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VERN M. REDIFER, P.E. - Director

YAKIMA COUNTY PLANNING DIVISION Findings and Recommendation Of the Administrative Official

PROJECT NAME: Fergestrom, Fortuity Holdings LLC Winery/Destination ATO

REVIEW PROCESS: Type 3

FILE NUMBER: PRJ2017-00189 / CUP2017-00115

PARCEL NUMBER(s): 201107-14002


ZONING: Agriculture (AG) and Rural 10/5 (R 10/5) – split zoned

COMPREHENSIVE PLAN DESIGNATION: Agricultural Resource / Rural Self-Sufficient

PARCEL LOCATION: The property is located on the east side of Lombard Loop Road approximately 700 feet north of Yakima Valley Highway, approximately three miles northwest of the community of Buena, WA.

APPLICANT/OWNER: Lee Fergestrom
Fortuity Holdings LLC
1925 A 8th Ave.
Seattle, WA 98119

AGENT: Bill Hordan
Hordan Planning Services
410 N. 2nd Street
Yakima, WA 98901

PREPARED BY:  Dinah Reed, Senior Project Planner

RECOMMENDATION: Approval with conditions:

RECOMMENDATION

Based on the findings and analysis, staff recommends APPROVAL of the Type 3 Conditional Use Permit to establish a Winery as the agricultural use on the subject parcel and a Destination Agricultural Tourist Operation (ATO) as the accessory use. The Winery and previously approved ATO (CUP2015-00014) will consist of a wine production building, tasting room, single-family

residence with living quarters on the second floor and the main floor used as an event facility with associated landscaped grounds. The applicant proposes to change the Agricultural use from a greenhouse to a Winery, and as a part of the recommendation of approval includes the following conditions:

1. The applicant must obtain any necessary construction permits from the Yakima County Building and Fire Safety Services Division. Please contact the Yakima County Public Services Department Building & Fire Safety Division at (509) 574-2300.
2. The applicant shall obtain a new Road Approach Permit for the North side of the parcel and the access to be expanded to thirty (30) feet, as a condition of approval.
3. The Winery must be established and had final inspections by the Building Division before the Tasting Room is open to the public.
4. Hours of operation for the event center shall be available from 8 am – 11 pm, typically on weekends but may occur at other times and on other days as requested by customers of the event facility. The Winery's hours of operation will be 10 am – 5 pm daily.
5. Exterior lighting shall be directed downward and otherwise arranged, fully shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare or light intrusion into any adjacent or nearby residential use or interfere with the safe operation of motor vehicles in accordance with (YCC 19.10.040(10)).
6. The new sign shall comply with the sign requirements of YCC 19.20.010.
7. Stormwater shall be retained on site and upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.130.
8. The owners, their grantees and assignees in interest shall meet the terms of Compliance, Extensions, Expiration, and Reinstatement requirements per YCC 16B.07.050. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions.
9. The project shall not extend beyond that described in this application and associated site plan submitted with the application referenced as file number CUP2017-00115. Any future change(s) to this project shall be submitted to the Yakima County Planning Division for review and a decision based on County code.
10. **Time Limit:** The conditions of approval for this Conditional Use Permit must be completed within three (3) years of the date of the Hearing Examiner's decision. Extension of time for cause may be granted pursuant to Subsection 19.30.100(4)(c) of the Yakima County Zoning Ordinance.

FINDINGS STATEMENT

Project Description

1. The proposal is to establish a Winery as a primary agricultural use on a 2.45-acre parcel that is split zoned. Approximately 1.28 acres to the north is zoned Agriculture (AG) and the balance of the property, approximately 1.17 acres is zoned Rural 10/5 (R 10/5) to the south. An existing residential structure, formerly known as the Sawyer House, is the proposed secondary use as an event center for small weddings, seminars, receptions, family reunions and similar indoor and outdoor activities, which was established as a Destination Agricultural Tourist Operation (ATO) under CUP2015-00014.

To establish the Winery, the applicant proposes to construct a building with a footprint of 40' x 60' in size with an overhead loft and an approximate height of 30 feet on the AG zoned portion of the parcel. 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. The Winery's public hours of operation will generally be from 10 am – 5 pm Sunday through Saturday.

