

YAKIMA COUNTY HEARING EXAMINER
March 17, 2022 HEARING
EXHIBIT LIST

File Nos.: CUP2021-00014/SSP2021-00012/SEP2021-00012/CAO2021-0006 Northwest Surf Parks, LLC
Staff Contact: Jason Earles, Planning Section Manager – Zoning/Subdivision

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YAKIMA COUNTY PLANNING DIVISION
**Findings and Recommendation
Of the Administrative Official**

IN THE MATTER OF THE APPLICATION) FILE NO. CUP2021-00014/SSP2021-00012/
BY NORTHWEST SURF PARKS, LLC) SEP2021-00012/CAO2021-00006
FOR A TYPE 3 AMUSEMENT WATER)
PARK AND RV CAMPGROUND)
ON EAST NORMAN ROAD, MOXEE, WA)

I. INTRODUCTION

On March 30, 2021, Yakima County Public Services Department Planning Division received a Type 3 Conditional Use Permit and Subdivision/Binding Site Plan application and on September 14, 2021, a Critical Areas Ordinance Adjustment from Thomas Durant/PLSA Engineering & Surveying on behalf of Joey Lawrence/Northwest Surf Park, LLC. The proposal is to develop a 24-acre surf park with a wave pool on a 39.5-acre parcel in the Rural 10/5 zoning district. The facility will include a 5.5-acre wave pool, 21 recreation vehicle (RV) spaces, 21 campsites and 23 lodging units with numerous amenities.

II. SUMMARY OF RECOMMENDATION

Because the application to establish an Outdoor Amusement facility, Mobile Food Vendor, Restaurant, Overnight Lodging, Private Recreational Facility, Indoor Sports Facility, and RV Campground is supported by evidence and analysis allowing favorable consideration of the application under the Unified Land Development Code (ULDC) 19.30.80 and 19.18.130, the Administrative Official recommends *Approval with Conditions* of Northwest Surf Parks, LLC's application, subject to conditions to assure compliance with *Horizon 2040* and pertinent development criteria, standards and regulation. Those conditions are set out in section V below.

III. FINDINGS

Based on the application, comments received during the comment period, and a review of the pertinent provisions of *Horizon 2040* (The Yakima County Comprehensive Plan) and the Yakima County Code, including the Unified Land Development Code (Title 19 YCC, referred to as the "ULDC"), the Administrative Official makes the Findings set out in this Section III. Any finding more properly determined to be a conclusion is deemed to be such.

1. PROPERTY INFORMATION

Project Name:	Northwest Surf Park and RV Campground
Zoning Designation:	Rural 10/5 (R10/5)
Future Land Use Designation:	Rural Self-Sufficient

Subject Parcel Number(s):	201320-44001 and 201320-43001
Property Acreage:	81.05 acres
Property Location:	Not addressed – East Norman Road, approximately ¾ mile east of the intersection of the East Norman Road and St. Hilaire Road, and approximately 3.2 miles northeast of the City of Moxee.
Property Owner:	Northwest Surf Parks, LLC
Mailing Address:	P.O. Box 1107, Moxee, WA 98936
Applicant/Agent:	Thomas Durant/PLSA Engineering & Surveying
Mailing Address:	521 N. 20 th Avenue, Suite 3, Yakima, WA 98902

2. GEOGRAPHY OF PROJECT SITE

Parcel 201320-44001 (which will contain all the proposed development) and parcel 201320-43001 (which will remain vacant and preserved as wildlife habitat) are both south and west-facing with gentle sloping from the north towards the southwest. The predominant soil types on parcel 201320-44001 are Moxee Cobbly silt loam (farmland of unique importance) and Starbuck-Rock outcrop complex (not prime farmland) as indicated in the Soil Survey of Yakima County Area Washington issued by the United State Department of Agriculture. The predominant soil types on parcel 201320-43001 are Moxee Cobbly silt loam (farmland of unique importance) and Kiona stony silt loam (not prime farmland) as indicated in the Soil Survey of Yakima County Area Washington. The two parcels are quarter/quarter sections at approximately 40 acres each, are vacant with grasses and shrub-steppe and are within the Upland Wildlife Habitat Area. Natural drainages run north/south on the western parcel no. 201320-43001 that is proposed to remain vacant and act as a buffer area for the protection of the wildlife corridor migration as well as a buffer to the proposed development on parcel 201320-44001 to the east.

3. PROJECT DESCRIPTION

The proposal is to develop a 39.5-acre parcel (201320-44001) as an outdoor commercial amusement within the Rural 10/5 zoning district. The proposed outdoor commercial amusement will consist of a 5.5-acre wave pool (245,000 square feet) for surfing along with a surfing school, fitness studio, and surfboard and wetsuit rentals. As outlined in the application, there will be four main buildings associated with the proposal: a 5,580 square foot entrance/reception center building which will contain restrooms, the surf shop and other retail activities (such as but not limited to, surf and activity equipment, surf lifestyle clothing, soft drinks, souvenirs and other items that would be expected as typical for a facility of this type); a 12,000 square foot multi-purpose surf school building with changing rooms, showers, offices, meeting rooms for training and surf camp and equipment storage; a 6,912 square foot food court with bar and restaurant, restrooms, indoor and outdoor seating, and a 768 square foot building with toilets and showers at the campground. Outdoor recreational activities will include swimming (lounge) pools, food truck, skate park, kid's play area, dog park, gas fire pit, beach volleyball, and small concerts with music.

The facility will also include 23 overnight lodging units (10 each with one and two bedrooms and three with three bedrooms) and a campground consisting of 21 recreational vehicle (RV) spaces and 21 campsites. The RV spaces will each of electric power, but no sewer or water hookups. Restrooms and showers at the surf park will be available to campers on a 24-hour bases with no proposed laundry facility. Check in for camping, the RV park and overnight

lodging will take place at the entrance/reception building and therefore no caretaker residence or other residential use is proposed in association with the campground.

There will be 8 full-time employees with as many as 90 seasonal employees, with hours of operation open to the public from 6 am – 11 pm Monday through Sunday from the months of April to October with pre-opening and close down maintenance in March and November. The applicant is proposing a total of 336 parking spaces including lodging unit parking and overflow parking for the RV park and campground and 42 RV spaces and campsites for a total of 378 parking spaces. The parking spaces are to be paved, however some of the parking spaces, such as for the lodging units, are proposed to be surfaced with crushed rock. Deliveries to the facility will be less than a daily basis consisting of small trucks. Access is from East Norman Road.

Proposed site screening consists primarily of 150-foot-wide wildlife corridors along the northern and southern exterior property lines. A 50-foot-wide green strip is to be maintained as a fire break to the north. Either a row of trees or an artificial screen is to be provided along the west property line. A 6'-8' metal fence will surround the surf park itself for security purposes.

The site will be served by a community water system and large on-site sewage disposal for domestic waste.

Signage for the facility will consist of an entrance sign and on-premise directional signs and signs not readable from public rights-of-way. The project objective is to limit operations to daylight hours to minimize the amount of lighting, however the type of exterior lighting fixtures that will be installed will be designed to comply with County Code.

The westerly parcel (201320-43001) is to be left open for wildlife habitat providing for separation by distance from residences located further to the west. Excluding parking, RV park, camping, drain field areas, undeveloped and buffer parts of the site, the park itself covers approximately 16 acres. All proposed structures will total approximately 31,468 square feet leaving approximately 15 acres outdoors including the wave pool.

4. ZONING AND COMPREHENSIVE PLAN DESIGNATION

The site is within the Rural 10/5 (R 10/5) zoning district, and within the Rural Self-Sufficient designation of the Yakima County Comprehensive Plan - *Horizon 2040*. The rural districts are intended to serve as a buffer between urban lands and resource lands, provide non-resource areas for future urban expansion, limit the costs of providing services to remote or underdeveloped areas, and retain the rural/agrarian character of the County while offering a variety of lifestyle choices for the residents of Yakima County.

