



CONDITIONAL USE PERMIT FORM

FINAL
Revised 10/1/15

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

Please Answer the Following Questions (Please attach a separate sheet if needed):

1. Are you applying for a: Type 1 Type 2 Type 3 Type 4
 2. What is the proposed use, as listed in YCC Table 19.14-1? ATD - DESTINATION
 3. What is the size of the subject property? (Amount of acreage or square feet): 2.45 AC
 4. What is the size and use of structures currently located on the property? SEE ATTACHED
 5. What is the size, height and use of structures proposed to be placed or constructed? SEE ATTACHED
 6. List other permits and approvals that will be required. BUILDING PERMIT
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7. Will the project be conducted entirely within a structure? Yes No
If no, explain what outdoor activities would occur: SEE WRITTEN NARRATIVE
 8. Total number of employees? 3
 9. How many parking spaces are you proposing? Existing: 85 Proposed: _____ Surface Type: GRAVEL
 10. Will you have a sign? Yes (if yes, please answer the following questions.) No
 - a. How many signs are proposed? 1
 - b. What is the square footage of the sign? 32 sq ft
 - c. What is the height of the sign? 8 FT
 - d. Will the sign be illuminated? Yes No
 - e. If the sign is illuminated, how will it be illuminated? Internally Externally
 - f. Where will it be located? SEE WRITTEN NARRATIVE
 11. What is the name of the road that the proposed/existing access is located on? LOMBARD LOOP
 - a. Is the road a: County Road State Highway Private Road
If the road is a private road, is there an existing Road Maintenance Agreement? Yes No
(If yes, please provide a copy)
 - b. Is the road constructed out of: Pavement Gravel Dirt
 - c. How wide is the Right-of-Way/Easement? 50' +/-
 - d. How wide is the surface of the road? 24' +/-
 12. How will you manage storm water runoff? RETAIN ON-SITE

13. Fencing (If applicable check both)? New Existing

a. Fence Material: _____

b. Will the fence be view obscuring fence? Yes No

c. Will you be placing barbed wire on the top of the fence? Yes No

d. What is the total height of the fence (including the barbed wire if proposed)? _____

14. Are you proposing any site screening or landscaping? Yes No

If yes, what type and what is the location? _____

15. What is the proposed source of irrigation water? KONNOWAC

16. What are the days & hours of operation? Days: DAILY Hours: 10AM-5PM - WINERY
DAILY 8AM-11PM - EVENT CENTER

17. Will the operation be seasonal? If so list months of operation: NO

18. Is any outdoor lighting proposed? Yes No NO NEW - LIGHTING PROPOSED

If yes, what is the proposed location(s)? _____

19. What is the proposed source of domestic water?

a. Public Water: Name of provider: _____

b. Community Well: What is the well number: IN# AD323 E

i. Where is the well located? ONSITE PARCEL 201107-14002

ii. Is there an existing Well Maintenance Agreement? Yes No

(If yes, please provide a copy)

c. Individual Well

20. What is the proposed method of sewage disposal?

a. Public Sewer: Name of provider: _____

b. Community Septic System: Where is the septic system located? _____

c. Individual Septic System

d. Other explain: _____



NARRATIVE FORM

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The Narrative Form is designed to help you, the application review, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the Yakima County Codes. You should refer to the appropriate sections of the ordinance when describing your proposal if applicable. You can obtain a copy of the ordinance in our office or access it on the internet at:

<http://codepublishing.com/wa/yakimacounty/>

Narrative Content: Please tell us the “who”, “what”, “where”, and “why” of your proposal. A list of typical content is provided below. **Please do not limit your project’s description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible.** Any missing/confusing information could result in the delay of our review.

Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

Suggested Content:

- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- For commercial operations describe the travel ways that will be located onsite.
- Describe the timelines for completion of your proposal.

Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews. Your narrative can be typed and printed on a separate sheet of paper with “See Attached” written below, or you may print out legibly your narrative on the lines provided.

SEE ATTACHED WRITTEN NARRATIVE

WRITTEN NARRATIVE

The proposal is to retain an existing Agricultural Tourist Operation which was previously approved through CUP2015-14 (Justin Younker/Sawyer Gardens, LLC). The Conditions of Approval for the ATO were completed by the property owner and a Certificate of Zoning Review was issued by the Yakima County Planning Department on April 26, 2017. The ATO application was approved for a nursery, which was the agricultural aspect of the project and an event center.

