- Made numerous modifications to Chapter 7 to update the project implementation schedule and actions;
- Incorporated applicable environmental mitigation measures and other management practices from the EIS into appropriate sections of Chapters 5 and 7.

1.5 RMP ORGANIZATION

This plan is comprised of seven distinct chapters. The first chapter contains introductory information, including why this plan was prepared and a discussion of the public involvement process. Chapter 2 documents the existing baseline conditions at the Resort, including a discussion of land use and ownership, an overview of historical and environmental background, as well as a review of existing physical character, facilities, activities, and infrastructure. Chapter 3 provides the Resort Master Plan (RMP) and the goals and objectives that serve as the basis for the plan, along with a discussion of consistency with San Juan County plans and policies. Chapter 4 outlines the basic program of proposed redevelopment and new uses. This chapter organizes the information by program, character, and geography. Chapter 5 addresses each of the principal design and functional issues in specific detail. Chapter 6 consists entirely of development standards and land use mandates for the County's regulatory application. Chapter 7 presents specific actions to implement the RMP and addresses phasing.

Table 1.3-1: RMP Planning Public Process Summary.

No.	Date	Public Meeting	Highlights
1.	September 14, 2000	community workshop on the plan #1	2000 RMP publicly presented and discussed
2.	May 14, 2003	community workshop on the plan #2	New, completely revised RMP presented and discussed
3.	May 3, 2004	community workshop on the plan #3	Third completely revised RMP presented and discussed
4.	June 22, 2004	Advisory Committee workshop #1	Review of draft RMP
5.	July 14, 2004	Advisory Committee workshop #2	revisions to draft RMP
6.	August 11, 2004	RPOA Board Meeting	Presentation of RMP to RPOA Board
7.	August 16, 2004	Annual RPOA Luncheon	Presentation of RMP to RPOA members
8.	August 26, 2004	Advisory Committee workshop #3	follow-up revisions to draft RMP
9.	August 27, 2004	Advisory Committee workshop #4	Visit to Poet's Cove & Roche Harbor to study these resorts
10.	August 30, 2004	Advisory Committee workshop #5	Vote on final RMP submittal
11.	June 6, 2005	DEIS Scoping Meeting	RMP presented and SEPA issues discussed
12.	June 16, 2005:	Advisory Committee workshop #6	Review of preliminary draft EIS
13.	August 24, 2005	RPOA's Emergency DEIS Meeting	Presentation to community–sponsored meeting on DEIS
14.	August 29, 2005	Planning Commission DEIS Hearing	County Planning Commission takes public comment on DEIS
15.	October 6, 2005	Planning Department DEIS meeting	County Planning staff takes public comment on DEIS
16.	December 6, 2006	community workshop on the plan #4	Revisions to RMP in response to DEIS comments discussed
17.	January 30, 2007	Planning Commission RMP Hearing	County Planning Commission takes public comment on RMP
18.	February 26, 2007	Planning Commission RMP Hearing	County Planning Commission deliberates on RMP
19.	March 7, 2007	Planning Commission RMP Hearing	County Planning Commission votes in favor of RMP
20.	March 30, 2007	County Council Hearing on RMP	County Council takes public comment on RMP
21.	April 10, 2007	County Council Hearing on RMP	County Council takes additional public comment on RMP
22.	April 16, 2007	County Council Hearing on RMP	County Council deliberates on RMP
23.	May 7, 2007	County Council Hearing on RMP	County Council continues deliberations on RMP
24.	June 4, 2007	County Council Hearing on RMP	County Council continues deliberations on RMP
25.	June 11, 2007	Final County Council Hearing on RMP	Council Adopts RMP by Ordinance

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Archived: Wednesday, November 3, 2021 4:06:40 PM
From: Mike Usen
Sent: Friday, September 3, 2004 3:07:15 PM
To: StephenM@CTED.WA.GOV; intergroupdev@earthlink.com; BFRI461@ECY.WA.GOV; gregg@hartpac.com; lindberg@interisland.net; IssacB@lummi-nsn.gov; MaryR@lummi-nsn.gov; bayside@orcas1.com; johnevans@orcasonline.com; paradise@orcasonline.com; moran@parks.wa.gov; jacknjill@rockisland.com; nedelmann@rockisland.com; pureandsimple@rockisland.com; rfowles@rockisland.com; jbankson@rosarioresort.com; nmoulton@rosarioresort.com; utilities@rosarioresort.com
Cc: DJS@co.san-juan.wa.us; MartinB@co.san-juan.wa.us; Jill Sterrett; BMiller@orep.com
Subject: Rosario Resort Master Plan
Importance: Normal
Attachments: Field Trip notes.doc; Draft 86040 Meeting Minutes.doc; Draft 83004 Meeting Minutes.doc; Summary of Final RMP Changes.doc;
Original mail: Rosario Resort Master Plan.msg ;