Parcels to the north are also within the Rural 10/5 zoning district, are vacant and 40 acres in size and to the east is the Yakima Training Center. To the west of parcel 201320-43001 are parcels ranging in size from approximately 2 acres - 12 acres and are either vacant or developed with single-family residences. To the immediate south the parcels are within the Agriculture (AG) zoning district and are 59+ and 40+ acres in size and are in agricultural production.

The Yakima County Comprehensive Plan - ***Horizon 2040*** Goals and Policies that would address a land use such as an Outdoor Commercial Amusement and RV Campground are stated below:

GOAL LU-G 1: Ensure that proposed changes to land uses or zoning regulations do not have a negative impact on the Yakima Training Center's primary mission.

Policy LU-G 1.1 Notify the installation commander of the Yakima Training Center in the event of any proposed changes in land use or zoning within a 500-foot radius of the perimeter of the Training Center. A sixty-day response window will be provided to the installation commander to provide relevant comments or concerns.

Policy LU-G 1.2 New roads planned for the areas adjacent to the Yakima Training Center should not be adjacent or parallel to the Training Center perimeter nor closer than 300 feet at their closest point.

Policy LU-G 1.3 Evaluate the possibility of reducing the amount of existing road rights of way that are currently adjacent to the Training Center perimeter.

Policy LU-G 1.4 Require all habitable structures to be set back a minimum of 300 feet from the Yakima Training Center perimeter. Where a 300-foot setback is not possible on existing lots, the maximum setback possible should be applied. New development adjacent to the Yakima Training Center should be so configured to allow for the required 300-foot setback.

Policy LU-G 1.5 All new land uses proposed to be located in proximity to the Yakima Training Center should be evaluated as to their potential impact to the Training Center.

Policy LU-G 1.6 Require effective notification to disclose the presence of military training operations in the area when property within ½ mile of the Yakima Training Center is transferred, leased, or divided. The notification should disclose that the use, land division or transfer of ownership is nearby or adjacent to land where military training operations are present or likely to occur and will be subject to a variety of activities that may not be compatible with residential development.

Staff Finding: The subject property is located to the immediate west of the Yakima Training Center. The Yakima Training Center was notified of the proposed surf park during the comment period on April 20, 2021, May 7, 2021, and January 13, 2022, in compliance with the above-mentioned goals and policies. Comments were not received from the Yakima Training Center during the comment period.

GOAL Economic Development 1: Promote economic growth while maintaining environmental quality.

Policy ED-1.1 Coordinate economic development with environmental, resource, and other comprehensive land use policies and measures to maximize the community's overall quality of life.

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

Staff Finding: The proposed Outdoor Commercial Amusement (surf park) during the height of the season will employ approximately 90 seasonal employees and 8 full time employees as well as adding to the local economy of Yakima County. Additionally, the applicant has designed the facility to incorporate the natural environment by preserving the western 40-acre parcel as wildlife habitat and by setting aside two 150' wide wildlife corridors along the northern and southern property lines of the eastern 40-acre parcel. Based upon this, the proposed facility will meet these above goals and policies.

GOAL Economic Development 5: Expand the County's tourism and recreation-related economy.

Policy ED 5.1 - Support the development of programs, activities and facilities which increase tourism and recreation opportunities in Yakima County.

Policy ED 5.2 – Conserve and expand recreational facilities and public access for parks and other recreational uses.

Staff Finding: The proposed Outdoor Commercial Amusement (surf park) will diversify the recreational and tourism opportunities within Yakima County, therefore meeting the above goals and policies.

GOAL Parks and Open Space 2: Provide and facilitate development of a range of appropriate parks and recreation services to effectively meet the needs and interests of Yakima County residents.

Policy POS 2.3 – Encourage joint ventures with private groups or individuals in developing recreational opportunities.

Policy POS 2.12 – Encourage development of non-traditional recreation venues including a whitewater park, BMX track, skate parks and other facilities for emerging sports activities.

Staff Findings: The proposed Outdoor Commercial Amusement (surf park) will diversify the economic development within Yakima County by creating alternative recreational opportunities meeting the above referenced goals and policies.

GOAL Housing 6: Encourage the preservation and protection of existing neighborhoods and design and/or plan future development in a manner which promotes neighborhood settings and environments. OBJECTIVE: Encourage the preservation and protection of existing neighborhoods.

Policy H.6.2 – Provide substantial land use buffers between residential neighborhoods and incompatible land uses.

Staff Finding: The surrounding properties to the north are currently vacant, the properties to the south are in active agriculture, the area to the east is the Yakima

Training Center, and the properties to the west are developed in single family residences. To mitigate the impacts the proposed Outdoor Commercial Amusement (surf park) will have on the surrounding residential development, the applicant has proposed to place all proposed development on the eastern 40-acre parcel (201320-44001) and leave the western 40-acre (201320-43001) parcel vacant and set aside as a wildlife habitat area. Additionally, the applicant has proposed to set aside two 150' strips of land along the northern and southern property lines of parcel 201320-44001 as wildlife corridors. The proposed wildlife habitat area and wildlife corridors will assist in preserving the wildlife habitat and create a natural buffer between the proposed Outdoor Commercial Amusement (surf park) and the adjoining residential development.

GOAL Housing 5: Minimize conflict between housing developments located within or adjacent to forest, agricultural and mineral extraction sites, and those activities associated with resource use and management.

Policy H 5.3 – Protect Critical Areas from development.

Staff Finding: The subject property has been designated as an Upland Wildlife Habitat Conservation Area, a critical area as described in YCC Title 16C. In coordination with the Washinton State Department of Fish and Wildlife, the applicant proposes to mitigate the impacts the proposal will have on the designated critical area by retaining the western 40-acre parcel (201320-43001) as a wildlife habitat area and establishing two 150' wide wildlife corridors along the northern and southern property lines of 201320-44001. These corridors will allow access to migrating animals from the Yakima Training Center located on the eastern side of the project area and to the wildlife habitat area on the western 40-acre parcel thereby protecting the Upland Wildlife Habitat Conservation Area.

GOAL Housing 6: Encourage the preservation and protection of existing neighborhoods and design and/or plan future development in a manner which promotes neighborhood settings and environments. OBJECTIVE: Encourage the preservation and protection of existing neighborhoods.

Policy H 6.1 – Minimize business and/or industrial development with encroaches on existing neighborhoods.

Staff Finding: The proposed Outdoor Commercial Amusement (surf park) will have an impact upon the existing neighborhood by creating additional traffic to the existing roads, creating additional noises and exterior lighting that are not normally associated with residential areas, and additional impacts generally generated by businesses of this nature. The applicant conducted a Traffic Impact Analysis, which was reviewed and approved by the Yakima County Roads Department and was determined that the roads are adequate to serve the facility provided a public road was constructed from St. Hilaire Road to the subject property. Additionally, the applicant has proposed to leave the western 40-acre parcel in open space for wildlife habitat along with two 150' wide wildlife corridors along the northern and southern property lines of the eastern parcel. The applicant is proposing to have minimal outdoor exterior lighting, however what lighting is installed will follow YCC 19.10.040(10) and the proposed Outdoor Commercial Amusement (surf park) will be open to the public from 8:00 am – 11:00 pm

limiting the noise generated by the park to these hours of operation. Although the impacts from the proposed facility onto the neighboring residential development cannot be eliminated, the applicant has designed the park in operation and in design to reduce the impact on the surrounding neighborhood as much as possible.

RURAL LANDS: PURPOSE STATEMENT LU-R 1 The most compelling reason people give for moving to Yakima County is the rural lifestyle it offers. "Rural" means many things: open space, various lifestyle options, the presence of agriculture and livestock, to name a few. This goal and related policies recognize the importance of maintaining the County's rural character and uses.

GOAL LU-R 1: Maintain the rural character of the County.

Policy LU-R 1.1 Ensure that only rural densities and uses are permitted.