The proposed secondary use will be an event center using the existing residence and grounds for special events. It will generally be used on weekends during summer months. 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 those hours. The events are proposed to occur indoors and outdoors, weather permitting, and the total property is proposed to accommodate up to a total 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 and wraps around the front yard in a north-south direction. Eighty-five (85) parking spaces were developed under CUP2015-00014, in compliance with the required number of parking spaces.

A Group B Public Community Water System was installed and approved under CUP2015-00014 identified by Sawyer Gardens Water System ID #AD323. The on-site bathrooms are connected to an existing on-site septic system, which was approved as part of CUP2010-00022.

One sign is proposed near the north driveway approach. The applicants expect the sign will be approximately 8 feet in height, and illuminated from the ground. The sign is only expected to be lighted at night-time during events.

Zoning and Land Use

2. The site is split-zoned within the Agriculture (AG) and Rural 10/5 zoning district, and within the Agricultural Resource and Rural Self-Sufficient areas of the Yakima County Comprehensive Plan (*Horizon 2040*). "The purpose of the AG district is to preserve and maintain areas for the continued practice of agriculture by limiting the creation of small lots, permitting only those new uses that are compatible with agricultural activities, protection of agricultural lands of long-term commercial significance, and providing measures to notify and

separate especially sensitive land uses from customary and innovative agricultural land management practices. The intent of the Rural Self-Sufficient land use category is to implement Growth Management Act Planning Goals related to reducing sprawl, protecting the environment and providing adequate facilities and services commensurate with the density of development.

The single-family dwelling, built in 1930, was remodeled in 2006 to accommodate social gathering events. The second floor remains exclusively residential. A detached garage was converted into a public restroom facility in 2010 (BLD2008-1175). Extensive landscaping surrounds the house and provides additional outdoor gathering spaces for guests. The 2.45-acre property is surrounded by orchard and interspersed residential uses.

The north 1.29 acres of land within the subject parcel and all of the surrounding property to the north and east is zoned AG. This portion of the property was added to the original residential lot by means of two boundary line adjustments (SSE 2004-032, SSE 2008-040).

The Yakima County Comprehensive Plan (*Horizon 2040*) Policy that supports a Destination ATO is stated in:

GOAL LU-ER-AG 1: Maintain and enhance productive agricultural lands and discourage uses that are incompatible with farming activities. LU-ER-AG 1.5 “Allow for accessory uses, including non-agricultural uses that support, promote, or sustain agricultural operations and production. Such accessory uses may include bed & breakfasts, boarding houses, restaurants, event facilities and other amenities that are determined to support agriculturally related entrepreneurial efforts.”

Hearing Examiner Jurisdiction

3. The proposal is subject to the Unified Land Development Code Title 19 (Title 19). Table 19.14 of Allowable Land Uses designates a Destination Agricultural Tourist Operation as defined by Section 19.01.070 of Title 19 as a use requiring Type 3 review in the AG zoning district. Type 3 applications are quasi-judicial actions and require an open record hearing by the Hearing Examiner. The Examiner’s written decision constitutes the final decision. Public notice will be provided on Type 3 actions.

Notice of Application

4. A Notice of Application, Notice of Completeness and Notice of Environmental Review was mailed to adjoining property owners on November 30, 2017 with a comment period ending on December 14, 2017. Notice for the public hearing on February 1, 2018, was provided in accordance with the applicable ordinance requirements in the following ways:

Mailing of future hearing notice to property owners w/in 300 feet:	November 30, 2017
Publishing of hearing date in the Yakima Herald-Republic:	January 5, 2018
Posting of hearing notice on the property:	January 12, 2018

Comments

5. No comments from outside agencies were received for this proposal. The Yakima County Transportation Division provided comment in Finding #10(c).

Environmental Review

6. A Determination of Non-Significance (DNS) was issued for an AG Tourist Operation for SEP2010-022 that included a review of the proposed (now existing) parking. This current proposal is categorically exempt from SEPA review (197-11 WAC).