Greetings,

The purpose of this e-mail is to update the Advisory Committee members on our most recent meetings and provide an update on the status of the plan.

The Advisory Committee met for our third regularly-scheduled meeting on Thursday August 26 to discuss the draft plan and review another round of proposed changes. A majority of committee members met again on Friday August 27 for a field trip to Poet's Cove Resort on Pender Island and Roche Harbor Resort on San Juan Island. Following our return to Orcas Island a number of us conducted a walk-through of Rosario to compare the location of existing trees and views with proposed development. We also met on Monday August 30 to complete our review of plan changes and vote on the proposed plan.

Attached to this e-mail are the meeting notes from our August 26 and 30 meetings and our August 27 field trip. I have also attached a matrix summarizing plan changes discussed at our meetings. We have also made a number of subsequent minor edits to the plan in order to improve internal document consistency and enhance presentation quality.

Due to file size limitations, I am not e-mailing any of the revised graphics or the photos from our field trip. To view or download these, go to EDAW's FTP site at: http://www.edaw.com/ftp/main.aspx?type=s then open the "Public Folders" then scroll down to the Rosario folder under "Seattle". Here you will find the draft plan (prior to the changes now in progress), updated site plans, and the Poet's Cove/Roche Harbor photos. I plan to continue to upload updated graphics and other files to this site including the final Resort Master Plan as soon as it is ready, most likely by the middle of next week.

The Rosario Resort Master Plan is now in production mode as we incorporate the changes to text and graphics addressed at the recent Advisory Committee Meetings. With the Advisory Committee's approval,

the plan will be ready to submit to San Juan County within the next week or two.

Thank you all again for your time and input on this exciting project!

Mike Usen, AICP
Associate
EDAW, Inc
Seattle Washington

(206) 267-7742

Rosario Resort Master Plan Advisory Committee
Site Visit to Poet's Cove and Roche Harbor Resorts, August 27, 2004

Participants:
Mari Gardner, Sarah Geiser, Nelson Moulton, Christopher Peacock, Jim Bankson, Chris Vierthaler, Jim Nelson , Larry Lindberg, Mike Usen, Martin Blackman

The 8 Advisory Committee members listed above and Mike Usen boarded the M/V Pelagiac, (a motor launch hired by Rosario) then proceeded to Roche Harbor to pick up Martin Blackman, a recently hired Senior Planner with San Juan County's Department of Community Development and Planning. Arriving at Poet's Cove we were greeted by Susan Kelly, the Resort's General Manager and Chief Operating Officer who escorted us on a tour of the Discovery Center, a small grocery store located above an outdoor swimming pool with a sales center on the top floor. Ernst Kister continued on with us showing us the hotel including the conference rooms, spa, restaurant, indoor and outdoor reception areas and a hotel room. We then proceeded uphill to view the cottages and villas, and parking. The 20-acre resort opened this past May and currently averages about 40% occupancy. The resort's development is mostly complete with the 150-stall parking lot and a second swimming pool still under construction.

We learned that Poet's Cove consists of the following components:

Hotel:
- 22 room hotel;
- Hotels rooms are approximately 24' by 12' with fireplace &soaking tubs currently renting for average daily room rate of $265 Cdn.
- 1,667 s.f. ballroom that can be split into three equal-sized function rooms with capacity of 90 seated or 120 total;
- 3,500 s.f. luxury spa;
- 5 star 90-seat restaurant;
- Lobby & outdoor lobby with gas fireplace.