***Staff Finding:** The proposed location of the Outdoor Commercial Amusement (surf park) with its numerous amenities will have an adverse impact to the natural critical area habitat and neighborhood along St. Hilaire Road unless properly mitigated as proposed in SEP2021-00012 and as conditioned below. The applicant has designed the facility to incorporate the natural environment and reduce the visual impacts of the facility, as much as possible on the surrounding rural environment. Additionally, the location of the facility next to the Yakima Training Center with large agricultural parcels to the south, large vacant parcels to the north and the preservation of the western 40-acres of the facility for wildlife habitat will assist in retaining the rural environment to the extent that is possible.*

5. HEARING EXAMINER JURISDICTION

The proposal includes an Outdoor Commercial Amusement (surf park) facility, Mobile Food Vendor, Restaurant, Overnight Lodging, Private Recreational Facility, Indoor Sports Facility, and RV Campground (CUP2021-00014) under Table 19.14-1, Allowable Land Uses. In conjunction with the Condition Use Permit the applicant has applied for a Preliminary Binding Site Plan for a Campground and Recreational Vehicle Parks (SSP2021-00012) and a Critical Area Ordinance Standard Development Permit (CAO2021-00006) in the Upland Wildlife Habitat Conservation Area. In accordance with YCC 16B.03.060 when two or more project permits relating to a proposed project action are submitted for review, the applicant may request that the project permits be processed collectively under the highest numbered category required for any part of the project proposal.

The applicant has requested a consolidated permit review on the submitted General Application Form. According to Table 19.14-1 the Outdoor Commercial Amusement Facility requires a Type 3 review. YCC16B.03.030 Project Permit Procedures defines a Type 3 Review as:

"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 is provided on Type 3 actions."

Therefore, this project and all associated project permits are being reviewed through the Type 3 review process.

6. NOTICE OF APPLICATION

After the application was submitted, an internal notice of project review was emailed to representatives of the Building and Fire Safety Division, the Water Resources Division, the Transportation Division, the Utilities Division, and the Yakima Health District. Comments are attached to this decision for further review and are addressed in the findings below.

A Notice of Application, Notice of Completeness, Notice of Environmental Review and Notice of Future Hearing was originally noticed on April 20, 2021 and mailed to adjoining property owners -- then re-noticed to reflect the 30-day comment period required for applications adjacent to the Yakima Training Center on May 7, 2021 with a comment period ending on June 7, 2021. A letter from the State of WA Department of Ecology was received on May 7, 2021 reversing the Yakima Board's Decision and Denied the Water Right Change that had been submitted by the applicant for the Surf Park. Subsequently, a Request for Additional Information was mailed to the applicant on June 24, 2021. The required information was received on October 7, 2021. Additionally, it was determined the subject property was located within the Upland Wildlife Habitat Conservation Area and a Critical Area Standard Development Permit was required. The Critical Area Application (CAO2021-00006) was submitted on September 14, 2021. A third Notice of Application was mailed on January 13, 2022.

Timeline of Noticing:

i.	Intake of Application	March 30, 2021
ii.	NOA, NOC, NOE, NOFH	April 20, 2021
iii.	Re-notice NOA, NOC, NOE, NOFH	May 7, 2021
iv.	Request for Additional Information	June 24, 2021
v.	Information Received	October 7, 2021
vi.	2 nd Request for Additional Information (CAO permit)	November 18, 2021
vii.	Information Received	December 16, 2021
viii.	NOA and Preliminary Threshold Determination mailed	January 13, 2022
ix.	Publishing of Final SEPA and Hearing notice in the Yakima Herald-Republic	January 13, 2022
x.	Posting of hearing notice on the property	February 28, 2022

7. COMMENTS

During the comment periods, comments were received from three State agencies, two Legislative entities, 68 letters of support, 19 letters in opposition and a petition in opposition with 146 signatures. The comments are summarized as follows:

Department of Archaeology & Historic Preservation (DAHP) –

In summary, their statewide predictive model indicates there are low-to-moderate probability of encountering cultural resources within the project site. DAHP recommends a professional archaeological survey prior to ground disturbing activities. See letters as Attachment C.

Staff finding: *The applicant provided a Cultural Resource Survey on August 9, 2021, that was conducted July 9, 2021 by RLR Archaeology and Cultural Resources with a project recommendation that the potential for inadvertent discovery to be limited, and that work continue as planned, per 36CFR § 800.5 (b). An email was submitted by the Yakama Nation Archaeologist Jessica Lally on August 9, 2021, stating "We have reviewed the survey report*

and have no comments at this time.” A response letter from DAHP was submitted on August 23, 2021, stating that they concur with the results and recommendations made in the survey report and the project may proceed as planned without direct archaeological supervision.

WA State Department of Ecology (DOE) –

Two letters of comment were received from DOE on June 3, 2021, and again on February 10, 2022. In summary, the applicant needs to provide information about the handling of the pool wastewater, requires a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan), a Reservoir Permit and a Dam Safety Permit. See letter as Attachment D and E.

Staff finding: The applicant provided the application for a State Waste Discharge Permit to Discharge Industrial Wastewater to Ground Water by Land Treatment or Application on September 14, 2021. The Stormwater Prevention Plan, Reservoir Permit and Dam Safety permit will be required as Conditions of Approval.

State of WA Department of Fish and Wildlife (WDFW) –

In summary, the applicant’s proposal is within the Critical Area of the type: Upland Wildlife Habitat Conservation Areas and that the subject parcels provide an important connection for wildlife habitat to the abutting Yakima Training Center habitat block. See letter as Attachment F.

Staff finding: The comments received from the Washington State Department of Fish and Wildlife pertain to the Upland Wildlife Habitat Conservation Areas and the wildlife corridors. These concerns were addressed as mitigation measures within the Final Mitigated Determination of Non-Significance which was issued on February 18, 2022.

Dan Newhouse, Congressman of the 4th Congressional District of WA State –

In summary, recognizes and fully supports “the unique economic development and social benefits of such an original attraction...” See letter as Attachment G.

Senator Jim Honeyford, 15th Legislative District–

In summary, recognizes and fully supports “unique opportunity with far-reaching benefits for or community...and can provide a much-needed economic boost, as well as bring an awareness to our agricultural way of life...” See letter as Attachment H.

Three Businesses: Greater Yakima Chamber of Commerce, Yakima Valley Tourism, and Bale Breaker Brewing Company–

In summary, full endorsement of the project is expressed because it will increase tourism, provide a unique sporting venue for adults and children that will bring visitors to the area from regional cities and local residents. See letters as Attachment I, J & K.

Personal Property Owners in support of the project (Not necessarily adjacent to the site)–

In summary, 68 citizens sent letters in support of the project for reasons that include the following: See letters as Attachment L

- Yakima becomes a destination place for tourists from other areas with such a unique attraction, which will also increase a positive reputation for Yakima.
- Another outdoor recreational space to support health/exercise and fun for families.

- Economic growth potential, tax revenues, summer jobs, and area small businesses will prosper from influx of visitors.

Staff finding: The project will likely be an economic boost to the region and will attract visitors locally and regionally.

Adjacent Property Owners not in support of the project –

In summary, 19 citizens sent letters and a petition signed by 146 individuals opposing the project submitted comments with substantial concerns pertaining to a negative impacts to their neighborhood for reasons that include the following: See letters as Attachment M.

- Noise generated by music in a quiet countryside setting
- Light pollution
- Generation of traffic flow to and from the project site
- Impact on community water supply and water table
- Potential lack of water for wildfire suppression
- Negative impact on quality of life and property values
- Potential generation of off-site litter
- Safety issues - access roads to site are unimproved residential roads (no street lighting, curbs or sidewalks) including St. Hilaire Road which is a rural road where homeowners walk in the road with their children and pets.

Staff finding: The applicant has designed the facility and operations to take compatibility with the surrounding residential development into consideration. The applicant is proposing for the western 40-acre parcel (201320-43001) to remain undeveloped to preserve and enhance wildlife habitat and to provide a buffer between the facility and the residential development to the west. The applicant is also proposing limited exterior lighting to minimize light pollution in the area and what lighting will be installed will meet the requirements of YCC 19.10.040(10).

Additionally, the applicant submitted a Traffic Impact Analysis (TIA) on March 31, 2021, which was reviewed by the Yakima County Roads Department. And e-mail was received on November 9, 2021, from the Yakima County Roads Department stating that:

“The mitigation for this project is the frontage improvements and offsite improvements (Norman Road East to St. Hilaire). No future TIA is required; all of the intersections and road segments where at a LOS “a”. ...any future expansions or changes of use are subject to a revision of the TIA to address any changes in impact.”

