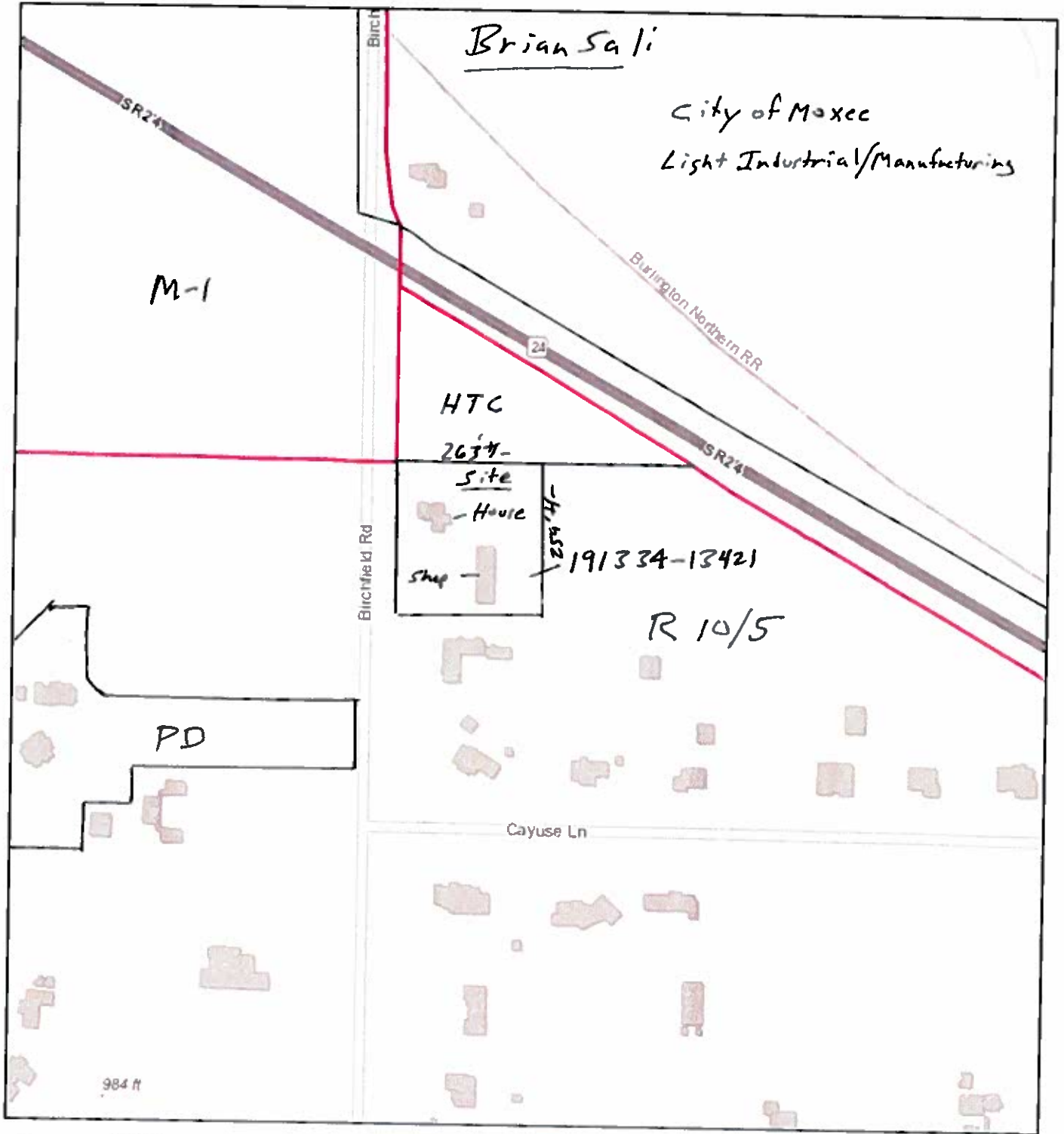
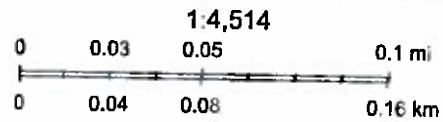


Proposed Rezone R10/5 to HTC



7/24/2018 4:39:48 PM

- UGA
- City Limits



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



MINOR REZONE FORM

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

1. The property owner(s) request that the subject property(s) be rezoned from: Rural 10/5
to Highway Tourist Commercial (HTC).