Marine Center:
- geothermally-heated outdoor pool and hot tub
- small grocery
- Discovery (sales) Center

Fractionals:
- Twelve 870 s.f. 2-bedroom cottages plus loft sold for $165,000 Cdn per quarter share
- Three 1,000 s.f. 3-bedroom cottages
- All cottages have 10' by 28'outdoor decks with hot tubs, barbecues, and gas heaters
- Nine remodeled 2-bedroom 1,300 s.f. villas selling for about $175,000 Cdn. Per share;
- All villas and cottages are sold as quarter-shares

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- Usage rotates on weekly basis, Thursday-Wednesday
- Units rent for $695 Cdn. Per night for up to 4 guests
- All but 17 villa shares have already sold-out (in first 17-months!).
- Owners pay a monthly strata fee of $410 Cdn. Plus a user fee of $300 Cdn. Per week of use.
- Average buyer is 49 years-old from Calgary, Edmonton, Vancouver, or Seattle and the Resort is marketing in both Europe and Japan.

Poet's Cove's website is: http://www.poetscove.com/

We proceeded to Roche Harbor. Due to delays clearing customs, our tour of Roche Harbor was very brief. General Manager Brent Snow showed us site plans and escorted us around the resort which is currently under construction. He explained that the Resort Master Plan was based on the principals of connectivity, creating a central place, putting residences close to an active central core, and preserving open space. The plan which employs neo-traditional town planning and design concepts was approved by San Juan County in 1999 and is now being implemented. Densities will average 10-14 units per acre. Units are expected to sell for $500,000-$700,000 per unit on a whole-ownership basis. Units including modest freestanding houses encircling a central green and flats built over subsidized street-fronting retail will likely be rented when not in use by owners. Construction costs have been estimated at $200/s.f. At build out, Roche Harbor will contain 76 dwelling units, 55 hotel suites, 16,000 s.f. of retail, 590 parking stalls, and a 380-slip marina.

Roche Harbor's website is: http://www.rocheharbor.com/

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Rosario Master Plan Advisory Committee

Thursday, August 26, 2004 Meeting #3

Present: Nelson Moulton, Jim Bankson, Gregg Bronn, Mari Gardner, Richard Fowles, Mike Stolmeier, Christopher Peacock, Larry Lindberg, Dennis Flowers, Sarah Geiser, Jim Nelson, Mary Rossi, Mike Usen, Chris Vierthaler

Public: Rhonda Greenawalt, Sharon Heller, Jim Deuel, Leroy Johnson

1. Mike Usen distributed latest set of comments on the plan by Jon Peterson, followed by review. He noted that some comments are too detailed for this phase of the plan (ie, architectural details are not applicable)

a) Revise Hilltop parking drawing with only one access point to relieve congestion near park entrance. Parking should be screened. (Dennis Flowers)
b) Revision still does not have a conference center, rather catering space for small weddings
c) Leave in pool privileges for Boaters, they should be the same as resort guests (Nelson Moulton)
d) Several mentioned that architectural compatibility is essential part of the report and keeping the historical character. Include an architectural standards document to be adhered to (reference made to Eagle Lake development).
e) Mike Usen will add more graphics and pictures to the plan.
f) Equestrian center is questionable (Sarah Geiser)

2. Mike Usen is asking for everyone to be in agreement with comments before the plan gets submitted (submittal by Sept. 1st?)

3. Comments from Gregg Bronn regarding existing views from private residences and questions regarding saving historic trees and plantings. Existing drawing in the plan is not detailed enough and wrong scale. Mike Usen to obtain a GIS overlay of trees marked to be saved and conduct a walk-around with committee.

4. Mike made reference to County codes for plan compliance.

5. Suggestions to Mike regarding pedestrian trail to Point Lawn without going through the proposed restaurant.

6. Hilltop: housing to be increased to over 100 beds and include an employee cafeteria/recreation center. Hilltop area not currently in master plan designation, but submittal to include it. Again, single access to hilltop parking area. Employee shuttle to take them down the hill.

7. Gregg Bronn asked if there were county requirements for Firehouse Lane with additional development on the utility tract. It was noted that this is a private road. Sight problems at intersection of Rosario Road.

8. Review of preliminary TSI transportation study. Gregg and Jim Nelson asked about number of vehicular trips per day in the study. Gregg asked about original Rosario Estates plat with developer to pay portion of County road upgrades. Mike to investigate. Mike will e-mail the transportation study.