The applicant is being required to improve E Norman Road from St. Hilaire to the project site as Mitigation Measure C1 of the Final Mitigated Threshold Determination that was issued on February 18, 2022.

Yakima County Fire & Life Safety Division –

“Must meet fire apparatus access requirements including but not limited to width, turnouts, turnarounds, all weather surface and grade of no greater than 10%. (Ordinance 503.1, Appendix D of the International Fire Code). Fire Flow SHALL be required (Ordinance and International Fire Code 507.3, Appendix B of the International Fire Code). Automatic fire

sprinkler system may be required. Monitored Fire alarm may be required. An emergency evacuation plan SHALL be required. All mobile food vendors/trucks will be required to have their annual mobile food preparation vehicle permit from Yakima County along with their food handlers permit from the Yakima Health district. All buildings will need to obtain proper building and fire safety permits.”

Staff finding: As conditions of approval the applicant shall comply with the requirements of the Yakima County Fire Marshal and obtain all required permits from the Yakima County Building and Fire Safety Division. Please contact Chris Pedersen at (509) 574-2300 with questions regarding the above comments.

8. ENVIRONMENTAL REVIEW

The Yakima County State Environmental Policy Act (SEPA) Responsible Official conducted a review of the application under the provisions of SEPA and issued a Mitigated Determination of Non-significance on February 18, 2022, under County File Number SEP2021-00012.

9. REVIEW CRITERIA

For a Type 3, the Administrative Official is charged to prepare written findings and conclusions stating specific reason, upon which the decision or recommendation to approve, approve with conditions or deny the application is based. The minimum criteria are required to be considered under ULDC 19.30.080(7) and are set out and analyzed in turn below.

- a. The present and future needs of the community will be adequately served by the proposed development and the community as a whole will be benefited rather than injured;

Staff finding: Provided the applicant meets the required mitigation of SEP2021-00012 and all the Conditions outlined below, the project will benefit the community as a whole.

- b. The site of the proposed use is adequate in size and shape to accommodate the proposed use;

Staff finding: The parcel that will contain all of the proposed facility is 40 acres in size which is enough space to accommodate the surf park, all amenities, and parking spaces. According to the site plan the impervious area is approximately 13.0 acres with a pervious area of 26.5 acres. The north boundary has a proposed 150-foot-wide buffer area with a 50-foot green space/fire break and a 100-foot wildlife corridor buffer space. A 150-foot wildlife corridor buffer space is proposed on the southern boundary.

- c. All setbacks, spaces, walls and fences, parking, loading sitescreening, landscaping and other features required by this Title;

Staff finding: General development standards are addressed in Section 9 below.

- d. The proposed use complies with other development and performance standards of the zoning district and this Title;

Staff finding: *The development standards of YCC 19.10.040 and the special uses and standards of YCC 19.18 are addressed in Findings 10 – 17 below.*

- e. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

Staff finding: *The applicant submitted a Traffic Impact Analysis (TIA) on March 31, 2021, which was reviewed by the Yakima County Roads Department. And e-mail was received on November 9, 2021, from the Yakima County Road Department stating that:*

“The mitigation for this project is the frontage improvements and offsite improvements (Norman Road East to St. Hilaire). No future TIA is required; all of the intersections and road segments where at a LOS “a”. ...any future expansions or changes of use are subject to a revision of the TIA to address any changes in impact.”

The applicant is being required to improve E-Norman Road from St. Hilaire to the project site as Mitigation Measure C1 of the Final Mitigated Threshold Determination that was issued on February 18, 2022.

- f. The proposed use will have no substantial adverse effect on abutting property or the permitted use thereof;

Staff finding: *The project will have an adverse impact to neighboring property owners who reside along St. Hilaire Road and Reed Road. Several comment letters were submitted with concerns regarding traffic, noise, light, safety issues along St. Hilaire Road and the general well-being of the disruption of the quiet, country lifestyle. The applicant conducted a Traffic Impact Analysis, which was reviewed and approved by the Yakima County Roads Department and was determined that the roads are adequate to serve the facility provided a public road was constructed from St. Hilaire Road to the subject property. Additionally, the applicant proposes to leave the western 40-acre parcel in open space for wildlife habitat along with two 150' wide wildlife corridors along the northern and southern property lines of the eastern parcel. The applicant is proposing to have minimal outdoor exterior lighting, however what lighting is installed will follow YCC 19.10.040(10) and the surf park will be open to the public from 8:00 am – 11:00 pm limiting the noise generated by the park to these hours of operation. Although the impacts from the proposed facility onto the neighboring residential development cannot be eliminated, the applicant has designed the park in operation and in design to reduce the impact on the surrounding neighborhood as much as possible.*

- g. In the case of residential uses, the housing density of the development is consistent with the existing zoning densities, or the Comprehensive Plan, and that all other aspects of the development are consistent with the public health, safety, and general welfare for the development and for adjacent properties; and

Staff finding: *The proposal doesn't include residential development, but does propose overnight lodging, RV parking spaces and campsites. The RV parking spaces and campsites are evaluated under Finding 16 below and provided all conditions are met,*

the proposed development will be consistent with the public health, safety, and general welfare of the public.

- h. The development complies with all criteria in Chapter 19.18 applicable to the proposed use, unless otherwise administratively adjusted.

Staff finding: 19.18 standards are addressed in Section #11 below.

10. GENERAL DEVELOPMENT REGULATIONS (YCC 19.10.040)

The development standards that generally apply for the type of project being proposed are as follows:

- a. **Access Required:** (YCC 19.10.040(3)) “All new development shall have a minimum of 20 feet of lot frontage upon a public road or be served by an access easement conforming to the dimensional requirements of Sections 19.23.040 and 19.23.050 to provide for access to the development. The approach location shall be reviewed by the County Engineer for compliance with YCC Chapter 10.08. Approach connections to other public roads are subject to review by the applicable agency. Verification of legal access and a valid road approach permit shall be required prior to final approval of any permit granted under this Title.” The Yakima County Transportation Division made the following comment:

Yakima County Transportation Division -

“Based on the TIA submitted by the applicant’s engineer, Travis Marden of JUB Engineering, and the standards outlined in YCC 19.23, East Norman Road will need to be improved to meet the rural local access road standards from the intersection of St Hilaire through the project parcel (the SE lot corner of parcel 201320-43001). The site plan submitted does include a proposal for off-site improvements or the improvements extending across the entire frontage of the parcel. The existing right-of way from the project site to St. Hilaire Road is only 40’. The applicant will need to obtain an additional 20’ of Right-of-way from the adjacent property owners or propose a modified roadway design that is acceptable to the County Engineer. Roadway standards may be modified as allowed in YCC Title 19.35.040. Approval from the County Engineer and/or Admin official is required for at the time of preliminary review to provide a basis for the final permit decision.

Staff Finding: *The applicant shall construct East Norman Road from the intersection of St. Hilaire Road through the project parcel in compliance with the mitigation measures as outline in the Mitigated Determination of Non-Significance for SEP2021-00012. All interior road requirements are addressed in Findings 14(3) and 16(2)(i) below. The road shall be constructed prior to commencement of use, and prior to the approval of Final Binding Site Plan for the RV Campground.*

- b. **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 Use Table 19.14-1 within Chapter 19.14.”

***Staff Finding:** According to Table 19.14-1 Allowable Land Uses the proposed land uses and their levels of review within the Rural 10/5 zoning district are required as follows:*

- a. Amusement park, fairgrounds, race tracks, and other outdoor amusement - Type 3 Review;*
- b. Mobile food vendor located onsite longer than four hours within a 24-hour period – Type 3 Review;*
- c. Restaurant, café, drive-in eating facilities – Type 3 Review;*
- d. Overnight lodging facilities– Type 2 Review;*
- e. Campground and RV Parks – Type 3 Review;*
- f. Parks, playgrounds, greenways and other public or private recreational facilities – Type 2 Review;*
- g. Sports Facility, Indoor – Type 2 Review.*

YCC19.01.070 establishes the definitions for YCC Title 19. In the case when a term is not defined, then the ordinary accepted meaning within the context shall be used. The Webster's Ninth New Collegiate Dictionary, with the assistance of the American Planning Association Planning Advisory Service's "A Planner's Dictionary" and Black's Legal Dictionary shall be the sources for ordinary accepted meaning and for the definition of words not defined in YCC19.01.070. The following definitions apply to this proposal:

"Outdoor amusement" means those amusements including: fairgrounds, outdoor sports facilities, racetracks, and other similar uses, not otherwise specifically defined.

