



SEP 21 2018 MODIFICATION

FINAL
Revised 11-2-17

Matt Don Lynn FORM

Harold Lisa ~~Carina~~ 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 describe the development as it currently exists within the attached narrative.
- Has there been a previous approval from the Planning Division for the current use? Yes No
If yes, please indicate the file number: Cup 2017 - 00130
If no, please indicate the year the use was established: _____
- Will Proposed Changes in the Site Design or Building Arrangement (YCC 19.35.030(3)):
 - Yes No Increase Residential Density (*If allowed by the zoning district*) by more than one unit?
 - Yes No Increase the amount of required parking by more than 20% or 20 spaces (*whichever is less*)?
 - Yes No Expand the total square footage of all structures and/or outdoor use areas, excluding parking, by more than 20%?
 - Yes No Change or modify any condition imposed under any previous official review?
 - Yes No Significantly reduce the amount or location of required site screening?
 - Yes No Expand an existing non-conforming use or render a conforming use or structure non-conforming?
 - Yes No Establish a new use?
 - Yes No Expand a landfill, mining site/operation, mineral processing or mineral batching activity?
 - Yes No Comply with the applicable development standards?
 - Yes No Increase the height of any structures?
 - Yes No Any demolition of structures exceed 20% of the current area?
 - Yes No Add a drive-through facility that abuts a residential zone?
 - Yes No Include hazardous materials as described in Chapter 70.105 RCW?

If modifying or adding square footage, please answer questions 4 & 5:

- What is the current square footage of all structures currently on the property? _____

5. What is the total square footage of all proposed additions? _____

If modifying or adding any site screening, please answer questions 6 & 7: N/A

6. Will any of the existing site screening be removed, modified or relocated as part of this proposal?

Yes No

If yes please indicate location(s): _____

7. Will any site screening be added as part of this proposal? Yes No

If yes, please indicate location(s): _____

If modifying or adding any parking areas, please answer questions 8 & 9: N/A

8. How many parking spaces do you currently have? _____

9. How many additional parking spaces will be generated by this modification? _____

How many parking spaces will be removed by this modification? _____

If modifying or adding a sign, please answer questions 10 & 11: N/A

10. Will you be adding or modifying a sign? Yes No

If yes, please indicate the location: _____

11. What is:

The size of the sign: _____

The height of the sign: _____

The setback of the sign from the centerline of the street: _____

If the proposal includes the demolition of the existing structures please answer questions 12 & 13: N/A

12. What is the total square footage of all existing structures on the property? _____

13. What is the total square footage of all structures after being demolition? _____

WRITTEN NARRATIVE

(Modification Narrative)

The proposal is to modify an approved Type 2 Review application (CUP2017-130) to have a craft distillery within the R10/5 Rural Zoning District. The original proposal was to construct a 1,600 square foot structural addition to the existing approved craft brewery. However, the property owner now desires to abandon the 1,600 square foot structural addition project and situate the distillery within an existing storage room currently associated with the craft brewery building. The existing facility (Bron Yr Aur) consists of a 2.37 acre site which is currently occupied by two structures. The first structure is 4,000 square feet and the second structure is 3,394 square.

As proposed a distillery will be placed within an existing approximate 399 square foot (19' x 20') storage room, which is presently associated with the craft brewery in the 3,394 square foot building. An area approximately 80 square feet in size (8' x 10') will be designated within the storage room as the distillery tasting area. The balance of the storage room will be used for distillery production and continued storage. The actual "still" which has an approximate working capacity of 50 gallons, will be placed within a prefabricated steel containment vessel which is approximately 4 feet wide, by 7 feet long, by 8.25-inch high and can accommodate spills up to approximately 90 gallons.

The craft distillery is intended to become part of the overall Bron Yr Aur facility. Other than permits from the Washington State Liquor Control Board, no other permits are known to be required for this proposal. Activities associated with the craft distillery are all proposed to occur within the existing structure currently located on-site, as described above. The craft distillery will employ two people. These two people currently work at the microbrewery as the "brew masters" but will also be the employees responsible for the distilling of spirits. So in this case, no new people will be employed through this project.

The Bron Yr Aur facility currently has 39 total parking spaces. Thirty-six of the parking spaces are gravel and three spaces are hard-surfaced of which two are handicap accessible. Seventeen parking spaces were required for CUP2013-36 and three parking spaces were required for CUP2014-28. Together, those two land use approvals required 20 total parking spaces. Since the facility has a surplus of 19 parking spaces, adequate parking exists for the craft distillery and its approximate 160 square foot distillery and tasting room. A single identification sign currently exists for the Bron Yr Aur facility and no new sign is proposed as part of this proposal.