9. Utility concurrency: update on water plant expansion by Chris Vierthaler.

10. Will the cabana pool (and possibly the Mansion pool) be indoor-outdoor pools?

11. Questions of how the land will be owned by the fractional owners. Mike brought up three possibilities.

11. Logistics of trip to Poet's Cove tomorrow.

12. Next steps: plan submittal and public process. Advisory committee members are asked to attend all hearings to support the plan they helped create and help educate the public.

13. Walkabout regarding trees to be Friday afternoon on return from Poet's Cove if Mike can get documents together.

14. Final meeting Monday at 10:00 a.m. to wrap up comments for consensus.

Rosario Master Plan Advisory Committee

Monday, August 30, 2004 Meeting #4

Present: Larry Lindberg, Jim Bankson, Nelson Moulton, Jim Nelson, Mari Gardner, Christopher Peacock, Sarah Geiser, Chris Vierthaler, Mike Usen.

1. Distribution of final comments and changes and review:
    a) Review of Friday walkabout regarding trees: to be shown on map with more detail. Noted are dying trees due to infestations.
    b) More photos noted for specific pages by Mike Usen and to include pictures of twin houses to show architectural concept.
    c) Bowman's cottages to be part of the Moran Club
    d) Mansion floor plan to be re-drawn with less detail (not needed)
    e) Hilltop figure to be re-drawn. Add employee cafeteria at hilltop
    f) Single entry parking lot at hilltop
    g) Mike to provide a new diagram with view analysis
    h) Add design guidelines
    i) Add section on utility infrastructure in general, including cell tower (antenna)
    j) Noted phasing changes with employee housing and hillside cottages

2. Remarks regarding Poet's Cove trip:
    a) Not enough storage
    b) Wood floors recommended
    c) No delivery trucks for main pedestrian/public areas
    d) Unknown architectural style (Mexican?) for hotel and concern that Rosario architecture for new Mansion annex blend in with Moran's craftsman/shipbuilding influence with Northwest design.
    e) Cottages well done and in keeping with Craftsman design.
    f) Pools not designed for indoor/outdoor use

3. Mari Gardner prefers two homes instead of cottages for her view (similar to Cliffhouse Court revisions).

4. Sarah asked about Declaration of Condos for hillside parcels and how this would govern development. Mike to obtain document.

5. Review of public process and a reminder for all committee members to attend hearings. A suggestion for Mike to make a presentation to the planning dept. instead of several meetings in Friday Harbor with various County depts. Note to add economic development and employment to plan.

6. Mike asked for consensus of group for plan approval. Sarah Geiser and Jim Nelson abstained, while others approved. Mike to e-mail notes to missing advisory members and gather their votes.

7. Committee commended Mike Usen for his work on the plan.

Summary of Final Proposed Changes to Rosario Resort Master Plan

Section	Page	Insert #	Description
TOC		ii	Re-number "Architecture" discussion from 5.3.9 to 5.4 with new 3rd order headings: "5.4.1 Historic Compatibility" "5.4.2 Appropriate Scale and Massing" "5.4.3 Materials" "5.4.4 Building Heights and Rooflines" "5.4.5 Fenestration"
1.3	6-7		Add photos of Advisory Committee Meeting and touring Poet's Cove
Fig. 4.1-1	46	Revised Figure 4.1-1	Re-draw to re-align Mansion Annex pool as indoor/outdoor, south facing infinity-edged pool, move restaurant further south with guest rooms above and pedestrian access trail/steps. Also draw Cabana as indoor/outdoor pool.
Fig. 4.4-1	59	Revised Figure 4.4-1	Re-draw to adjust dinning room, add sales center, change dinning room with guest suites, etc.
4.4.2	60	4.4.2B	"Three luxurious penthouse-style flats will be located within the mansion annex, overlooking East Sound. These high-end condos will average approximately 2,000 square feet in size and contain the equivalent of two bedrooms each. These units will be configured with lock-off bedrooms for potential use as hotel rooms. The interior of these units will be comparable to the Mini-Mansions described in section 4.4.3 below."
4.4.2	59	4.4.2A	"A portion of this terrace could also be configured as a row of open air treatment rooms facing the water."
Fig. 4.4-2	61	Revised Figure 4.4-2	Re-draw to re-align Mansion Annex pool as indoor/outdoor, south facing infinity-edged pool, move restaurant further south with guest rooms above and pedestrian access trail/steps.
4.5.1	63	4.5.1	"a mix of second-home and retirement buyers, including couples, families, empty nesters"
Fig. 4.5-4	67	Revised Figure 4.5-4	Re-draw Cabana as indoor/outdoor pool.
4.7.2	71		Add "recycling, parking, and other support" to intended uses for Utility Tract.
Fig. 4.7-2	72	Revised Figure 4.7-2	Re-draw figure to add 40 units of employee housing (140' x 40') plus employee kitchen, cafeteria, lounge, laundry, and restrooms (40' x 80') additional parking stalls
5.0	73	5.0	"Important natural features such as character-defining trees and rock outcrops were identified and geo-located using GPS technology."
5.0	74	New Figure 5.0-1	"Figure 5.0-1 Existing Site Features and Proposed Development" (This map will consist of an overlay of existing tree locations, rocks, historic & hydrologic features, and views with proposed development pads.)
Fig 5.1-1	75	Revised Figure 5.1-1	Add parking symbols and MPR boundary lines at Hilltop and Utility Tract.

