



Public Services

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(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

VERN M. REDIFER, P.E. - Director

DATE: October 18, 2018

TO: Rodney Ryan-Vineyards Partners, Eric Herzog-HLA Engineering, David Van Skike-Van Ness Feldman, APOs, and Interested Agencies

FROM: Yakima County Public Services Department: Planning Division

SUBJ: File Number - ZON2018-00007/SEP2018-00035/CUP2018-00094 - Vineyards Type 4 Major Modification to a Planned Development and Type 1 Equestrian Facility, Park, and future Winery in the adjacent Agriculture Zoning District
Notice of Application, Notice of Completeness, Notice of Environmental Review and Notice of Future Hearing

DESCRIPTION OF PROPOSAL

Owner: Rodney A. Ryan, Vineyards Partners, LLC
13000 NE 28th Place
Bellevue, WA 98005

Applicants: David Van Skike, Van Ness Feldman, LLP
719 2nd Avenue, Suite 1150
Seattle, WA 98104

Eric Herzog, HLA Engineering and Land Surveying, Inc.
2803 River Road
Yakima, WA 98902

Location: 1301 Nightingale Road, Wapato, WA 98951. The property is located on the east and west sides of Nightingale Road, about 2 ½ miles east of the intersection of Nightingale Road and Konnowac Pass, approximately five (5) miles southeast from the City of Moxee.

Tax Parcel No.: 201228-11002, 201227-22002, 201227-23001, 201228-14001, 201228-41002, 201227-32003, 201227-33002, 201228-44001, 201228-43001, 201228-13001, 201228-31003, 201228-31002

Application Submittal Date: July 15, 2018 **Completeness Date:** October 11, 2018

Proposal: The applicant is proposing a major modification to an approved land use under (UDR1998-01, ER1998-04, ZON1998-01, SUB2000-096, SEP2005-010, CUP2005-010 and SUB2005-054) of a Planned Development(PD). The original PD was predicated on the primary resort amenity being a destination golf course, with single-family homes. The major modification is proposed as a wellness and wine-themed destination resort on the subject parcels, located in the Rattlesnake Hills AVA of Yakima County. The resort will have three unique villages set among approximately 200 acres of agricultural lands which are

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
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primarily planted in vineyards as well as orchards. Structures within the villages are proposed to include: a piazza overlooking a park, gathering barn for events, swimming pools, green spaces and sport courts, a variety of housing types such as cottages, townhomes, single-family homes, and estate homes - with at least 50% of the residences managed as rental properties. The villages are proposed to be connected via a series of trails used for hiking, biking and equestrian rides.

A land use application has been submitted near your property. To view the application materials online go to: www.yakimap.com/permits/ or you can view a copy of application materials at the Planning Division on the 4th floor of the Courthouse. This proposal is subject to environmental review. The Planning Division is lead agency for this proposal under the State Environmental Policy Act (SEPA). **The Comments on the proposal will be used to prepare an environmental threshold determination, which will then be issued for additional comments.** Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. 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 case number in your correspondence. **All written comments must be received by 4:00 p.m., November 1, 2018.** To be considered prior to making the final decision, all submitted comments must identify the name and physical or post office address of the sender. **An open record public hearing will be scheduled before the Hearing Examiner.** The date of the Hearing is not yet known. A notice of hearing will be issued in the future. Written comments may be provided at the hearing. Interested parties may request copies of the hearing notice or participate in the hearing. A staff report on the project will be available about a week before the hearing. Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information and may be appealed within 14 days of the date of issuance. If you have any questions on this proposal, please call **Dinah Reed** at (509) 574-2300 or 1-800-572-7354 ext. 2300.

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