"Restaurant" means an establishment where food and beverages are prepared, cooked, served, and consumed primarily within the principle building.

"Overnight lodging facility" means a commercial establishment consisting of motel and hotel units, cabins, that are permanently established on site and in which there are six or more guest rooms for transient lodging accommodations on a daily rate to the general public. Such establishments may include additional services such as restaurants, meeting rooms, spas, concierge services, and recreational facilities. This definition is inclusive of "glamping," but does not include mobile homes, camping or recreational vehicles. Overnight lodging facilities are licensed under the Department of Health's transient accommodation license.

"Campground" means any parcel or tract of real property that is used or designed for camping or outdoor recreation and containing two or more camping spaces offered for the use of the public or members of an organization. [Based in part on RCW 19.105.300(13), National Association of RV Parks and Campgrounds research, and ANSI A 119.4]

"Recreational vehicle park" means a facility, governed by a set of public or private management rules that accommodates recreational vehicles on camping spaces. A recreational vehicle park is distinguished from a campground in that all or some of the camping sites provide recreational vehicle utility connection

assemblies to enable the camping unit to connect to water, sewage disposal, electric power, telephone and sometimes cable television.

In accordance with YCC 16B.03.060 when two or more project permits relating to a proposed project action are submitted for review, the applicant may request that the project permits be processed collectively under the highest numbered category of project permit required for any part of the proposal. The applicant has requested a consolidated permit review on the submitted General Application Form. The highest level of review required for the proposed project permits outlined above is a Type 3 review. Therefore, this project and all associated project permits are being reviewed through the Type 3 Review process.

- c. **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.”

During the internal review of the proposal the Building and Fire Safety Division made the following comments:

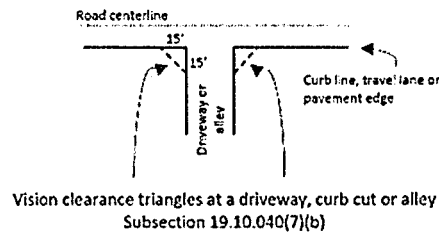
Building Division: No flood plains located on parcel. Building permit required for proposed structures in addition to fire code and supplemental permits as needed.

Fire Marshal: Must meet fire apparatus access requirements including but not limited to width, turnouts, turnarounds, all weather surface and grade of no greater than 10%. (Ordinance 503.1, Appendix D of the International Fire Code) Fire Flow SHALL be required (Ordinance and International Fire Code 507.3, Appendix B of the International Fire Code) Automatic fire sprinkler system may be required. Monitored Fire alarm may be required. An emergency evacuation plan SHALL be required. All mobile food vendors/trucks will be required to have their annual mobile food preparation vehicle permit from Yakima County along with their food handlers permit from the Yakima Health district. All buildings will need to obtain proper building and fire safety permits.

Staff Finding: *Prior to the issuance of building permits the applicant shall submit and obtain approval for an Emergency Evacuation Plan by the Yakima County Fire Marshal. Verification of the Fire Marshal’s approval shall be submitted to the Planning Division. Additionally, the applicant shall comply with all building and fire safety standards including but not limited to fire flow, fire sprinkler systems, and a monitored fire alarm. For more information on building and fire code permits, please contact the Building and Fire Safety Division at (509)574-2300.*

- d. **Vision Clearance Triangles at Intersections and Driveways:** (YCC 19.10.040(7)(b)) “A vision clearance triangle shall be maintained at all driveways and curb cuts, and the intersection of an alley with a public street for vision and safety purposes. The vision clearance triangle shall measure 15 feet along the perpendicular street curb lines or pavement edge, or travel lane of the public street and 15 feet along the driveway or alley, as illustrated in Figure 19.10.040-2. The third side of the triangle shall be a straight line connecting the 15 foot sides described above. No sign or associated

landscaping shall be placed within this triangle so as to materially impede vision between the heights of two and one-half and ten feet above the centerline grade of the streets."



***Staff Finding:** As applicable, the applicant is required to comply with the requirements of the Vision Clearance Triangle standards described above.*

- e. **Maximum Building Height and Lot Coverage:** (YCC 19.10.030 & Table 19.11.030-2) 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)). The maximum building height is intended to maintain building and structure heights that are compatible with the character and intent of the zoning district. 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(2)). According to Table 19.11.030-2, the maximum building height in the R-10/5 is 35 feet and the maximum lot coverage is unspecified.

***Staff Finding:** The applicant indicated within the submitted State Environmental Policy Act (SEPA) checklist that the tallest height for any proposed structures will be 18', which will comply with the maximum building height of 35 feet in the Rural 10/5 zoning district.*

- f. **Fencing:** (YCC 19.10.030(9)) The following provisions 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:
- Fences and walls may be placed on or behind the property line.
 - Fence height shall include the fence and all attachments, including posts, barbed wire installed at the top of the fence, etc., but excluding ornaments 12 inches or less in height.
 - The maximum fence height is not specified for nonresidential uses in the RS districts, or for any use in the AG, FW, MIN, R/ELDP-40 and R-10/5 districts.
 - No fence, hedge or wall exceeding two and one-half feet in height shall be placed in the vision clearance triangles established in this Section.
 - Fences exceeding the height limitations may be authorized for agricultural buffering of especially sensitive land uses, or required sitescreeing, or through the administrative adjustment process of Chapter 19.35.

***Staff Finding:** The applicant has indicated within the submitted application that there will be a 6' – 8' metal fence installed around the surf park itself for the purpose of security. Because fence heights within the R-10/5 zoning district are not specified the*

proposed fencing will comply with the above referenced requirements. However, any fence over 7' in height may require building permits from the Yakima County Public Services Department: Building and Fire Safety Division, therefore the applicant will need to contact the Building and Fire Safety Division at (509) 574-2300 to determine if permits will be required for the proposed fence prior to the installation of the fence.

- g. **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's provided narrative states that "full time illumination and high intensity floodlights are not being proposed for the facility except as necessary for security. A project objective is to limit operations to daylight hours in order to minimize the amount of lighting in furtherance of "dark skies" principles. The type of lighting fixtures to be provided has not yet been determined but will be designed to not shine on neighboring properties as required by code." All proposed exterior lighting will be required to comply with the Exterior Lighting requirements of YCC 19.10.030(10).

- h. **Stormwater Requirements.** This section 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. Stormwater quality and quantity concerns for project permits shall be addressed through:
- YCC Chapter 12.10;
 - The environmental review process established by RCW 43.21C and YCC Chapter 16.04; or
 - The requirements of the Washington Department of Ecology.

Yakima County Water Resources Division Comments:

"A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by Yakima County Public Services: Water Resources Division is required prior to issuance of building permits and/or land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340.

Yakima County Water Resources Recommended Conditions:

Stormwater must be retained on site.

Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with YCC 12.10.250.

Yakima County Water Resources Recommended Plat Notes:

- General drainage - The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site. Any natural drainageways must not be altered or impeded.
- Water Resources Plat note B - Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development.”

Staff finding: Prior to the issuance of building permits and/or land disturbance, the applicant shall submit a Stormwater Site Plan to and obtain approval from, the Yakima County Water Resources Division. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340. Additionally, the applicant shall retain all stormwater on site and natural drainageway shall not be altered or impeded. Please contact Elias Hansen at (509) 574-2300 with questions regarding the above comments.