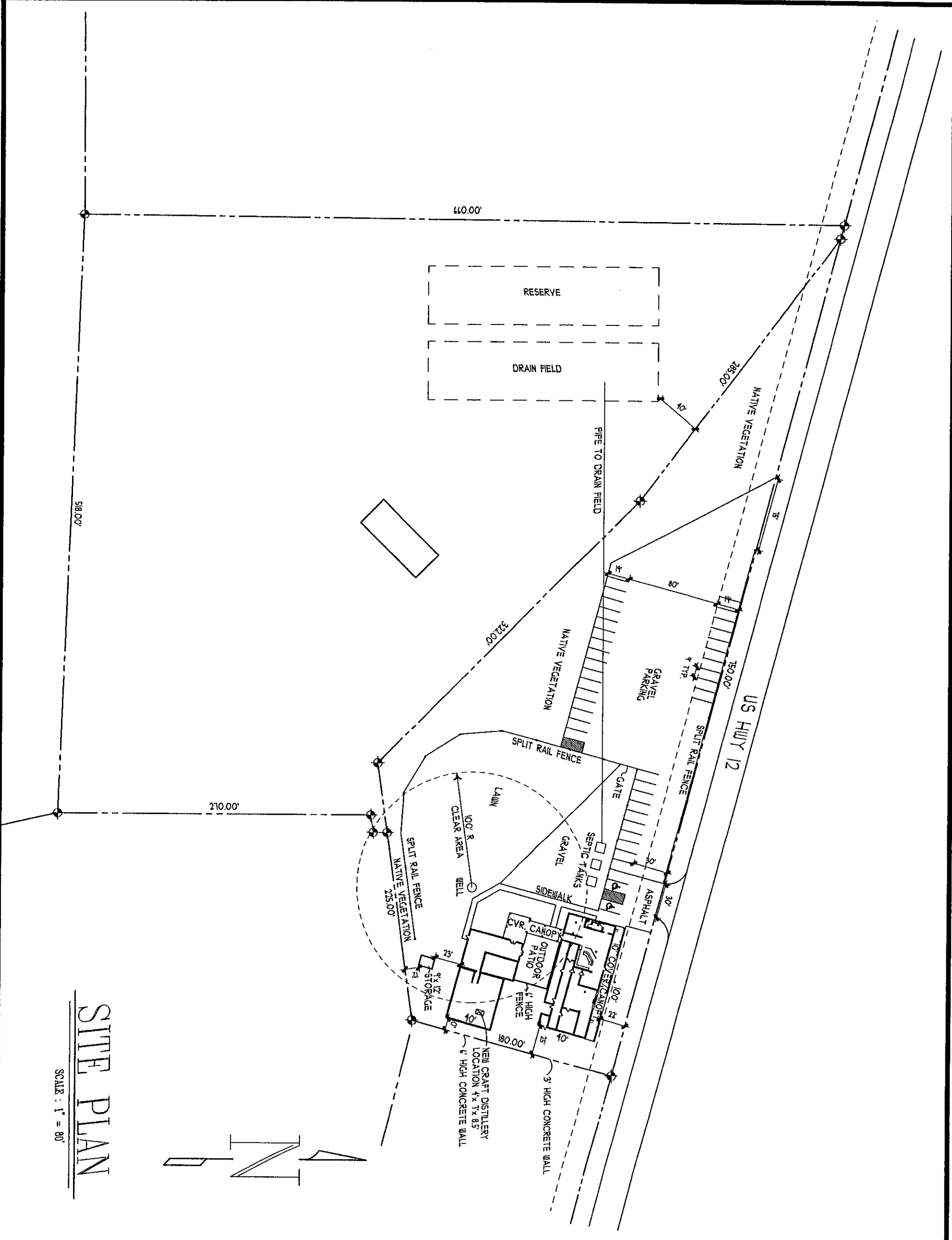
The property is served by U.S. Highway 12, a hard-surfaced roadway that is part of the state highway system. The highway surface is approximately 30 feet wide, hard-surfaced and located within approximately 80 feet of right-of-way. A single point of ingress/egress to U.S. Highway 12 exists for business patrons. This road approach is paved and lies just west of the 4,000 square foot building. Storm water is retained on-site and is directed southerly to landscaped areas or to the other edges of the property that are not developed. No new fencing, sitescreening or

landscaping is proposed as part of this addition because the project occurs within an existing structure and will not impact surrounding properties. The property does not lie within an organized irrigation district.

The Bron Yr Aur project has gone through three previous land use approvals. The first approval (CUP2013-36) was intended to recognize pre-existing Type 2 land uses and establish the microbrewery. The second approval (CUP2014-28) was to establish a tasting room associated with the microbrewery. The third approval (CUP2017-130) is the subject of this Modification request and approved the distillery addition and revised the hours of operation.

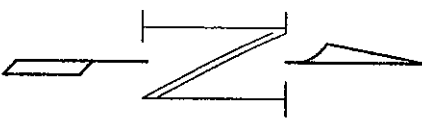
Security lighting currently exists on the property. There is pole lighting in the parking lot and security lights placed along the edges and corners of the existing buildings. No new security lighting is necessary as part of this project.

Domestic water is provided by an approved Group A water system (State ID# 07219) and sanitary sewer is provided by an on-site septic/drain field system. No expansion of the water system is proposed as part of this Modification request.



SITE PLAN

SCALE: 1" = 80'



TRADITIONAL DESIGNS INC.

(COMMERCIAL AND RESIDENTIAL DESIGN)
 106 s. 4th AVE YAKIMA WA.
 (509) 452 - 7604

CUSTOM DESIGN FOR:
 BRON YR AUR BREWERY

ORIGINAL TRACINGS OF THESE PRINTS ARE THE PROPERTY OF TRADITIONAL DESIGN. REPRODUCTION OF THESE PLANS IN ANY FORM WILL SUBJECT PARTY VIOLATING THIS OWNERSHIP TO CIVIL COURT ACTION. ALL CHANGES SHALL BE VERIFIED WITH DESIGNER BEFORE CONSTRUCTION. VERIFY ALL DIMENSIONS ON JOB SITE AND REPORT ANY DISCREPANCIES TO BUILDING DESIGNER.

DATE: 09/21/18	PLAN# SP-00000
REVISED	SHEET NUMBER

1	SP
2	
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