2. The current comprehensive plan designation is: Rural Self-Sufficient.

3. Attach a written narrative that addresses the following criteria:
 - a. The suitability of the property in question for uses permitted under the proposed zoning;
 - b. The extent to which the proposal complies with and/or deviates from the goals and policies of the comprehensive plan and intent of the zoning ordinance;
 - c. The adequacy of public facilities, such as roads, sewer, water and other required public services;
 - d. The compatibility of the proposed zone change and associated uses with neighboring land uses;
 - e. The public need for the proposed change; and
 - f. What substantial changes in circumstances have occurred to warrant a change in the current zoning?

Please submit the following:

- Minor Rezone Application Fee (see fee schedule)
- General Application
- Complete site plan (show the boundaries of the properties to be rezoned. Map can be obtained from Yakima County GIS or Public Service Division)
- Environmental Checklist and Fee (Separate packet)



NARRATIVE FORM

FINAL
Revised 10/01/15

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

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

Narrative

This is an application to change the zoning of a 1.57-acre parcel from Rural 10/5 to Highway Tourist Commercial (HTC). The property is located on the east side of Birchfield Road about 300 feet south of Highway 24. It is across Birchfield Road from the Yakima (Terrace Heights) urban growth area to the west. The Moxee City Limits is north of the site across Highway 24. Both of those areas are zoned and designated Industrial by their respective comprehensive plans. The site is designated Rural Self-Sufficient by the Yakima County Comprehensive Plan.

The purpose of the rezone is to allow for development of the site consistent with that of the neighboring 2.4-acre parcel to the north that is now zoned Highway Tourist Commercial. Potential land use being considered is a traveler-oriented specialty fishing rod retailer and pub featuring local micro-brews (not a brewery, as that term is defined by County Code, since beverages would not be produced on the site). The fishing rod land use would include assembly of specialty rods on the site in addition to their retail sale. Since it could become an attraction for fishing enthusiasts, related "fishing services," likely to be licensed professional guides, could also be provided. The existing house on the site would remain on the site as a part of this use and incorporated into project design to provide rural character and aesthetic appeal.

A. The suitability of the property in question for uses permitted under the proposed zoning:

The property is flat, developable for the proposed use and has available domestic water. On-site sewage disposal can be provided. It is expected that a use of the site could be established that does not generate the amount of wastewater or need for domestic water that would result in a need for municipal utilities. Location of the site near the signalized intersection would provide direct access to the State Highway and minimize traffic using rural roads for access. Measures can be taken if needed to reduce impacts on residential parcels to the south.

Suitability should also be considered in the context of the characteristics of the site and surrounding area, especially that surrounding commercial agricultural land has either been designated and zoned for industrial use or is closer to and more likely to be affected by the areas so-designated and zoned than by the property that is the subject of this application. Other surrounding areas have land uses that are not agricultural, including residential areas to the south and east.

These characteristics have the following effects:

1. This proposal has no adverse impacts on agricultural land of long-term commercial significance and the agricultural lands that it might impact (if there are any impacts) may be affected more by their location in or adjacent to existing urban growth areas.

2. The location of the site, with commercial zoning to the north, industrially zoned urban areas to the northwest and developed residential areas to the south and east, make it unlikely that it would be used for commercial agriculture in the future, regardless of its zoning, or that it will be incorporated into a larger agricultural operation.
3. Even if adjacent commercial agricultural lands were to remain in production long term, the impacts of the proposed use on them would probably not be significant.

B. The extent to which the proposal complies with and/or deviates from the goals and policies of the comprehensive plan and intent of the zoning ordinance:

The site meets the intent of the HTC, Highway Tourist Commercial zoning district (YCC 19.11.040(1)(b)) in that together with the adjacent property to the north, it is located at the intersection with a State Highway and proposed for the development of commercial establishments that offer supplies, services and recreational opportunities to the traveling public. It is located on a route to recreational areas and near an Interstate Highway. Because of its characteristics as described elsewhere in this narrative, the site would not have the potential impact on resource areas that other sites could have. Proposed is a specialty use of the property, oriented to outdoor recreation and for that reason it would not directly compete with shopping areas in nearby communities. With a minimum of 24,000 square feet of area on the site for vehicle maneuvering and parking, there is sufficient depth from the road and space on the site for vehicular access.