Review Criteria

7. YCC 19.30.100(1)(2) states “The Reviewing Official is authorized by development standards of this Title and other applicable Titles of County code to require conditions for approval of Type 2 Administrative, Type 3 Conditional or Type 4 Quasi-judicial Uses or Actions. The Reviewing Official may impose additional or greater requirements as conditions of approval on any use, development or modification being reviewed to ensure that the proposal meets the standards and criteria for approval:

- a. Comply with any development standard or criteria for approval set forth in this Title or other relevant provisions of Yakima County Code;

Staff finding: Provided that the applicant completes the Conditions set forth on page 2 of this staff report, they will be in compliance with Yakima County Code.

- b. Mitigate material impacts of the development, whether environmental or otherwise;

Staff finding: A Final Determination of Non-Significance (DNS) was issued for the ATO for SEP2016-023 on August 9, 2016.

- c. Ensure that the structures and areas proposed are surfaced, arranged and screened in such a manner that they are compatible with and not detrimental to existing or reasonable expected future development of the neighborhood, or resource uses, consistent with the Comprehensive Plan; and

Staff finding: The proposed new winery building and tasting room will be located within the “enclave” of the landscaped grounds that is surrounded by orchards which make for natural sitescreeing from adjacent parcels. Parking lots and a parking circulation plan is proposed and arranged in such a manner to provide safe access from the event center to respective vehicles. The parking and circulation plan also provides a fire access lane per Yakima County Fire & Life Safety review. The surrounding orchards and vineyards provide a natural screening and noise reduction. The site is not visible from any roads or neighboring properties, therefore additional site screening is not a requirement of the application.

- d. Achieve and further the intent, goals, objectives, and policies of the Comprehensive Plan and this Title.

*Staff finding: The following policy of the Comprehensive Plan applies to this proposal: **Agricultural Resource Areas - Policy: LU-ER-AG 1.5** – “Allow for accessory uses, including non-agricultural uses that support, promote, or sustain agricultural operations and production. Such accessory uses may include bed & breakfasts, boarding houses, restaurants, event facilities and other amenities that are determined to support agriculturally related entrepreneurial efforts.”*

Agricultural Tourist Operation (ATO) General Requirements

8. (YCC 19.18.060(3) "All types of Agricultural Tourist Operations shall:

- a) Be consistent with the intent of this Section (19.18.060);

Staff finding: The intent is that an ATO will be an agricultural accessory use to the Winery. Section 19.18.060 intends to provide standards to ensure that the physical development of tourist operations and public education in farming areas enables business diversification that supports, promotes and sustains agricultural operations and production.

- b) Be operated by the owner, operator, or occupant of the farming use;

Staff finding: The ATO and Winery will be operated by Lee Fergestrom of Fortuity Holdings LLC, who will be living on the subject parcel.

- c) Comply with specific provisions applicable to the type of agricultural tourist operation in this Section;

Staff finding: The event center has indoor and outdoor space to host gatherings for special events and was approved under CUP2015-00014.

- d) Be subject to, and limited by the appropriate licensing standards of the Yakima Health District where food handling is required;

Staff finding: The property owners plan to have caterers for events. It is the responsibility of all caterers to obtain their own food handler permit from the Yakima Health District as well as an event permit from Yakima County Fire Life Safety Division. The applicant has not proposed food handling or a restaurant associated with the event center

- e) Be located on a farm consisting of one or more contiguous parcels with at least five producing acres in the crops used in the retail product;

Staff finding: The subject parcel is only 2.45-acres, however, it was approved as an ATO under Yakima County Code Title 15 (CUP2015-00014) which did not require "five producing acres in the crops used in the retail product", therefore this new requirement under Title 19 does not apply.

- f) Locate and design ATO accessory facilities and permanent parking so they will not interfere with agricultural operations on the site of the proposed use or on nearby properties;

Staff finding: The existing eighty-five (85) parking spaces are located and designed to be adjacent to existing structures, with very minimal interference to agricultural production.

- g) Not locate nonagricultural accessory uses and activities, including new buildings, parking or supportive uses, outside the general area already developed for building and residential uses and shall not otherwise convert more than one acre of agricultural land to nonagricultural uses;

Staff finding: The new winery building will be located in the same spot as the existing greenhouse, which will be removed from the property. The proposed tasting room will be located within the existing area where agricultural production does not exist, therefore both buildings will not interfere with or convert any agricultural producing land into non-agricultural uses.