11. SEWER AND WATER (YCC 19.25)

YCC 19.25.020 states that all development shall be served by sewer and water systems. YCC 19.25.030(3) (Availability/Cost of Connection to either sewer or water) states, “A regional sewer system or area-wide public water system is not “available” if the Yakima Health District or service provider has determined that the costs of constructing a connection to the regional and/or area-wide system on a value per unit basis, exclusive of connection fees, is more than two times the estimated costs of improvements that would be required under Section 19.25.040, and the service provider does not require the connection as provided in Subsections 19.25.030(1) and (2).”

The applicant proposes a new community Group A well, and community septic system for the project.

Staff Finding: The applicant has proposed to serve the proposed surf park and RV park/campground domestic water via a new Group A community well and sewage disposal via a Large On-site Sewage System (LOSS). During the divisional review of the proposal, the Yakima Health District submitted the following comments:

All septic systems will need to be approved by either the Yakima Health District (if under 3500 gallons per day design flow) or state health (if over 3500 gallons per day). There may be more than one septic serving this project and the sizing must take into account the maximum daily use of this facility, including concerts. Restaurants, snack bars, food trucks, etc. will need to be properly licensed through the Yakima Health District. The water system serving this project is proposed to be a group A community water supply, which will be approved by the state department of health. Pool construction (including the wave pool) will need to be approved by the state department of health. Pool annual operating permits will be issued by the Yakima Health District.

~~YCC 19.25.040(1)(b) concerning large on-site sewage systems states that:~~

A community on-site sewage disposal system shall be approved by the WA. State Department of Health or Yakima Health District. The system shall be entirely within the boundaries of the proposed development or on land controlled by the system ownership

and its rate structure shall include, commencing with the first payment, establishment of a fund to be reserved by the system owner for payment of the expected connection fee to the regional sewer system after a defined period.

Based upon the submitted site plan, the large on-site sewage system and the associated drain field and replacement area will be located on the eastern 40-acre parcel (201320-44001). Additionally, the applicant has submitted a letter dated October 7, 2021, issued by the Washington State Department of Ecology approving a water right transfer to the Northwest Surf Park, LLC to serve domestic water to the proposed facility.

Prior to the issuance of building permits, the applicant shall submit written verification to Yakima County Public Services Department showing that the proposed Group A community well and Large On-site Sewage System has been approved by the Washington State Health Department and the Yakima Health District. Additionally, all other permits associated with the facility for food, wave pool wastewater and pool permits shall be obtained prior to operation.

12. SIGNS (YCC 19.20)

YCC 19.20.030(1) "All on-premises signs are accessory uses and shall be subject to the same procedural and review requirements as the principal use, except that new signs accessory to existing or approved uses may be reviewed as modifications to existing or approved uses under Section 19.35.030." All proposed signs are subject to the review procedures of Title 19 and the standards of Chapter 19.20, which include Table 19.20-1 Type of Signs Permitted, Table 19.20-2 Number of Signs Permitted, Table 19.20-3 Maximum Area per Sign Face, and Table 19.20-4 Sign Height and Setbacks.

Staff Finding: *According to the applicant, proposed signs include a freestanding entrance sign and on-premise directional signs and signs not readable from public rights-of-way. All on-premises signs shall meet the general provisions of YCC 19.20.120 and Tables 19.20-1 to -4.*

According to the site plan submitted on December 16, 2021, the entrance sign is proposed to be a freestanding sign located in the southeast corner of the intersection of the driveway and East Norman Road within the southwest corner of parcel 201320-44001. The applicant stated within the "Sign Supplemental Form" that the proposed sign will be 8' x 4' (32 sq feet in size) and will be 10' in height. Per table 19.20-3 the maximum sign area per sign face within the R 10/5 zoning district is 32 square feet in size and per Table 19.20-4 the maximum sign height for a freestanding sign within the R 10/5 zoning district is 10'. Based upon the submitted information the proposed freestanding sign will comply with the requirements of YCC 19.20. As a condition of approval, the applicant shall comply with all signing requirements of YCC 19.20 and obtain any required building permits for the sign prior to installation of the entrance sign.

13. SITESCREENING AND LANDSCAPING (YCC 19.21.010(2))

The legislative intent is to establish sitescreening standards to provide a visual buffer between uses of different intensity and between streets and structures, reduce erosion and stormwater runoff, protect property values, and eliminate potential land use conflicts by mitigating adverse impacts from dust, odor, litter, noise, glare, lights, signs, buildings or parking areas. Table 19.21.-1 does not require landscaping/plantings along property

perimeters in the AG or R-10/5 zoning districts. Sitescreening, per YCC 19.21-010(2)(f) is not required for the project.

Staff Finding: According to the applicant's narrative, proposed sitescreening consists primarily of 150-foot-wide wildlife corridors on the north and south exterior property lines. The corridor along the south property line corresponds with the 150-foot setback for especially sensitive land uses from Agricultural zoned lands. A 50-foot-wide green strip is to be maintained as a fire break to the north. Either a row of trees or an artificial screen is to be provided along the west property line, primarily as a wind break, based on the determination of whether leaves or needles would pose a threat to the wave-generation machine. Metal fencing will surround the surf park itself and is intended for security rather than sitescreening.

14. PARKING AND LOADING (YCC 19.22.010-080)

No off-street parking or loading spaces shall be placed, constructed, located, relocated or modified after adoption of YCC Title 19 without first receiving a development permit from the Reviewing Official. All vehicle storage, off-street parking and loading spaces which themselves are not a principal use are accessory uses and shall be subject to the same procedures and review requirements as the principal use. All off-street parking and vehicle storage shall be in conformance with YCC 19.22.

1) Calculation of Parking Standards

The parking standards in Table 19.22-1 are established as the parking standards for the uses indicated. These parking requirements are based on gross floor area. Gross floor area means the total square footage of all floors in a structure as measured from the interior surface of each exterior wall of the structure and including halls, lobbies, enclosed porches and fully enclosed recreation areas and balconies, but excluding stairways, elevator shafts, attic space, mechanical rooms, restrooms, uncovered steps and fire escapes, private garages, carports, and off-street parking and loading spaces. When different uses occupy a single structure or lot, the total required parking spaces shall be the sum of the requirements of the individual uses.

The following is the breakdown of parking spaces proposed by the applicant:

Camping/RV Spaces (42 sites)	1 space for each RV/campsite	42
Lounge pools: (5,825 sf)	1 space per 50 sf of water surface	117
Overnight lodging (total of 39 bedrooms)	1 space per bedroom	39
Fitness Center (7925 sf + 400 sf storage area)	1 space/200 sf of general floor area and 1 space/500 sf of storage	41
Volleyball Courts (health and fitness club court floor – 8400 sf)	1 space/500 sf for racquet, tennis or similar court floor area	17
Retail (1944 sf + 900 sf storage area)	1 space/350 sf of floor area and 1 space/500 sf of storage	8
Eating and drinking establishments (5664 sf and 768 sf storage area)	1 space/250 sf of floor area and 1 space/500 sf of storage	25
Total		295

Staff Finding: The applicant is proposing a total of 378 parking spaces (including the spaces for RVs and campsites) which exceeds the number of spaces required by YCC Table 19.22-2.

Location and Design of Parking and Loading Facilities

Parking facilities shall not be located over 300 feet from the buildings they are required to serve. Off-street loading and unloading spaces and parking for truck queuing shall be required for any commercial use, restaurant, overnight lodging facility, school, recreation or entertainment facility, and any other similar use requiring loading or unloading from trucks or other large vehicles.

Staff Finding: The site plan submitted with the application shows the design and location of the parking spaces and the loading area which is proposed near the reception and retail building and food court building. According to the site plan, parking spaces toward the middle of the large parking area are approximately 245 feet from the Reception Building, however parking spaces closest to the entrance are approximately 350 feet from the Reception Building. YCC 19.22.060(1)(c) allows parking spaces to be over 300 feet from the uses they serve if they are part of an approved Master Plan or Campus Plan. The required final binding site plan is a campus plan and therefore the parking areas shall be allowed to exceed the 300' requirement described above.