The proposal is consistent with goals and policies from both the Economic Development and Land-Use elements of the comprehensive plan. It is located adjacent to neighboring industrial and commercially zoned areas and would become part of an existing contiguous commercial / industrial area both inside and outside of two urban growth areas. However, it would not require the extension of urban utilities outside of the Urban Growth Boundaries. (HTC zoning is allowed outside of urban growth areas by both the comprehensive plan and development code.)

The proposed rezone is either consistent with the following goals and policies from the Comprehensive Plan or can be made consistent using site design features:

Goal ED 1: Promote economic growth while maintaining environmental quality.

Policy ED 1.2: Encourage economic opportunities that strengthen and diversify the County's economy while maintaining the integrity of the natural environment.

Goal ED 2: Encourage economic growth within the capacity of the region's public services and public facilities.

Policy ED 2.4: Through planning, zoning and infrastructure investments, encourage commercial and industrial development to locate in concentrations to promote the most efficient use of land, utilities and transportation facilities in the concentrated area.

Policy ED 2.5: Sites to be designated for industrial or commercial development should be capable of being served by required utilities and other services on a cost-effective basis at a level appropriate for the uses of the area.

Goal ED 3: Ensure an adequate supply of commercial and industrial sites to provide opportunity for new and expanding firms wishing to locate or remain in Yakima County.

Policy ED 3.15: Existing rural commercial and industrial areas outside of urban growth boundaries should not be expanded except for fill-in development and where possible should be upgraded, improving appearance, safety and neighborhood compatibility.

Goal ED 5: Expand the County's tourism- and recreation-related economy.

Policy ED 5.3: Maintain tourist commercial zoning to promote and enhance the recreation and tourism industries and prevent intrusion of incompatible uses which would disrupt or directly compete with shopping areas of nearby communities.

Policy ED 5.4: Allow highway commercial zoning to serve the needs of the traveling public at selected limited access highway interchange areas if they satisfy the following criteria:

1. The uses do not conflict with adjacent city business areas;
2. Adjacent land uses are buffered from the commercial area;
3. The site is not designated as an agricultural, forest or mineral resource area, and resource lands are not materially affected by the use;
4. The operation and effectiveness of the interchange is not impacted by the commercial use; and,
5. If outside an urban growth area, the uses can be accommodated without the extension of urban level services to the site.

Policy YKLU-U 8.1: Commercial uses and developments should be designed to be compatible with surrounding land uses, especially to avoid encroachment into residential areas.

Policy YKLU-U 8.5: Ensure compatibility between commercial structures and adjoining residential uses. Require commercial structures to use building scale, roof style, and building materials similar to, or compatible with, the adjoining residential structures.

Policy YKLU-U 8.6: Commercial uses adjacent to residential areas should use effective landscape buffers with living plant vegetation such as evergreen trees, bushes, open space or

other design controls to minimize noise, glare and other impacts associated with commercial land uses to ensure that their location will not adversely affect the residential areas.

Policy YKLU-U 8.7: Parking lots for commercial land uses that are adjacent to residential housing should be screened from the view of residents using vegetation, fences, berms or other screening devices.

Characteristics of the site that promote consistency with Policy ED 5.4 include its location, bordered by commercial and industrially zoned areas to the north and west, its recreational orientation and its accessibility to travelers. As a result, the site does not conflict with adjacent city business areas. The site is not designated agricultural, forest or mineral resource lands; the nearest such areas are 1,000 feet north of the site, separated from it by land in the Moxee urban growth area and about ¾ mile to the south. Keeping access to the site distant from the intersection with Highway 24 should avoid impacts on its operation and effectiveness. The scale of development can be accommodated without the extension of urban level services and its location outside of the urban growth area effectively assures that it will not receive these services. Appropriate buffering can be provided, if needed, for adjacent land uses.