- h) Have adequate access from a county road consistent with the standards under Chapter 19.23. ATOs that share a private road must submit a road maintenance agreement at the time of application signed by all legal property owners or their designees. Without the road maintenance agreement the application will be considered incomplete; and

Staff finding: The property accesses directly from Lombard Loop Road, a maintained County Road, and does not share access with other lots.

- i) Provide sufficient detail with applications proposing phased development of an ATO to enable the County, agencies and adjoining property owners to consider all aspects of the project at full build-out. Changes to an approved ATO that result in new uses that were not considered in the original approval are subject to the level of review for the requested change.”

Staff finding: The applicant is not proposing phased development.

Destination ATO

9. (YCC 19.18.060(5)) “A Destination ATO is one that consists of an assortment of uses over and above any uses associated with Retail ATO, but may include:

Ancillary Entertainment/Special Events. Indoor event facilities shall be no larger than 7,500 square feet.

Staff finding: The first floor of the existing residence that is open to the public is 1,680 square feet of floor area. The adjacent patio provides about 5,445 square feet of gathering space as measured from aerial photos, totaling 7,125 square feet of entertainment space.

- a) Food Service. Food may also be served to registered guests staying at overnight lodging facilities or boarding houses, or as provided as part of a specific event or class (e.g. wedding or seminar) subject to Yakima Health District licensing requirements, including a commercial kitchen meeting YCC Title 13 standards if required;

Staff finding: The applicant is not proposing a restaurant with this proposal, but will have caterers bring in already prepared food.

- b) **Commercial Uses.** Other commercial uses directly related to the ATO may be allowed, such as gift stores, art galleries or the like;

Staff finding: The applicant is proposing to build a tasting room for the Winery and may have other commercial uses within the tasting room.

- c) **Overnight Lodging Facilities and Boarding or Lodging Houses.** Overnight lodging facilities and boarding or lodging houses shall be limited to 12 overnight accommodations...”

Staff finding: The applicant is not proposing overnight lodging with this proposal.

Development Standards

10. The development standards that apply for all proposed projects are as follows:

- a) **Conformity with All Regulations Required:** (YCC 19.10.040(1)) “Any development, structure, or part shall conform to all of the regulations specified in this Title for the situation and zoning district in which they are located in order to be authorized, erected, constructed, reconstructed, moved or structurally altered.”

Staff finding: The new Winery shall comply with the standards of the AG zoning district and the development standards of YCC 19.10.040.

- b) **Yards, Lots, Open Space and Off-Street Parking and Loading Spaces:** (YCC 19.10.040(2)(b)) “No part of a yard, other open space, off-street parking or loading space required in connection with any development for the purpose of complying with this Title, shall be included as part of a yard, open space, off-street parking or loading space similarly required for any other development...”

Staff Finding: This proposal does not include sharing of parking, open space or loading space with other uses or parcels.

- c) **Access Required:** (YCC 19.10.040(3)) “When a proposed use requires access to a County roadway, the approach location shall be reviewed by the County Engineer.”

Staff Finding: Yakima County Transportation Division commented: “Per title 10.08.020 and 19.10.040 (3) the applicant shall obtain a Road Approach Permit (RAP) from the Yakima County Transportation Division for all existing accesses to the county roadway system. The fact that the road approach application is in conjunction with a CUP must be disclosed by the applicant at the time of application. No future building permits can be issued without the completion and approval of a Road Approach Permit.

Due to the speed limit, stopping sight distance and potential for two-way traffic at the road approach locations each of the accesses will require a permitted road approach with a width of 30 feet. As condition of CUP10-022 this parcel (# 20110714002) received two road approach permits; RAP2010-104/105. Both accesses are permitted as 20' accesses. The southern access will need a new Road Approach Permit to match the dimensions of the current access. The access on the North side of the parcel shall receive a new Road

Approach and be expanded to 30'. 30' road approaches will better accommodate the traffic circulation expected from a winery and the possibility of using of larger vehicles used for the transportation of goods associated with winemaking. No additional accesses will be permitted in conjunction of this CUP."