Since the time of approval, the property has been sold and is now owned by Fortuity Holdings, LLC. Fortuity Holdings, LLC is also in the wine making business. Their wines are currently being made off-site at two different locations. It is the desire of Fortuity to remove the nursery from the approved ATO and establish a winery on the subject property as the agricultural aspect of the ATO.

As proposed, a new winery structure would be constructed near the northeast corner of the property and replace the greenhouses in that area of the property. The only other change to the facility would be the construction of an outdoor tasting room. The property owners are not quite certain of the exact location of the outdoor tasting room but have narrowed it down to two locations. The preferred location is near the existing bathroom facility and the alternative location is on the patio in the backyard. The property owners are seeking approval of the two wine tasting locations as part of this application and are requesting some flexibility as to establishing it at one of the two locations.

The property is still 2.45 acres in size and split-zoned with the approximate north 120 feet (1.28 acres) of the property zoned Agriculture and the balance of the property (1.17 acres) being zoned Valley Rural. Both zoning districts permit the establishment of an Agricultural Tourist Operation through Type 3 Review.

The new winery structure would have a foot-print of 40' x 60' in size with an overhead loft (size to be determined) and approximately 30 feet in height. The loft is not proposed to be open to the public and will be used mainly for storage. The winery is proposed to retain the same setbacks as the green houses along the north and east property lines. The south setback of the winery would be 37 feet. The previous setback for the green houses was 51 feet. As proposed, the winery structure meets all applicable setbacks. Wine making on the property is to consist of crushing, fermenting, aging, bottling and storage. A new 20' x 30' outdoor tasting room is also proposed, as discussed above. Both locations are well within the confines of the property and the setbacks are not an issue.

The public hours of operation for the winery will be reduced from the approved hours of operation for the greenhouse business. The winery's public hours of operation will generally be from 10am – 5pm Sunday through Saturday.

The accessory use of property will be the continuation of the approved event center. The center will continue to occur within and around the residential structure that occupies the property and accommodate winery-related events such as small weddings, seminars, receptions, family reunions and similar indoor and outdoor activities. The hours for the event center are proposed to remain the same as previously approved which are 8 am to 11 pm, with music ending at 10 pm.

The following information was previously provided in CUP2015-14 and has been slightly modified to represent this application:

According to the Yakima County Assessor's records, the event center consists of an approximate 2,755 square foot, two story residence. The main floor is approximately 1,680 square feet and the second floor is approximately 1,075 square feet. Only the first floor of the residential structure will be used as part of the event center. The second story will be used by the owner's as their primary residence. No overnight guests will be permitted at the facility.

The property is lavishly landscaped and also contains a 600 square foot (20' x 30') handicap accessible bathroom facility, a 375 square foot (15' x 25') area for an outdoor tent canopy, approximate 6,000 square foot patio area, 85 gravel parking spaces (two of which are handicap-accessible) and an 8,000 square foot (50' x 160') lawn area. To start, the event center will be operated by the owners of the property and 1 full-time employee to prepare the facility for events and for clean-up after events with the intent to hire additional full-time/part-time employees as needed.

The event center will generally be used on weekends during the summer. However, there will be events on other days and at other times throughout the year, depending on rental requests. The general hours of operation will occur between 8 am and 11 pm with events happening anytime between these hours. The events are proposed to occur indoors and outdoors, weather permitting, and the total property is proposed to accommodate up to a total of 250 persons. This number includes the amount of people permitted on the first floor of the residential structure which has a capacity of 99 people (based on occupancy requirements). The residential structure is mainly used for serving food and beverages, with "reception" activity located outdoors on the patio and lawn area. Food service will be catered. No on-site food preparation is proposed.

Access to the property is via a U-shaped driveway, which connects with Lombard Loop Road (county maintained and hard-surfaced), and wraps around the front yard in a north-south direction. At the entrance of each end of the driveway is the access to each of the two parking lots. The 85 parking spaces should be more than adequate to accommodate the anticipated number of guests (250 guests) during an event. According to statements from the Public Services Department at the EAC Meeting of September 26, 2017, road approaches have been issued for this project. Any necessary loading and unloading associated with the event center will usually occur within the U-shaped driveway area, as this area permits loading and unloading to occur on-site, with adequate vehicle movement. During grape harvest, large pick-up trucks pulling trailers will deliver grapes to the winery. The delivery of grapes will occur in front of the winery.

Domestic water is proposed to be via a Group B Public Community Water System. The water system was approved as part of CUP2015-14 and is identified by Sawyer Gardens Water System, ID#AD323. The on-site bathrooms are connected to an existing on-site septic system, which was previously approved as part of CUP2010-22 (Robert Huerd).