C. The adequacy of public facilities, such as roads, sewer, water and other required public services:

Public facilities that are available to this site include roads: It fronts on Birchfield Road (a major collector) a short distance south of SR 24 through lands zoned commercial and industrial. Domestic water is available from an on-site well and sewage disposal can be provided for on-site. These on-site systems limit the size of possible development but should not preclude permitted HTC land use.

D. The compatibility of the proposed zone change and associated uses with neighboring land uses:

With neighboring property to the west and north having commercial and industrial zoning and land use classifications, the proposed land use for the zone change would be compatible with them as they are developed under their current zoning. The proposed use should not be incompatible with current agricultural use, since it is not an "especially sensitive land use" as defined by County Code, such as overnight lodging, parks and playgrounds or outdoor recreational facilities.

These and other land uses that are permitted in the HTC zone are also permitted in the current Rural 10/5 zone, although they may require a higher level of zoning review. The following are some of the land uses that are allowable under current Rural 10/5 zoning:

Campgrounds/RV Parks

Golf Courses

Parks, playgrounds, other outdoor recreational facilities

Bed & Breakfast Inns

Boarding/Lodging House

Convenience Store

Drive through & Mobile Food Vendors

Overnight Lodging Facilities

Restaurant, café & drive-in eating

Rezoning the property is necessary for the proposed use because the classification of “sporting goods” under which the fishing rod component of the business would fall is not a permitted use in the Rural 10/5 zone and because the brew pub component may not be considered to be a restaurant or a micro-brewery as those terms are defined by County Code. Fishing services, which is a possible accessory use to the fishing rod business is permitted in both the proposed and existing zones. None of these use classifications appear to fall under the County Code definition of especially sensitive land uses.

If an especially sensitive land use were to be established, there may be a need to address its compatibility with nearby agricultural areas and residential land uses, but that would also be the case under the existing zoning. Any future especially sensitive land uses would at minimum, be subject to the following requirements of County Code:

1. 60-foot setback from adjoining land containing a commercial agricultural use in a rural zoning district.
2. Zoning review would be required to determine that the especially sensitive land use would not adversely impact or interfere with accepted farm practices on adjacent Agriculturally zoned land or mineral resource designated land¹ considering the type of agriculture and mining activities in the area and their relative susceptibility to nuisance complaints.
3. Measures may be required to reduce the potential for land use conflicts and separate the site from active resource activities. Examples of such measures suggested by County Code include the use of setbacks, rock outcrops, ravines, roads and irrigation canals. Proximity to existing residences, small lots and other especially sensitive land uses are also considered to reduce the potential for conflicts.

Since the nearest Agriculturally zoned and mineral resource designated lands are more than 1,000 feet from the site, the determination that they would not be impacted by any future especially sensitive land use should be easily made. Screening across Birchfield Road to the west of closely-spaced plantings of mature arbor vitae, proximity to existing residences and

¹ References in the County Code to forest lands are being omitted in this narrative because there are no designated or commercial forest resource lands in the area.

small lots, the separation from commercial agricultural areas by Birchfield Road and irrigation ditches, and the use of setbacks could all be considered in this location with respect to the commercial agriculture taking place in the rural zoning district to the west.

The residential area to the south and east is characterized by deep lots with homes near the front and typically pasture and structures for keeping horses in the rear closest to the rezone site. Farther south, on the other side of Birchfield Road is Birchfield Manor, a Planned Development dating back to the 1970's, approved for a gourmet restaurant and bed and breakfast inn.

These characteristics should reduce any impacts the proposed use could have on nearby agricultural and residential areas with additional sitescreening or other measures taken as appropriate.

E. The public need for the proposed change:

The proponent believes there is local demand for specialty fishing equipment sales and the outdoor recreational orientation of the proposed use makes a highway location appropriate because it will attract travelers and sports enthusiasts who may be on their way to recreational destinations. The brew pub would also attract business and help support the other components of the business.