- d) **Land Uses:** (YCC 19.10.040(4)) "Uses allowed within a zoning district are listed as permitted, administrative or conditional uses in the Allowable Land Uses Table 19.14-1 within Chapter 19.14."

Staff Finding: A Winery is listed in the Allowable Land Use Table 19.14-1 as a Type 1 and a Destination ATO as a Type 3 review process in the AG zoning district.

- e) **Building Permits Required:** (YCC 19.10.040(5)) "No building or other structure shall be erected, moved, added to or structurally altered without a permit issued by the Building Official under RCW 19.27 and YCC Title 13. No building permit shall be issued except in conformity with this Title."

Staff Finding: The applicant shall comply with YCC 19.10.040(5) for a building permit for the Winery. For more information, please contact the Yakima County Building and Fire Safety Division at (509) 574-2300.

- f) **Setbacks, Easements and Right-of-Way:** (YCC 19.10.040(6)) "Chapter 19.12 lists the standard minimum setbacks of buildings or other structures and uses in the AG zoning district in Table 19.11.010-2.

Staff Finding: The Winery is considered a Primary structure which requires an interior side setback and rear setback of 10 feet from adjoining property lines. The Winery building will not be located near the access road. The tasting room would be considered an accessory structure to the Winery and would require an interior side setback of 5 feet from adjoining property lines and rear setback of 10 feet from adjoining property lines. According to the site plan submitted with the application, both buildings meet the required setbacks.

- g) **Vision Clearance Triangles at Intersections and Driveways:** (YCC 19.10.040(7)) "All corner lots at controlled or uncontrolled public or private street intersections or railroads shall maintain for safety vision purposes a triangular area; one angle of the triangle shall be formed by the planned right-of-way edges adjacent to the street or railroad, under the planned right-of-way width required for the functional classification of the road, listed in Chapter 19.23. The sides of such triangle forming the corner angle shall be 30 feet in length measured along the sides of the aforementioned angle. The third side of the triangle shall be a straight line connecting the last two mentioned points. Within the area comprising the triangle nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between the heights of two and one-half and ten feet above the centerline grades of intersecting streets and/or railroads."

Staff Finding: The functional classification of Lombard Loop Road is a Rural Minor Collector with a Right-of-way of 20 feet on both sides of the centerline. According to aerial photos of the location of the access points along Lombard Loop Road, the applicant meets the requirements for the Vision Clearance Triangle.

- h) **Maximum Lot Coverage and Building Height:** (YCC 19.11.040) Lot coverage is defined as “the percentage of the area of a lot covered by buildings, accessory structures, or other impervious surfaces” (YCC 19.01.070(12)). Building height is defined as “the vertical distance from grade plane to the average height of the highest roof surface” (YCC 19.01.070(2)).”

Staff Finding: YCC Table 19.11.010-2, does not specify the maximum lot coverage and maximum building height in the AG.

- i) **Fences, Walls and Recreational Screens:** (YCC 19.10.040(9)) The provisions of YCC 19.10.040(9) “shall govern the location and height of fences and walls, to allow access to properties by utility employees and emergency response personnel and to maintain good appearance of residential areas and visual access along residential streets and between lots.”

Staff Finding: The applicant is not proposing any fences with this proposal.

- j) **Exterior Lighting:** (YCC 19.10.040(10)) “Exterior lighting is regulated to minimize light pollution to neighboring properties and encourage true-color, full-spectrum light rendition in projects. Exterior lighting for all uses and signs shall be directed downward and otherwise arranged, fully shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare or light intrusion into any adjacent or nearby residential use or interfere with the safe operation of motor vehicles.”

Staff Finding: The applicant is not proposing to add any exterior lighting with this proposal. Any new exterior lighting shall comply with the standards set forth in YCC 19.10.040(10).

- k) **Floodplain Development:** (YCC 19.10.040(11)) “A pre-application meeting and a Flood Hazard Permit application is required for all new development in floodplains in order to minimize and mitigate potential adverse impacts to property and infrastructure while reducing risks to public health and safety.”

Staff Finding: The parcel is not within a floodplain. Therefore, a pre-application meeting is not required.

- l) **Stormwater Requirements:** (YCC 19.10.040(12)) YCC 19.10.040(12) “is intended to ensure public and private development projects comply with the National Pollution Discharge Elimination System (NPDES) permit requirements under the Federal Clean Water Act (CWA) where applicable.”