Section	Page	Insert #	Description
5.3	80	5.3	"The following landscape design issues should be explored in more detail in separate design guidelines proposed in Section 7.2.4."
5.3.9	85		Add photos to illustrate appropriate scale and massing and roof angles (i.e. twin houses, Moran Mansion, etc.)
5.4	83		"The following architectural design issues should be explored in more detail in separate design guidelines proposed in Section 7.2.4."
5.3.9	85	5.3.0	Resort redevelopment offers an exceptional opportunity to improve the aesthetics of the site through removing existing visual clutter in the form of propane tanks, electrical transformers, sewer lift stations, vaults, and other utility structures. While essential to the resort's operations, these facilities should be located in less visually prominent locations preferably underground or within buildings. If this approach is not feasible, these facilities should be painted to blend into the landscape and be screened from view with vegetation or other methods. Personal Wireless Communications Service Facilities commonly known as cellular telephone towers are needed within the Resort Core in order to provide much needed wireless communication services for resort guests and employees. Because standard cellular tower designs are not visually compatible with the resort's desired aesthetic character, future Personal Wireless Communications Service Facilities must be disguised within new resort construction or adequately camouflaged."
5.4.5	85	5.4.5	"One particular design challenge will be fenestration. A careful and appropriate balance must be sought between the desire for maximizing water views and interior light with energy efficiency, historical compatibility, and privacy. In recognition of these potential conflicting demands, larger view windows should be oriented toward preferred views while other walls should have more modest fenestration. In addition, historically appropriate window styles and materials should be selected for most applications however operable roof windows would be an appropriate method of providing natural ventilation and daylighting to the cottages and other modestly-proportioned buildings. Contemporary glass walls should be limited to view-dependant applications such as the restaurant/bar and other semi-public commercial applications."
Fig. 5.4-1	87	Re-name and revise Fig. 5.5-1	Add labels for boat launch and float
6.2.1	95		Add "Personal Wireless Communications Service Facilities" as allowable use in Resort Core.
Table 7.1-7	105	Revise phasing	Revise phasing to add employee housing and 8 hillside cottages in Phase II.

Archived: Wednesday, November 3, 2021 4:11:01 PM
From: Mike Usen
Sent: Thursday, November 4, 2004 11:52:45 AM
To: Martin Blackman
Subject: Meeting Notes
Importance: Normal
Attachments: SJC Meeting Notes 110304-c.doc; NOTICE OF APPLICATION info.doc;
Original mail: Meeting Notes.msg ;

Martin,

Thank you very much for your time and assistance yesterday.

Here's the draft notes from yesterday's meeting as well as the Notice of Application information. When you get a chance, I'd like to go over the review schedule GANTT chart.

Mike Usen, AICP
Associate
EDAW, Inc
Seattle Washington

(206) 267-7742

Rosario Resort Master Plan Presentation to San Juan County Staff Meeting Notes

November 3, 2004
San Juan County Public Works

Participants:
Mike Usen, EDAW
David Markley, TSI
Chris Vierthaler, Rosario Utilities
Martin Blackman, Senior Planner, SJC Community Development and Planning Department
Francine Shaw, Interim Director, SJC Community Development and Planning Department
John Van Lund, County Engineer, SJC Public Works Department
Joan Ruth, SJC Public Works Department
Vicky Heater, SJC Health Department
Mark Thompkins, Director, SJC Health Department

The purpose of this meeting was to help SJC staff by providing these reviewers with an overview of the Rosario Resort Master Plan as well as the planning context and process.