One sign is proposed for the facility near the north driveway approach. The sign has not been designed yet but will comply with the district standard which permits signs up to 32 square feet. The proponents expect the sign to be considerably less than the 32 square feet permit but believe it will be approximately 8 feet in height. The sign will be illuminated from a ground light that points upwards and illuminates the sign. The sign is only expected to be lighted at night-time during events. Any off-site signs will be in conjunction with those permitted to the Yakima Valley Wine Association by Yakima County and the Washington State Department of Transportation.

Due to the large size of the property, substantial setbacks from property lines and minimal amount of on-site impervious surface, storm water will naturally be retained on-site. Storm water areas of concern will be directed to landscaped and grassy areas to prevent storm water from leaving the site.

No perimeter fencing is proposed. Some interior fencing exists for the purpose of screening specific on-site uses from one another. Specifically, a 6-foot high board fence is located along the north side of the lawn area, adjacent to the parking lot. A portion of the fence will need to be removed to accommodate the new winery structure and is shown on the site plan. No new landscaping is proposed, as the property is currently landscaped in an aesthetically pleasing manner. The property is located in the Konnowac Irrigation District and uses its shares to irrigate the property.

A minimum amount of lighting is currently located on the site. This helps maintain compatibility with the neighborhood. At present, there is exterior lighting on the residential structure, bathroom facility and around the patio. There are also two floodlights located on poles for each of the parking lots. Other lighting consists of dim decorative lighting in trees and a couple of antique lampposts more for aesthetic purposes, than actual lighting. All lighting is directed inward and downward to prevent excessive light from leaving the property.

The proposal is compatible with surrounding land uses because the property is surrounded on three sides by existing orchard. The parking lots have been placed on the north and south ends of the property to separate the proposed uses of the property from the active agricultural in those two directions. This design promotes compatibility because the parking lots will not interfere with the agricultural use. The parking lots are also located near both the winery and event venue area, which provides each use with shared access to the parking lots and also meets the intent of the Agricultural Tourist Operation criteria.

The area is sparsely populated and the nearest residence to the property line is approximately 100 feet to the west, across Lombard Loop Road. The next nearest residence is located about 500 feet to the southwest. The distance between the proposed uses and the existing residences should help keep noise and visual activities from interfering with one another. Areas where outdoor

activities are proposed, have been placed near the interior of the property, to further promote compatibility between proposed and existing uses in the area. Adequate parking and vehicle turning movements can all be accommodated on-site and adequate points of ingress and egress to the public roadway have been provided, thus reducing the possibility of traffic congestion to, and from, the site.



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

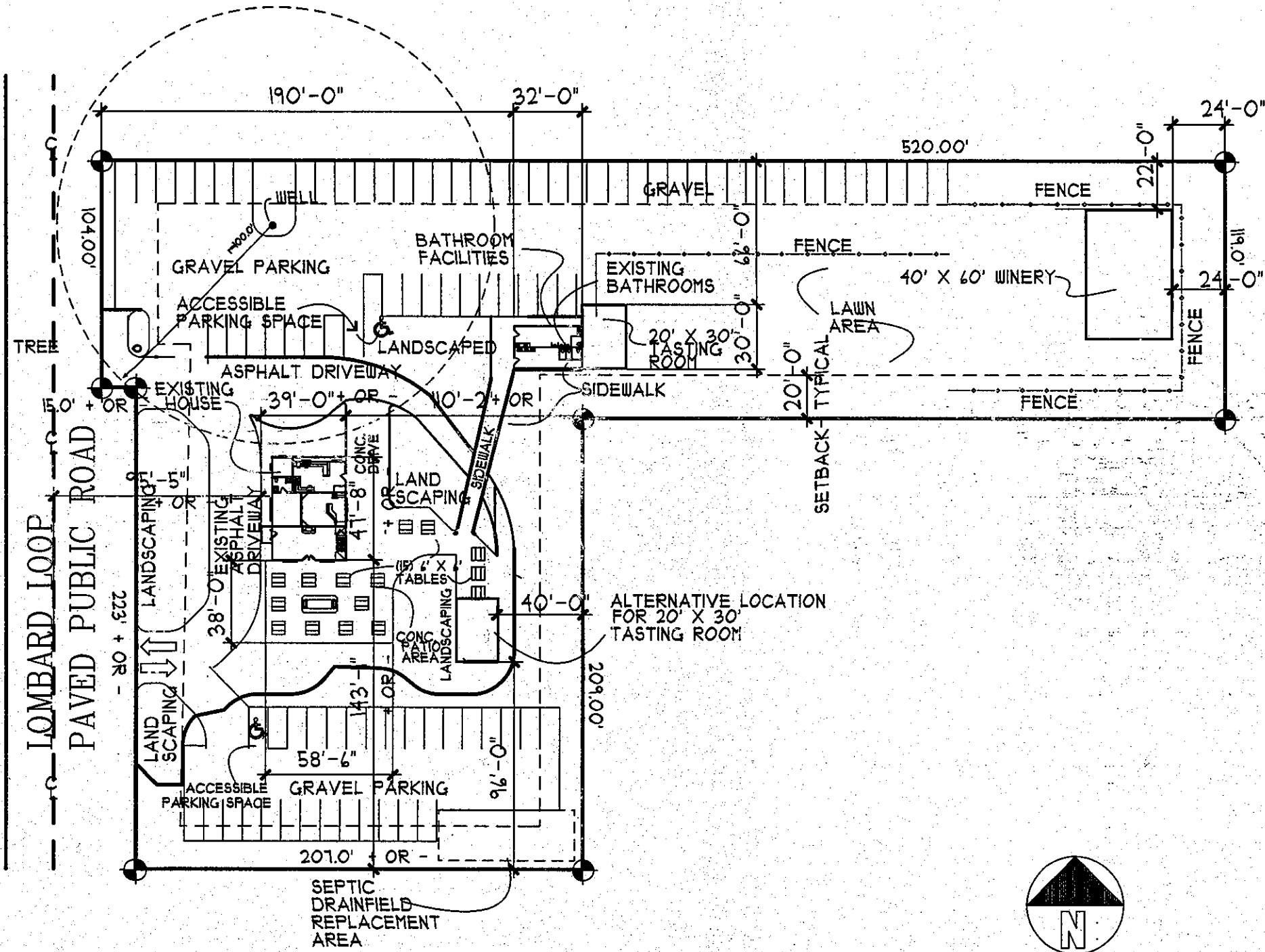
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Land Use Actions