Staff Finding: The applicant proposes to retain all on-site stormwater on-site. This recommendation of approval conditions that all stormwater generated on the subject parcel be retained on site

Calculation of Parking Standards (YCC 19.22.050)

11. The parking standards in Table 19.22-1, Table of Off-Street Parking Standards are established as the parking standards for the uses indicated. The required number of parking spaces is determined by the square footage of the assembly areas:

- 1 space/250 square feet (s.f.) of floor area (Table 19.22.-2 Eating or drinking establishments)

Staff finding: The first floor of the existing residence that is open to the public is 1,680 s.f. of floor area. The adjacent patio provides about 5,445 s.f. of gathering space as measured from aerial photos, totaling 7,125 s.f. of entertainment space. Based on 7,125 s.f. of gross floor area in these gathering areas, 29 parking spaces would be required for the event facility.

The tasting room associated with the new Winery would require 1 space/350 square feet of floor area per Table 19.22-2. The tasting room is proposed to be 20' x 30' (600 square feet), therefore requiring 2 parking spaces. Eighty-five (85) parking spaces are approved under CUP2015-00014 for the ATO plus the AG use. The 85 existing spaces accommodates the event center and the tasting room.

Use	YCC requirement	Calc. Required Parking Stalls	Existing Parking Stalls
Event Facility - Existing Residence 1 st flr. (1,680 s.f.) and Patio area gathering space (5,445 s.f.) equals 7,125 s.f.	1 space/250	29	85
Winery tasting room (600 s.f.)	1 space/350	2	

Location and Design of Parking and Loading Facilities (YCC 19.22.060)

12. Off-street loading and unloading spaces and parking for truck queuing shall be required for any commercial, industrial....and any similar use requiring loading or unloading from trucks or other large vehicles. Required off-street loading and related maneuvering space shall be located only on the property served. No parking of any vehicle using the loading space shall project into the right-of-way of any public or private road.

Staff finding: The applicant met the parking and loading requirements under CUP2015-00014 and as shown on the site plan submitted with this current application.

Construction and Maintenance of Parking Areas (YCC 19.22.070)

13. Rural Standards - Parking facilities within all rural zones shall be surfaced with a minimum of screen gravel or crushed rock, or better.

Grading and Drainage – Parking areas shall be graded and drained so all surface water is disposed of on-site. Grading and drainage facilities shall be designed according to accepted

engineering standards YCC Title 12.10 and the Stormwater Management Manual for Eastern Washington.

Staff finding: The applicant met the rural construction standards of the parking area under CUP2015-00014 as they pertain to construction and maintenance of a parking area.

Sitescreening and Landscaping (YCC 19.21.010)

14. "Any proposed new use, including any outdoor storage area, shall provide maintained landscape planting and sitescreening under this Chapter to accomplish the legislative intent stated in Section 19.21.010."

Staff finding: Table 19.21-1 under the Sitescreening and Landscaping chapter does not require landscaping in the Agriculture zoning district. The subject parcel is surrounded by orchards providing a natural screen from adjacent property owners. Additional landscaping and sitescreening is not required.

Signs (YCC 19.20.010)

15. "...Sign placement consistent with the character and intent of the zoning district; proper sign maintenance; elimination of visual clutter; and creative and innovative sign design..."

Staff finding: The applicant proposes a freestanding sign at the entrance near the road that is 32 square feet, eight (8) feet in height and illuminated externally. Freestanding signs are permitted in the AG zoning district as an accessory to the permitted use (Table 19.20-1). According to Tables 19.20-2 and 3, one freestanding sign per street frontage that is a maximum of 32 square feet, and a maximum of 10 feet in height is allowed in the Rural 10.5 zoning district which complies with the sign requirements set forth in YCC 19.20. The applicant shall comply with the sign requirements set forth in YCC 19.20.

CONCLUSION AND RECOMMENDATION

Based on the findings and analysis, staff recommends APPROVAL of the Type 3 Conditional Use Permit for a Winery and Destination Agricultural Tourist Operation. Please see the Conditions as they are listed above in this report.

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Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, nation origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.