The first half of the two-hour meeting consisted of a presentation of the updated project PowerPoint and general discussions on the project history and context. The second half was devoted to addressing specific questions from County staff.

The updated version of the PowerPoint emphasizes how the RMP submittal complies with the San Juan County code and explained how the Advisory Committee Process contributed to the plan's development. We also distributed copies of hand-outs being distributed to the community. Both Martin Blackman and Francine Shaw said they had begun to review the RMP document, and their copies contained numerous flags and mark-ups indicating that this was indeed the case.

John Van Lund noted that Rosario's road infrastructure had not been updated since Moran's time and asked us to address road issues and safety. David Markley responded that the RMP included a number of provisions such as visual and tactile lane indicators that would improve safety while also complying with the County's Scenic Road standards. He also addressed transportation concurrency issues and explained the Resort's existing and proposed voluntary traffic mitigations.

John Van Lund also questioned the economic viability of the proposal. I explained that the Resort is struggling financially and has explored numerous alternative development programs before settling on the current proposal following detailed financial analysis and economic modeling. I also explained that the submittal does not include specifics on the business plan since this is outside the County's regulatory concerns and that the plan seeks an appropriate balance of guidance and flexibility for possible future adjustments.

Vickie Heater requested assurance that the surrounding community will get its share of future water from Rosario Utilities. She also stated that Rosario Utility is legally required to

provide water throughout its existing service area and expressed concerns regarding the adequacy of the water supply. Chris Vierthaler explained that Rosario Utilities anticipates future doubling of water demand from both its Resort and residential customers and has phased plans to meet increased demand by expanding water treatment capacity. She also said Rosario Utilities has two years to implement Phase I of this expansion with assistance from a recent state-provided loan. Chris also noted that Rosario Utilities is regulated by the Utilities and Transportation Commission and Rosario Resort will not receive any special priority over individual property owners in the in the Utility District. Water connections from the phase I water plant upgrade will go to both the Resort and the community.

Francine Shaw and Vickie Heater questioned the (large) scale of the proposed marina expansion, with particular concerns related to aesthetics and potential environmental issues. We explained that local residents have expressed considerable support for more boat slips and a recent market study confirmed strong regional demand for a marina with 100-200 slips. I also made it clear that the marina proposal remains conceptual at this time and would be the subject of a later project-level EIS as mandated by SEPA and NEPA.

I emphasized the self-mitigating nature of the plan and explained our hope that the RMP submittal would be issued a Determination of Non-Significance (DNS) during the County's threshold determination. Francine cautioned that an EIS may be required, but that much of the documentation for an EIS has already been performed. I suggested that a Mitigated Determination of Non-Significance (MDNS) might be appropriate since the proposal already identifies specific voluntary mitigation measures and that this is a request for master plan approval, not a request for a permit to construct the improvements. The more detailed review should occur at the development permit stage of the process.

We explained that the plan proposed inclusion of the Hilltop parcel within the County's Master Planned Resort (MPR) land use designation in order to increase the number of employee housing units. We also explained that the two private in-holdings (the Meade Rosario Trust parcel and the Scharhorst residence) would be excluded from the and MPR boundary. Francine explained that adjusting the County's Land Use map would require an amendment to the County's Comprehensive Plan but that adoption of the Resort Master Plan would not require a Comprehensive Plan amendment.

The meeting concluded with a discussion of the adoption process. Martin Blackman stated that the completeness review should be completed by the end of this year and that the Planning Commission would probably hold its workshop on the plan in February followed by a formal hearing in March. Francine explained that the Planning Commission could not take action until after the SEPA threshold determination and comment period has concluded. She also warned us that severe County budget problems and staffing shortages could delay the review process, suggesting that the applicant could consider "gifting" the County financial assistance in order to expedite the review process. Martin Blackman suggested that the Advisory Committee remain active through the adoption process and be encouraged to attend the upcoming Commission workshops and hearings.

