



Public Services

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VERN M. REDIFER, P.E. - Director

DATE: March 2, 2018

TO: John Alba, DCR Land Holding CO LLC, Bill Hordan, Hordan Planning Services, Adjacent Property Owners (APOs), and Interested Agencies

FROM: Thomas Carroll, Planning / SEPA Responsible Official

SUBJ: **ZON2018-00001 / SEP2018-00005 / CUP2018-00011 / CAO2018-00001– Consolidated Permit Review with Type 4 Minor Rezone from AG to R/ELDP, Type 2 Conditional Use Permit for Off Road Vehicle Recreation Facility, SEPA, and Critical Areas Adjustment Review**
Notice of Application and Notice of Environmental Review

DESCRIPTION OF PROPOSAL

The proposal is to establish a permanent Off-Road Vehicle Recreation Facility on the subject parcel(s), by proposing a Type 4 Minor Rezone of three parcels totaling approximately 522 acres from Agriculture (AG) to Remote/Extremely Limited Development Potential (R/ELDP). In conjunction with the Minor Rezone, the applicant has submitted a Type 2 Conditional Use Permit to establish the Off-Road Vehicle Recreation Facility. A SEPA review and a Critical Areas Setback Adjustment to the Type 4 stream has been submitted with this proposal.

The site is encumbered by several critical areas, specifically, steep slopes, unstable soils, a Type 4 stream, several Type 5 streams, a floodplain, and Upland Wildlife Habitat Conservation Area.

Permanent improvements made to the property generally include, but are not limited to, the construction of parking lots, roadways, camping areas, pit areas, spectator viewing area, RV parking areas, beer garden, two motocross tracks, two helicopter pads and a motorcycle hill climb area. The main activity and use area where many of the improvements have been made is approximately 100 acres in size. The 100 acres contains the hill climb area and all the associated parking, camping, participant and spectator activities. Two off-road vehicle tracks are also located on the property. One is approximately 16 acres in size and is located slightly southeast of the main entrance to the facility and one is located in the southeast portion of the property and is about 30 acres in size. In total, approximately 146 acres of the property will be encumbered by use areas.

The site is expected to accommodate up to approximately 4,400 persons during the largest event. Existing parking and camping use areas can currently accommodate that number of persons. Events usually start with participants entering the site on Thursdays with the general public coming to the site on Fridays, Saturdays and Sundays. All events end on Sundays with some people leaving on Monday mornings. Events typically start about mid-morning and end in the late afternoon or early evening. During events, the facility is manned with approximately 120 volunteers that act as security and guest hosts of the facility.

Water trucks are used for dust control throughout the site. Water is available from neighboring property owners and the Cities of Grandview and Sunnyside. Water trucks are also used for fire control if necessary. The property has no electricity. All power is from a diesel generator during events.

Bill Hordan, Hordan Planning Services on behalf of John Alba, DCR Land Holding Co LLC has submitted a Consolidated Permit Review with Type 4 Minor Rezone from AG to R/ELDP, Type 2 Conditional Use Permit for Off Road Vehicle Recreation Facility, SEPA and Critical Areas Adjustment Review to establish a permanent Off-Road Vehicle Recreation Area. The application was received on January 24, 2018 and determined completed for processing on February 21, 2018.

Location: Unassigned, State Route 24 less than one mile west of Benton County Line.
Tax Parcel Nos.: 231213-21002, 231213-12004, 231213-41001

ENVIRONMENTAL REVIEW

This proposal is subject to environmental review. The Yakima County Planning Division is lead agency for this proposal under the State Environmental Policy Act (SEPA). The environmental checklist and other information on file with the Planning Division are available to the public upon request. Comments on the proposal will be used to prepare an environmental threshold determination, which will then be issued for additional comments.

COMMENT AND APPEAL INFORMATION

Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. All written comments received by 4:00 p.m., March 16, 2018 will be considered prior to making the final decision. Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Be sure to reference the above file number in your correspondence. Copies of the final decision and threshold determination will be sent to those who comment or may be obtained upon request. The final decision and threshold determination can be appealed within 14 days of the date of issuance, as allowed under the Yakima County Code. Specific appeal information will be provided with the final decision. If you have any questions on this proposal, please call Dinah Reed, Senior Project Planner, at (509) 574-2300.

NOTICE OF OPEN RECORD PUBLIC HEARING

This application requires an open record public hearing. The hearing date is not yet known. You will receive notice of the hearing date when it is scheduled.

Encl.: Site plan/narrative information – APOs and Agencies
Checklist – Agencies

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