Highway 24 is a primary route for travelers from Yakima to the Columbia River, other recreational areas in the Columbia Basin and wineries. HTC zoning provides for traveler-oriented commercial development as identified by the comprehensive plan and HTC District intent statement. That need was a factor in the rezoning of the property to the north to HTC and would apply to this proposal which is, in effect, the enlargement of that area. Other major intersections in the area are zoned industrial, already developed with other land uses, located in the 100-year floodplain or otherwise less suitable for the proposed use.

As stated previously, some of the proposed uses along with other permitted HTC land uses are already permitted in the Rural 10/5 zone, although by higher levels of zoning review in some cases, but not requiring a finding of public need. The proposal would not represent a substantial deviation from land use already allowable in the area.

F. What substantial changes in circumstances have occurred to warrant a change in the current zoning?

Substantial changed circumstances cited in 2010 for the rezoning of the adjacent HTC property to the north included the change of designation of property to the north to industrial, additional travelers on Highway 24 from the widening of Highway 24 from Interstate 82 to Riverside Road and new bridge across the Yakima River, the improvement of University Parkway from Terrace Heights, substantial population and employment growth in Moxee, the

improvement of the Birchfield Road intersection and access to wine growing areas via Konnowac Pass as shown on winery maps. All of these factors have increased traffic passing through the area, especially that of travelers through the area. Since this proposal is in effect, enlarging the existing HTC zoned area, the same changes in circumstances would still be applicable. Further expansion of HTC zoning into surrounding areas is limited by nearby residential areas and the industrial zoned urban growth areas surrounding the site.



SEPA ENVIRONMENTAL CHECKLIST

SUBMITTAL SUPPLEMENTAL

Form # PLN ENR 003-SS1-A
Revised: 8/12/14

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

WAC 197-11-960 Environmental checklist.

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter [43.21C RCW](#), requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

(For Staff Use Only)

DATE: 9-10-18

REVIEWED BY: JCA

PROJECT #: _____

CASE #: ZON18-008/SEP18-045

RELATED FILES:
ZON18-008

A. BACKGROUND

1. Name of proposed project, if applicable:

Rezone from Rural 10/5 to Highway Tourist Commercial

2. Name of applicant:

Brian Sali.

3. Address and phone number of applicant and contact person:

**Brian Sali
5202 Cayuse Lane
Yakima, WA 98901
(509) 406-5496**

**Thomas R Durant
PLSA Engineering & Surveying
521 N. 20th Avenue, Suite 3
Yakima, WA 98902
(509) 575-6990**

4. Date checklist prepared:

August 14, 2018

5. Agency requesting checklist:

Yakima County

6. Proposed timing or schedule (including phasing, if applicable):

Rezone becomes effective when approved by Yakima County Commissioners. Anticipated late summer to fall, 2018. Establishment of proposed use by mid-2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Develop the site as allowed by the proposed zoning. See A.11 below for currently proposed use.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Not aware of any.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

*Application received 9-10-18
Timeline is 3-4 months from that date*

Narrative is attached

10. List any government approval or permits that will be needed for your proposal, if known.

Rezone approval by the County Commissioners acting on recommendation of the Hearing Examiner.

Zoning approval and construction permits for future use of the site.

On-site sewage disposal and water system approval.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Change the zoning of a 1.57-acre parcel from Rural 10/5 to Highway Tourist Commercial. Develop the property as allowed by the new zoning. Currently proposed is a traveler-oriented specialty fishing rod retailer and pub featuring local micro-brews (no plans to produce beverages on-site). The fishing rod business would include assembly of fishing rods on the site for retail sale and could also include "fishing services" such as outfitters, tour operators, etc.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The property is located on the east side of Birchfield Road about 300 feet south of Highway 24. It is about 2½ miles west of the City Center of Moxee and one mile east of the Yakima City Limits. It is located adjacent to, but outside of the urban growth areas of the two cities. In the northeast quarter of Section 34, T. 13 N., R. 19 E.W.M. Parcel number is 191334-13421. Street address is 2003 Birchfield Road.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other.....

b. What is the steepest slope on the site (approximate percent slope)?