SAN JUAN COUNTY
NOTICE OF APPLICATION
INFORMATION

1) The date of application, the date the application was accepted as complete, and the date of the notice of application:

(San Juan County)

(2) The name and address of the applicant or the applicant's representative:

Mike Usen
EDAW, Inc.
Suite 300
815 Western Avenue Seattle WA
98107

(3) A description of the subject property reasonably sufficient to inform the public of its location, which may include a vicinity location (map) or written description (rural route box or subdivision lot and block alone are not sufficient):

The resort is located on the east side of Orcas Island as shown on the attached map (Figure 2 from the SEPA Checklist). The address for Rosario Resort and Cascade Harbor Inn are 1400 and 1800 Rosario Road, Eastsound WA 98245 respectively. The Moran Mansion at Rosario is situated in NW1/4, NW1/4 Sec. 6, T.36N., R.1W., of the Willamette Meridian. Other portions of the Master Planned Resort (MPR) designation occupy the SW1/4, Sec. 31, T.37N., R.1W., W.M. Most of the MPR designation is comprised of Rosario Resort and Cascade Harbor Inn, both clustered around Cascade Bay and accessed by Rosario Road, however the MPR also has some frontage on Palisades Road and Cascade Lake. In addition, the MPR contains or would contain two non-contiguous parcels: the 8-acre Utility Tract off Firehouse Lane and the 39.8-acre "Hilltop" employee housing parcel next to Moran State Park on Olga Road (Horse Shoe Highway).

Parcels Comprising Rosario Resort Master Plan

Parcel I.D.	Ownership	Description	Acreage
160621001000	Oly Rose, LLC	Resort core & Rosario Point	15.8
173134003000	Oly Rose, LLC	The "Roundhouse"	0.1
173134005000	Oly Rose, LLC	Undeveloped forested woodland	4.7
MATIA/ROSARIO	Oly Rose, LLC	1700 & 1900 Buildings	1.9
SATELLITE HALL	Oly Rose, LLC	Former Satellite Hall	0.4
PATOS/ROSAR	condominium	2000 Building	1.5

IO			
SKIPJACK/ROSARIO	condominium	2100 Building	0.6
SUCIA/ROSARIO	condominium	1500 & 1600 Buildings	1.0
ROSARIO HARBOR	D. & T. Morrison	Cascade Harbor Inn	9.1
173143001000[1]	Robert Scharnhorst	Robert Scharnhorst residence	(1.4)
173134002000[1]	Meade Rosario Trust	Gieser/Meade property	(0.4)
173142001000	Oly Rose, LLC	Undeveloped forested woodland	13.3
173142002000	Oly Rose, LLC	Waterfront on Cascade Lake	2.4
173113004000	Oly Rose, LLC	Utility Tract	8.0
173043001000[2]	Oly Rose, LLC	"The Hilltop"	+39.8
		Total:	**98.6**

Notes: 1. Parcels 173143001000 and 173134002000 will be removed from current MPR boundaries.
2. Parcel 173043001000 will be added to MPR as part of BOCC plan adoption.

(4) The date, time, place, and type of public hearing, if scheduled. If notice of public hearing is not so combined with the Notice of Application the requirements of Section 8.3.3 shall also be met:

(San Juan County)

(5) A description of the proposed project action, use, or development, and a list of the project permits included in the application:

The proposed action is adoption of the Rosario Resort Master Plan by San Juan County. The Rosario Resort Master Plan is intended to guide restoration, growth, and development of the Rosario Resort and Cascade Harbor Inn on Orcas Island in compliance with San Juan County's Comprehensive Plan and Unified Development Code. The plan includes an analysis of existing conditions to lay the groundwork for future expansion necessary to meet a development program for a successful contemporary destination resort. The plan aims to fulfill a number of objectives based on four goals:

1. *Re-establish Rosario as the Northwest's preeminent island retreat.*

2. *Preserve, restore, and enhance what is most unique and cherished about Rosario, especially the works of Robert Moran.*