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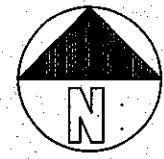
This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

Required Site Plan Information:	
1	<input checked="" type="checkbox"/> Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. Grid paper or picture backgrounds are not acceptable, the map must be reproducible
2	<input checked="" type="checkbox"/> Blue or Black Ink, in order that they may be photocopied.
3	<input type="checkbox"/> North Arrow (north should be pointing to the top of the page)
4	<input checked="" type="checkbox"/> Legend to include:
	<input checked="" type="checkbox"/> <i>Owner/Applicant Name</i>
	<input checked="" type="checkbox"/> <i>Date the Site Plan was drawn.</i>
	<input checked="" type="checkbox"/> <i>Name, address and telephone number of the person preparing the site plan</i>
	<input checked="" type="checkbox"/> <i>Tax Parcel Number</i>
	<input checked="" type="checkbox"/> <i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input checked="" type="checkbox"/> Property line dimensions of all lot(s) involved in the project.
6	<input checked="" type="checkbox"/> The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
7	<input type="checkbox"/> Location of new and/or expanded public and private utility infrastructure.
8	<input checked="" type="checkbox"/> Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt).
9	<input checked="" type="checkbox"/> Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input type="checkbox"/> Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
11	<input checked="" type="checkbox"/> Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
12	<input type="checkbox"/> Location and dimensions of all proposed exterior land uses.
13	<input checked="" type="checkbox"/> The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input type="checkbox"/> Location of structures on the adjoining lots, which may cause compatibility issues.
15	<input type="checkbox"/> All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. (*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.)
16	<input type="checkbox"/> Description of the extent to which any watercourse will be altered or relocated as a result of the proposal.
17	<input type="checkbox"/> Proposed location and dimensions of community and other open space.
18	<input checked="" type="checkbox"/> Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities.
19	<input checked="" type="checkbox"/> Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone.
20	<input type="checkbox"/> Proposed contours and grading as they affect lot layout, streets, and drainage ways.
21	<input checked="" type="checkbox"/> Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines
22	<input type="checkbox"/> Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
23	<input type="checkbox"/> Within a UGA, Master Planned Resort or Rural Settlement show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.



SITE PLAN

SCALE: 1" = 60'-0"



PARCEL # 20110714002

CUSTOM DESIGNED FOR:
EMILY CHRISTENSEN

PLAN #
D6-99065
OCT. 2017

WESTERN BUILDING DESIGN, LLC
CUSTOM RESIDENTIAL + COMMERCIAL DESIGN
MARTY SCHOOLCRAFT
OWNER/DESIGNER

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