Less than 5%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any

STAFF USE ONLY

agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

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Soils on the site identified by the Yakima County Area Soil Survey are Ashue and Naches loam, both of which are identified as prime farmland. The site is not designated agricultural lands of long-term commercial significance. Since the site is flat, there should be no substantial cuts, fills or soil removal.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Minimal grading is expected for the currently proposed land use since it would occupy existing buildings and there is an approximately 24,000 square foot graded area available for parking and vehicle maneuvering. Other future development as allowed by the zoning could result in filling, grading or excavation, but not proposed at this time. The site is flat, so any future earthwork would probably not be substantial or require substantial import of material from off-site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Minimal erosion expected.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 40 percent based on the existing buildings and hard-surfaced areas with all parking and vehicle maneuvering areas hard surfaced. If gravel parking and maneuvering areas are provided, lot coverage would be less, estimated to be at least 16 percent.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Commonly used practices for controlling erosion during construction.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust during construction would probably be minimal if developed as currently planned. Dust from gravel surfaces. Minimal auto emissions from vehicular traffic.

b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust control plan and commonly used measures to control dust as required during any construction. Gravel surfaces for parking and vehicle maneuvering dust abated as necessary. Vehicular emissions are regulated at the source by the State.

3. Water

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Irrigation ditches along Birchfield Road frontage. Otherwise no.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Development will occur within 200 feet of the irrigation ditches.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No. Water for irrigation is provided by the Hubbard and Fowler Irrigation Ditches.

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn

STAFF USE ONLY

from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Groundwater will continue to be withdrawn for domestic use. The site has an existing domestic well used for the residence on the site. No discharges to groundwater.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Discharge of domestic wastewater to existing and future septic systems from future development and the existing home on the site.

c. Water runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

New and existing rooftops and paved surfaces. Since hard-surfaced parking is not required outside of urban growth areas, the amount of impervious surface may be less. It is expected that all storm water generated on the site by new development would be accommodated on site.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

Storm water runoff generated from new impervious surfaces will be accommodated on the site.

4. Plants

a. Check the types of vegetation found on the site:

Deciduous tree: Alder, maple, aspen, other

Evergreen tree: Fir, cedar, pine, other

Shrubs

Grass

- Pasture
- Crop or grain
- Orchards, vineyards or other permanent crops.
- Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: Water lily, eelgrass, milfoil, other
- Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Since the site is already improved, very little vegetation removal would be expected. Primarily weeds and grass cleared if needed for further site development. Some existing landscaping could be removed if necessary to accommodate the future use.

c. List threatened and endangered species known to be on or near the site.

None known. Not considered likely since the entire site has been cleared and maintained for residential use.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Assuming that the existing buildings remain on the site for future development, it is expected that existing landscaping would remain, although it may be modified. Other parts of the site may also be landscaped.

e. List all noxious weeds and invasive species known to be on or near the site.

None.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: Hawk, heron, eagle, songbirds, other:

Mammals: Deer, bear, elk, beaver, other:

Fish: Bass, salmon, trout, herring, shellfish, other:

Hawk, songbird, rodents, snakes.

b. List any threatened and endangered species known to be on or near the site.

None.

c. Is the site part of a migration route? If so, explain.

Not aware of it being a migration route.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

e. List any invasive animal species known to be on or near the site.

None.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric power for heating, lighting, and other energy needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

This type of risk from the proposed use is no greater than would be expected from other permitted commercial, residential or resource land uses.

1) Describe any known or possible contamination at the site from present or past uses.

None.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Chemicals associated with the proposed use such as those used for cleaning and landscaping would be typical of, no more hazardous than, or in greater quantities

than would be expected in other permitted commercial, residential or resource land uses. Fishing rod sales would include assembling parts on-site but not manufacturing the parts.

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4) Describe special emergency services that might be required.

None.

5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Traffic generated noise levels, visitor activity on the site mostly during daylight and early evening hours.