2) Construction and Maintenance

Surfacing-All parking and loading spaces and related access drives, maneuvering, and vehicle storage areas shall be built to standards approved by the Reviewing Official as follows:

- b) Rural Standards. Parking facilities within rural zones shall be surfaced with a minimum of screened gravel or crushed rock, or better, except that the Reviewing Official may require paving and/or landscaping of the parking facility when necessary to protect the public health or safety.
 - 1) 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, which will require review by the Public Services Director or designee.
 - 2) Wheel Stops and Curbs.
 - a) The front of a parking space with a curb that is improved with groundcover landscaped material, instead of asphalt or concrete pavement; may be counted toward landscape or open space area requirements.
 - b) The perimeter of a parking or loading area and access and maneuvering drives associated with them shall be improved with a curb, rail or equivalent so vehicles do not extend over a property line, sidewalk or public or private street.
 - 3) Markings. All paved parking spaces (except motor vehicle sales areas) shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the Reviewing Official to indicate individual parking stalls. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot. All accessible parking spaces shall be marked and signed in compliance with the currently adopted International Building Code. Wheel stops may be required by the Administrative Official as needed on graveled surfaces to designate spaces in parking and loading areas.

- 4) **Lighting.** Lighting shall be provided to illuminate any off-street parking or loading space used at night. When provided, lighting shall be directed to reflect away from adjacent and abutting properties and comply with Subsection 19.10.040(10). Parking lots adjacent to residential districts or uses shall be designed with down-shielding and luminaries creating no lighting pollution upon those properties. A Photometric Lighting Plan may be required if the parking lot is located adjacent or abutting residential properties. Further requirements and restriction are required when the property is located within the Airport Safety Overlay District. See Chapter 19.17.
- 5) **Landscaping of Parking Areas.** Parking facilities must be landscaped under the standards listed in Chapter 19.21.
- 6) **Maintenance.** The owner or lessee of a required parking area shall maintain the paved surface, drainage facilities, landscaping and irrigation facilities in conformance with the standards of this Chapter and the approved site plan.

3) **Access and Circulation**

Vehicle Access and Circulation Generally – Availability - Access and circulation required for a proposed use or development shall be improved to the standards in this Section before the County issues an occupancy permit or final inspection for the use or development in question.

Access and circulation drives shall comply with the applicable locational standards of Chapter 19.23, and shall be wide enough to safely accommodate the traffic that will use it consistent with standards approved by the County Engineer. Each parking and loading space shall have access from a street by means of such a drive.

Loading Area Exiting. Except for single-family and duplex dwellings, drivers entering or exiting all loading spaces without backing or maneuvering in a public street other than an alley.

Pedestrian Circulation. Pedestrian circulation through the parking lot shall be provided consistent with the following:

- a) **Interior Connectivity.** Pedestrian circulation routes shall connect structures and uses on the site, such as buildings, vehicle and bicycle parking areas, children's play areas, required outdoor areas, open spaces, plazas, resting areas and viewpoints.
- b) **Surfacing.** Required pedestrian circulation routes shall be improved with asphalt, concrete or other approved all-weather surface; provided, pedestrian circulation routes through recreational or open space areas may be improved with a material consistent with their purpose and the characteristics of their location.

***Staff Finding:** The applicant shall comply with the design of parking and loading facilities, construction and maintenance, and access and circulation standards as set forth in YCC 19.22. All infrastructure shall be constructed prior to finalization of the Binding Site Plan and commencement of use. The final Binding Site Plan shall be designed in accordance with the Binding Site Plan Standards outline in Findings 15 and 17 below and shall meet the standards outlined above.*

15. CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS (YCC 19.34.081)

In reviewing and deciding on applications for preliminary binding site plan approval for a campground or recreational vehicle park, the Reviewing Official's decision to approve, approve with conditions, or deny an application shall be based on consideration of, the extent to which the proposed campground or recreational vehicle park is:

- i. Compatible with other existing uses within the general area;

Staff finding: The applicant has designed the facility to incorporate the natural environment and reduce the visual impacts of the facility, as much as possible on the surrounding rural environment. Specifically, the RV Park/Campground will be located on the eastern side of parcel 201320-44001 near the Yakima Training Center to the east. The proposed RV Park/Campground will occupy 4.9 acres of the total 80 acres of the project site. To minimize the impacts of the facility on the surrounding properties, the applicant is establishing two 150' wide wildlife corridors along the northern and southern property lines of parcel 201320-44001 to allow for wildlife migrations and to serve as a buffer to adjoining properties.

- ii. Consistent with goals, objectives, policies, and recommendations of Yakima County Comprehensive Plan(s) and if applicable, the Regional Shoreline Master program;

*Staff finding: Goals and Policies from **Horizon 2040** are detailed in Section #4 above.*

- iii. In conformance with the uses allowed in the zoning classification within which the property is located;

Staff finding: Outdoor Commercial Amusements and RV Campgrounds are categorized as a Type 3 land use in Yakima County Title 19.14 Table of Allowable Land Uses. Type 3 land uses are typically not considered compatible with surrounding land uses, are quasi-judicial actions, and rely, in part, on public testimony at an open record hearing for consideration of the proposal by the Hearing Examiner. Type 3 uses can be made compatible with other uses within the zoning classification through conditioning and site design.

The applicant has proposed to place the proposed Outdoor Commercial Amusement (surf park) and all associated uses on parcel 201320-44001 while parcel 201320-43001 will remain vacant and set aside for wildlife habitat. Parcel 201320-43001 will act as a buffer between the proposed facility and the adjoining residences to the west. Additionally, the applicant will be establishing two 150' wide wildlife corridors along the northern and southern property lines of parcel 201320-44001 which will serve as migration routes for wildlife moving from the Yakima Training Center to the east of the project site to the western 40-acre parcel. This wildlife corridor will also serve as a natural buffer to the properties to the north and south, which are currently either vacant or in agricultural production.

- iv. In compliance with and meets all requirements and standards of this Chapter and Section 19.18.130; and

Staff finding: The applicant shall comply with the requirements of YCC Subsections 19.34.081, 19.18.130, and the Mitigation Measures of SEP2021-00012 as Conditions of Approval.

- v. Consistent with land use requirements listed in YCC Title 13 Appendix G601 Recreational Vehicles, provided that recreational vehicle length of stay shall be limited to a period not to exceed 30 days, except for the camping vehicle occupied by the campground hosts.

Staff finding: YCC Title 13 Appendix G601 Recreational Vehicles pertains to recreational vehicles in floodways, and/or flood hazard areas. The subject parcels are not within a floodway or flood hazard area, therefore are not subject to these requirements.

1) Duration of Preliminary Site Plan Approval

- a) Preliminary site plan approval of a campground or recreational vehicle park, including all development phases, shall be effective for five years from the date of approval.
- b) If a final binding site plan is not approved and recorded within this five-year time period, preliminary site plan approval shall expire; however, as provided in YCC Section 16B.07.050, if the applicant completes and files all plans and specifications and substantially meets all conditions required as part of the preliminary approval, and further if the applicant requests an extension at least thirty days prior to the expiration date, the Administrative Official may grant one extension of preliminary application approval of a duration up to two years, during which all construction shall be completed or guaranteed.
- c) Failure to complete construction of required improvements or provide satisfactory assurance of completion in the manner provided in Subsection 19.30.130(5) within the two-year time extension period shall cause expiration of preliminary site plan approval, and it shall be necessary to resubmit an application for preliminary approval if the project is to continue. Any resubmitted application shall be subject to the regulations and fees in effect at the time of resubmission.

Staff finding: The applicant is required to complete all construction for the RV campground within 5-years from the date of approval of the Conditional Use Permit in compliance with the above described requirements.

2) Site Development

- a) Following preliminary site plan approval, the applicant shall proceed with completion of engineering plans and specifications for roads, water, sewage disposal, drainage and stormwater treatment, power, cable, and other utility services.
- b) Following approval of the engineering plans and specifications, construction of the campground or recreational vehicle park may commence in conformance with the approved plans and specifications. Any deviation from the approved plans shall be

subject to a modification to the approved use and written approval from the Reviewing Official.

- c) Following installation and construction of the required improvements, as-built plans for the water system, sewage disposal system, road construction, storm drainage, and other improvements shall be prepared and certified by a registered engineer. Two copies of the certified as-built plans shall be submitted with the final binding site plan.