3. *Protect and enhance the Resort's natural environment and context.*

4. *Maximize the Resort's long-term viability.*

These goals and objectives will be achieved through a comprehensive redevelopment program that upgrades and expands existing facilities. Rosario will

be redeveloped as a high quality, carefully designed, and tastefully developed Resort community with an appealing theme, based largely on the Resort 's unique history. Upon completion, the Resort will consist of a mixture of Resort accommodations and vacation residential units located on different parts of the site, supplemented by quality food and beverage venues, an appropriately sized marina, complementary retail opportunities, a restored and expanded spa and fitness center, and a variety of indoor and outdoor recreational activities for adults, teens, and children. The physical development of the Resort will complement Rosario's historic character and natural setting. The restored Moran Mansion will remain the Resort's centerpiece. New buildings and other construction will be sited to preserve the site's outstanding water views and physical beauty, while minimizing impacts on water quality and natural systems. Under this Resort Master Plan, the Resort will grow from the existing 181 hotel rooms and 32 marina slips to a total of 306 resort units comprised of hotel rooms, cottages, and condominiums and a 165-slip marina supported by expanded employee housing, utilities, and other infrastructure.

The following governmental approvals will be required as part of this proposal:

- A Notice of Application is required by SJCC 18.90.060 (E).
- Approval of the proposed RMP as required by SJCC 18.90.060 (D).
- A Land Use Re-designation is required by SJCC 18.90.030.
- Approval for a Planned Unit Development application may also be required by SJCC 18.90.060 (D) 3 or individual permit applications as appropriate.
- Re-plat of Utility Tract as a short or long subdivision as described in SJCC 18.70 in order to change the allowable future uses to those proposed.

(6) The identification of state, federal, or other required permits not included in the application, to the extent known by the applicant:

Authorization for transfer of existing water rights and wastewater discharge (NPDES) may be required from the Washington Department of Ecology.

(7) The identification of existing environmental documents that evaluate the proposed project, and the location where the application and any studies can be reviewed:

Existing environmental documentation relevant to the proposal consists of the following:

- The *Resort Master Plan* largely consisting of a detailed description of existing conditions and proposed mitigation measures intended to prevent the redevelopment of the Resort from impacting the quality of the environment. The Resort Master Plan explicitly recognizes that the quality of the local environment is a principal appeal of the Resort and attempts to be self-mitigating.
- The *Environmentally Sensitive Areas Reconnaissance* documents findings from a reconnaissance level field study of potential Environmentally Sensitive Areas

(as defined in SJCC 18.30.110) existing on or within the vicinity of the existing Rosario Master Planned Resort designation as well as the Hilltop Proposal which is proposed for inclusion. The Environmentally Sensitive Areas Reconnaissance report is Appendix B, found in Volume II of the Rosario Resort Master Plan.

- The *SEPA Environmental Checklist* complies with chapter 43.21C RCW to provide a detailed description of the proposal and provide data intended to assist the Responsible Official render a Threshold Determination. The Environmental Checklist is Appendix C, found in Volume II of the Rosario Resort Master Plan.
- The *Concurrency Analysis* complies with GMA-mandated SJCCP requirements that capital facilities infrastructure and service capacity is available concurrent with new growth (Section 7.1.D). This report analyzes the anticipated demands on utility and transportation systems as a result of phased redevelopment proposed under the Rosario Resort Master Plan. The Concurrency Analysis is Appendix D, found in Volume II of the Rosario Resort Master Plan.

Copies of the RMP (Volume I) and attached appendices (Volume II) are available at the offices of the San Juan County Planning Department in Friday Harbor, San Juan County Public Library branches, Rosario Resort and Spa, and Cascade Harbor Inn. Electronic copies of these documents are also posted on San Juan County's web page.

(8) The public comment period, together with statements of the right of any person to: 1) comment on the application, 2) comment on the County's SEPA threshold determination, 3) receive notice of and provide testimony in any hearings, 4) request a copy of the decision once made, and 5) appeal:

(San Juan County)

(9) A statement of the Determination of Consistency, if one has been made at the time of notice, and of those development regulations that will be used for project mitigation and consistency as provided in Sections 8.5.7.a and .b, and 8.7.5.a:

(San Juan County)

(10) The threshold determination under SEPA, if applicable and if a determination has been made at the date of Notice of the Application:

(San Juan County)

(11) When and how written comments may be submitted:

(San Juan County)

(12) The name of a local government representative to contact and the telephone number where additional information may be obtained:

(San Juan County)

(13) Where and when a copy of the application, all documents, and evidence relied upon by the applicant and applicable criteria are available for inspection:

(San Juan County)

(14) A statement that a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and that copies will be available:

(San Juan County)

(15) Any other information determined appropriate by the Administrator, if available at the time of issuance of the notice of application.

(San Juan County)