3) Proposed measures to reduce or control noise impacts, if any:

Sitescreening may be necessary along the south property line. Hours of operation of the proposed use are not expected to extend into late night or early morning hours as would be typical of other permitted commercial land uses. Other than to the south, the nearest existing residences are 700 feet or more from the site. Property to the west in commercial agricultural use, and to the north now zoned Highway Tourist Commercial should not be affected.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use of the site is a single-family dwelling and associated shop. Surrounding land uses include large lot residential to the south and east, a vacant parcel currently zoned HTC to the north, hopyards to the west. Birchfield Manor, a commercial land use (Bed & Breakfast and restaurant) is located about 700 feet to the southwest with its access to Birchfield Road about 150 feet south of the site. The proposed change in land use would be most noticeable to residences along Birchfield Road to the south.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been

designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

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According to County Assessor records, the existing residence dates to 1930, so the site is presumed to have been in residential use since at least that time, although associated with agricultural use of surrounding property. The site and surrounding properties are not designated agricultural lands of long-term commercial significance, so there is no conversion. The site does not have current use tax status.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not expected to be affected because of the type of use proposed and its physical separation from working farmlands.

c. Describe any structures on the site.

A single-family residence, shop building.

d. Will any structures be demolished? If so, what?

It is anticipated that the house and shop would be preserved and incorporated into future development.

e. What is the current zoning classification of the site?

Rural 10/5

f. What is the current comprehensive plan designation of the site?

Rural Self Sufficient

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

h. Has any part of the site been classified critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Based on future use of the property for restaurant/fishing rod retail business, four to six workers (full-time equivalent) are anticipated.

j. Approximately how many people would the completed project displace?

Existing residents of the home on the site would have to move if the existing home is converted to non-residential use.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Advance notice would be given to existing or any future tenants. This is not multiple dwellings, subsidized or special needs housing. The potential for tenants to have to move due to landowner-initiated change is not unusual or more likely than it would be under current zoning.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed zoning is the same as that of the adjoining property to the north and it is generally compatible with the industrial zoning of adjacent properties across Birchfield Road to the west and Highway 24 to the north. It is consistent with the intent of the HTC zoning district due to its location near a major intersection on a State Highway and the land use being proposed would provide supplies, services and recreational opportunities to the traveling public. Due to the specialty nature of the proposed use, it should not compete directly with shopping areas in nearby communities. Most traffic from the site would be directly to State Highways rather than using rural roads or residential streets.

The depth of most adjacent residential lots results in an open area on each lot between the site and the adjacent homes which is mostly used by the residents to keep livestock. Additional measures can be taken to screen or reduce impacts on residential areas if needed.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The proposed use should have minimal impact on agricultural lands of long-term commercial significance due to the distance from lands with that designation. Closer commercial farmlands are either in or immediately adjoining lands in urban growth areas that are zoned for industrial use.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

One, if the existing residence is converted to non-residential use.

c. Proposed measures to reduce or control housing impacts, if any:

See response to B.8.k. above.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No new structures are being proposed at this time. Maximum building height in the HTC zone is 45 feet.

b. What views in the immediate vicinity would be altered or obstructed?

As currently proposed, with the use of the existing buildings and site improvements, the appearance of the site is not expected to change substantially. No substantial view obstruction is expected.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Incorporating the existing house and shop on the property into future development results in less change in the appearance of the site. Landscaping, site screening and architectural design could be used if needed to reduce any impacts.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Security lighting would be on during the hours of darkness. Depending on the use of the site there could be additional illumination from inside the buildings.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing offsite sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

Lighting fixtures designed to not shine directly on surrounding properties as required by County Code. Expected hours of operation not expected to be late and no plans for brightly illuminated signs.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

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c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The residence on the site is more than 45 years old but is not listed or indicated to be eligible for listing.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Is there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None identified. The entire site has been extensively disturbed by past farming and residential use.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review of planning documents, GIS mapping, USGS topographical mapping, aerial photographs, and the Washington Information System for Architectural and Archaeological Records Data database.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed, since impacts on resources are not expected.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site is from Birchfield Road, a County maintained two-lane hard-surfaced major collector road. The existing access is about 385 feet south of the signalized intersection of Birchfield and Highway 24, a two-lane hard-surfaced State Highway. The northerly lot line is about 300 feet south of the intersection.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yakima Transit provides regular service within the Yakima City limits, about two miles from the site.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

An existing gravel and hard-surfaced area on the site is large enough to accommodate approximately 50 to 75 parking spaces, depending on how they are configured. This is probably more than would be needed for the proposed use which, based on County standards and anticipated parking needs would require 10 to 15 parking spaces.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

