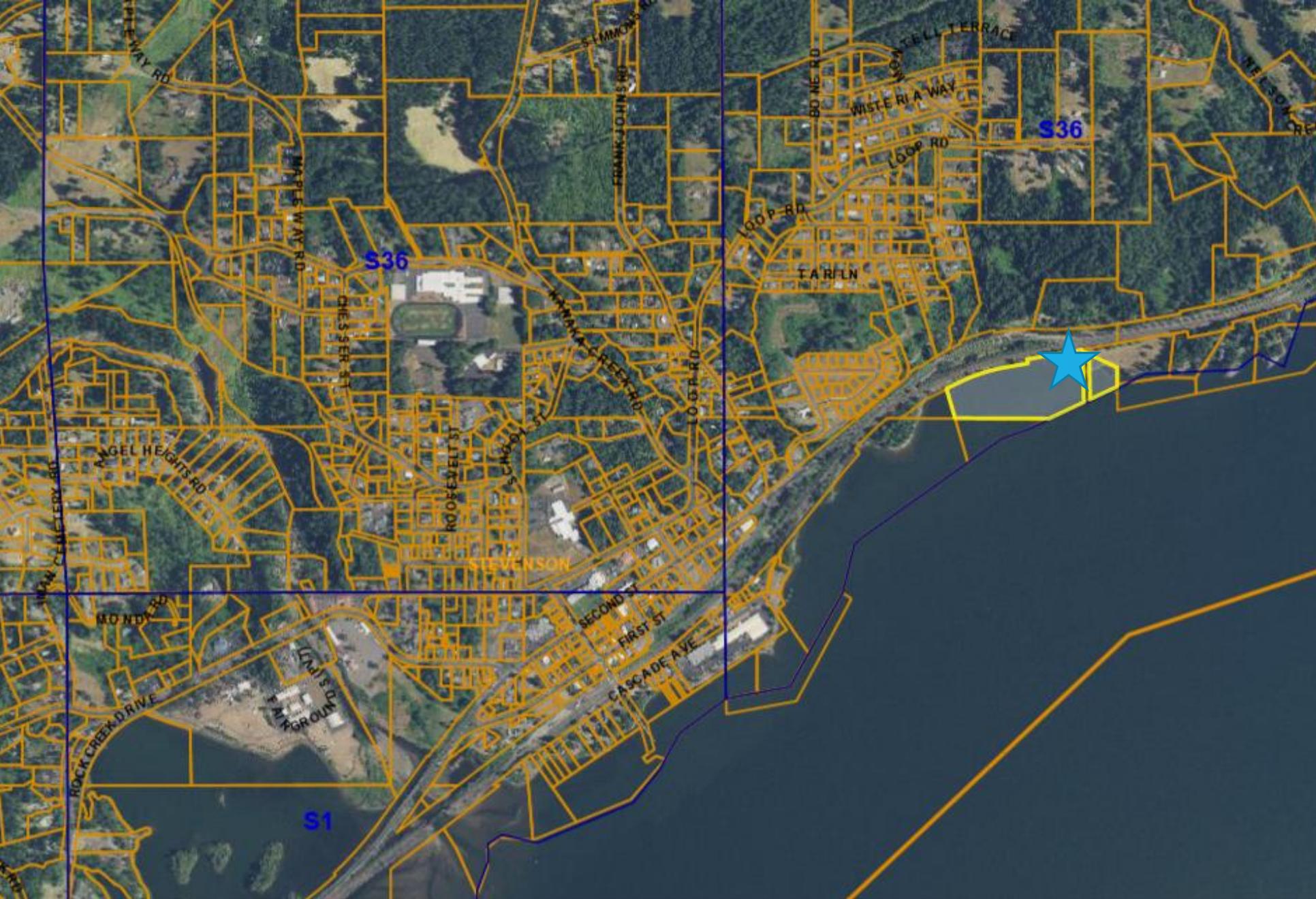


Skamania County Hearing Examiner

MAY 18, 2020

Paradise Rock Motel Project

- **File no.:** SHR-20-01/CA-20-01
- **Permit(s) requested:** Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, and Critical Areas Variance
- **Project description:** The applicant requests a Shoreline Substantial Development Permit, a Shoreline Conditional Use Permit, and a Critical Areas Variance in order to construct a ten-unit motel with associated trails and parking on the Columbia River outside Stevenson, WA.





Substantial Development Permit

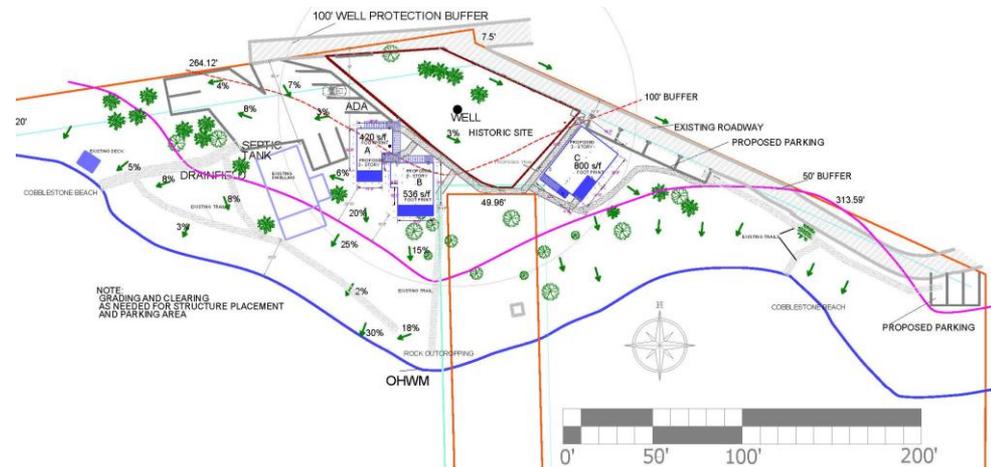
- Estimated cost is \$1,000,000. The project is not exempt from a Substantial Development permit.
- The proposal is located in the Conservancy environment.
 - Hotels and motels are a Conditional Use.
 - 35 ft. maximum building height satisfied.
 - 50 ft. setback from the OHWM is satisfied.
 - Parking conditions recommended.
 - Cultural resource conditions recommended.
- Proposal requires a Conditional Use Permit.

Conditional Use Permit

- Hotels and motels are identified as a Conditional Use in the Conservancy Environment.
- Conditional Uses may be authorized when:
 - The use is consistent with the policies of the Shoreline Management Act and the master program;
 - The proposed use will not interfere with the normal public use of public shorelines;
 - The proposed use is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program;
 - The proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
 - The public interest suffers no substantial detrimental effect.
- The proposal satisfies these criteria with recommended conditions of approval.

Critical Areas Variance

- Proposal satisfies 50 ft. Shoreline setback, but most work would occur within the 100 ft. critical areas buffer for the Columbia River.
- The proposal has been reviewed for compliance with variance criteria in SCC 21A.04.030 and 21.16.070.
 - The parcel is encumbered by limited acreage and a historical site that must be avoided.



Staff Recommendation

Staff recommends that the request for a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, and Critical Areas Variance be granted with the conditions listed in the Staff Report.