There is a railroad track nearby although not immediately adjacent to the rezone site.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

For the pub and fishing rod retailer, 60 to 75 daily trips are estimated. This is based on expected number of employees and the proponent's business model for the proposed use focusing on a smaller customer base seeking high-end specialty equipment. Peak volumes are expected to occur during the afternoon and early evening. The percentage of traffic from trucks and non-commercial vehicles is not known but expected to be minimal and consisting of smaller vehicles.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any:

No direct access from the site to Highway 24. Access to Birchfield Road 300 feet or more from the signalized intersection as described above. Most traffic generated from the proposed use would come and go directly from Highway 24 passing through areas that are already zoned commercial and industrial rather than on rural roads or residential streets.

15. Public services

a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit health care, schools, other)? If so, generally describe.

Incremental increase in need for fire and police protection related to increase in activity on the site. The need for other public services would be minimal, if any. There is currently no regularly scheduled public transit service.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed. The area is already served by police and emergency services and the site is served by good roads in close proximity to urban areas.

16. Utilities

a. Circle utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: Irrigation.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Improvements of the well and septic system as necessary for the proposed use. Electricity is provided by Pacific Power. The Hubbard and Fowler Ditches provide irrigation.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Thomas R. Davis

Date Submitted: Sept 10, 2018

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Future development would tend to increase these effects although limited due to the type of use and size of the site. Also, if existing buildings are used, the extent that these effects would result from construction activities would be substantially limited or eliminated. There is a potential for more noise from increased traffic and public use of the site. Dust control measures may be needed if parking areas are not hard-surfaced as allowed by code outside of urban growth areas. The level site, distance to most surface waters and on-site retention of stormwater should prevent discharges to water. The use and storage of toxic or hazardous substances would be typical of and no greater than most commercial, residential and resource land uses.

Proposed measures to avoid or reduce such increases are:

On-site stormwater retention. Commonly used and required stormwater and dust control measures during construction. Screening the site from adjacent residential properties as necessary. Also the proponent does not intend to establish more intensive commercial land uses such as a convenience store or tavern. Application of dust abatement on gravel parking and driving surfaces as needed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Significant adverse effects not expected. The site is not in a floodplain and outside of priority habitat and other critical areas.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

On-site stormwater retention, proper disposal of domestic wastewater and other wastes.

3. How would the proposal be likely to deplete energy or natural resources?

Development would result in incremental increases in the depletion of energy and natural resources. Not expected to be substantial due to the size of the site and small scale of development.

Proposed measures to protect or conserve energy and natural resources are:

None proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

Although the soils on the site are considered to be prime farmland by NRCS soil mapping, the site is not designated agricultural land of Statewide significance and it is in residential use, rather than agricultural production. There are no identified effects on other environmentally sensitive areas, critical areas or other areas designated, eligible, or under study for governmental protection. The site is not in or adjacent to, wetlands, floodplains or critical areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None proposed. The site is preferable to much of the nearby land to the west in the Yakima (Terrace Heights) urban growth area that is in the 100-year floodplain.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Most of the surrounding agricultural areas either now have HTC or industrial zoning or are closer to existing industrially zoned land than to the subject property. Many of the land uses that are permitted by the proposed HTC zoning area also permitted by the existing zoning although often with a higher level of review. Sitescreening and other site design measures may be appropriate to address compatibility with neighboring residences.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Incorporation of the existing residence and shop into future development would limit its intensity and retain the same general appearance of the site. Additional landscaping and sitescreening measures could be taken as warranted. The proponent does not intend to establish more intensive commercial land uses in this location.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

There would be some increase in traffic and the demand for fire and police protection. The effects on public services should not be significant given that the area is already developed, the relatively small size of the site and its proximity to nearby cities, accessible by major roads.

Proposed measures to reduce or respond to such demand(s) are:

No direct access from the site to Highway 24 and the proposed approach set back more than 200 feet from the signalized intersection. Proximity of the site to the State Highway reduces the potential for any increase in traffic to adversely impact residential and resource areas. On-site sewage disposal and water systems are being proposed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No identified conflicts.