Staff finding: The applicant shall submit engineering plans and specifications for roads, water, sewage disposal, drainage and stormwater treatment, power, and other utility services prior to commencement of development of the RV Campground. Following the installation and construction of the required improvements of the RV Campground, the applicant shall submit two copies of the engineer certified as-built plans with the final binding site plan.

16. CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS (YCC19.18.130 AND 19.34.080)

1. All recreational vehicle parks and campgrounds shall comply with all health standards for campgrounds and RV parks as required by the Yakima Health District, WAC 246-290 or WAC 246-291 or as amended, and as administered by the Yakima County Building Official under YCC Title 13. All proposed water supply and sewage disposal sites must be depicted on the final site plan.
 - a) Solid Waste. No person shall dispose of or discard sewage, gray water, or other waste materials onto the ground. All storage, collection, and disposal of solid waste in the campground or recreational vehicle park shall be in conformance with the minimum functional standards set forth by the Washington State Department of Ecology and administered by the Yakima Health District.
 - i. Approved solid waste containers shall be placed within 200 feet of each camping space;
 - ii. Solid waste collection areas having more than one container shall require screening with a sight-obscuring fence or Standard C sitescreening as provided in Chapters 19.21; and
 - iii. All solid waste containers shall have covers that prevent access by birds and other animals and minimize the creation of nuisances from odors and fugitive materials.

Staff finding: The Yakima Health District commented "All septic systems will need to be approved by either the Yakima Health District (if under 3500 gallons per day design flow) or state health (if over 3500 gallons per day). There may be more than one septic serving this project and the sizing must take into account the maximum daily use of this facility, including concerts. Restaurants, snack bars, food trucks, etc. will need to be properly licensed through the Yakima Health District. The water system serving this project is proposed to be a group A community water supply, which will be approved by the state department of health. Pool construction (including the wave pool) will need to be approved by the state department of health. Pool annual operating permits will be issued by the Yakima Health District."

2. Minimum Land Use and Site Design Standards. Each campground or recreational vehicle park shall meet Chapter 19.10 and the following standards:

- a) Size. The minimum area for a recreational vehicle park shall be two acres. The minimum area for a campground shall be one acre.

Staff finding: The RV spaces and campsites will occupy about 4.9 acres of the project site.

- b) Camping Space Standards. Standards for camping unit spaces within recreational vehicle parks and campgrounds shall be as follows:

- i. Width. The minimum space width shall be 20 feet.

- ii. Use

- A. No more than three camping units shall occupy any individual space in a campground.
- B. Only one recreational vehicle shall occupy an individual space at any time, though a camping space may be occupied by one recreational vehicle and one or two tents.
- C. No decks, porches, outdoor storage, or other exterior additions shall be attached to a recreational vehicle or constructed or erected on a camping space; provided, however, that an awning designed as part of and permanently attached to a recreational vehicle shall be allowed.
- D. Wheels and tires shall not be removed from any recreational vehicle, nor shall skirting be allowed.

Staff finding: As a condition of approval, the applicant shall show the RV parking and campsite locations on the final binding site plat. The RV Parking spaces and campsites shall comply with the above-described requirements.

Nothing in this Subsection shall conflict with YCC Title 13 accessibility requirements, where applicable, for access to an individual recreational vehicle.

Staff finding: The applicant shall be required to apply for all building and fire code permits as a condition of approval for the RV Campground and shall comply with all American with Disabilities Act (ADA) requirements.

- c) Grading and Surfacing. All camping spaces shall be designed to provide drainage to a stormwater treatment area. Cinder, gravel, or comparable non-dust-creating, semi-permeable, all weather surfaces of a size approved by the Reviewing Official shall be provided for all recreational vehicle pad areas.

Staff finding: The Yakima County Water Resources Division provided comments as outline in Finding 10(h) above. Prior to the issuance of building permits and/or land disturbance, the applicant shall submit a Stormwater Site Plan to and obtain approval from the Yakima County Water Resources Division. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent Stormwater facilities in

accordance with criteria found at YCC 12.10.330 and 12.10.340. Additionally, the applicant shall retain all stormwater on site and natural drainageway shall not be altered or impeded. Please contact Elias Hansen at (509) 574-2300 with questions regarding the above comments.

- d) Fences and Walls. No fence or wall shall be erected between camping unit spaces, except a retaining wall or a guardrail meeting YCC Title 13 requirements may be installed for safety purposes;

Staff finding: According to the application materials, the applicant is not proposing any fences or walls be erected between camping unit spaces, therefore complying with this requirement.

- e) Space Identification Numbers. Camping space numbers at least four inches in height shall identify each space and shall remain readily identifiable while in use;

Staff finding: The applicant shall comply with this standard by identifying each space with a camping space number at least four inches in height and shall remain readily identifiable while in use.

- f) Design. Each camping space shall be designed and constructed at such elevation, distance, and angle regarding its access to provide for safe and efficient placement and removal of camping units; and

Staff finding: The applicant shall comply with this standard.

- g) Setbacks. The setback for camping spaces from any public road or private road right-of-way exterior to the campground or recreational vehicle park shall be 25 feet from the edge of the right-of-way or road easement, or 60 feet from the road centerline, whichever is greater. Natural and landscape vegetation shall be retained and maintained along exterior property lines and within exterior setback areas of the campground or recreational vehicle park to the maximum extent possible. Other setback standards are as listed in Table 19.18.130-1 below.

Table 19.18.130-1. Minimum Setback Standards

	Setback (feet)
Camping site boundary to exterior side or rear property line	15
Distance between camping unit or awning to camping unit or awning on an adjacent space	10
Distance for camping unit from travel surface of interior roads	10
Cabin or tent cabin setback from interior roads	20
Distance between fire pit and exterior property line	30

Staff finding: *The applicant shall show the required setbacks on the final binding site plan.*

No camping unit shall be placed or parked within a required setback area. Uses in setback areas shall be restricted to underground utility lines, exterior boundary fences, or security posts, and landscape vegetation; provided, a towed passenger vehicle, other than a recreational vehicle, may be parked within an internal front yard setback area required for an individual camping unit space. Fences, utility lines, or landscape vegetation located within a setback area, if permitted, shall not interfere with access and driving sight distances.

- h) Exterior Fencing or Buffering. A campground and/or RV Park which abuts a residence either to the side or rear exterior boundary shall comply with the sitescreeing standards of Chapter 19.21. Fences shall be no less than six feet in height, and shall be sight obscuring (Standard C) as provided in Chapter 19.21 and shall conform to YCC Title 13. Any such fence shall be installed prior to operation of the campground or recreational vehicle park. Any fence shall be neutral in color and blend with the surrounding area. The fencing requirement may be waived if the campground or recreational vehicle park owner is also the owner of the contiguous residence.

Staff finding: *The proposed site does not abut residences. However, within the submitted application, the applicant indicated they will be constructing a 6' – 8' metal fence around the surf park itself. However, any fence over 7' in height may require building permits from the Yakima County Public Services Department: Building and Fire Safety Division, therefore the applicant will need to contact the Building and Fire Safety Division at (509) 574-2300 to determine if permits will be required for the proposed fence prior to the installation of the fence.*

- i) Roads. The road system, both within and adjacent to the proposed campground or recreational vehicle park, shall be designed to meet the requirements of the County Fire Marshal and the County Engineer.

Staff finding: *The applicant shall construct East Norman Road from the intersection of St. Hilaire Road through the project parcel in compliance with the mitigation measures as outline in the Mitigated Determination of Non-Significance for SEP2021-00012. All interior roads shall be designed and constructed meeting the requirements of the County Fire Marshal prior to commencement of use. Please contact the Yakima County Fire Marshal at (509) 574-2300.*

- j) Drainage. Drainage facilities shall be designed by a registered engineer to provide no measurable increase in the rate of stormwater runoff into the receiving drainage for a 25 year storm event, consistent with YCC Chapter 12.10.

Staff finding: *Drainage facilities are addressed in Finding 15(2)(c) above.*

- k) Parking. A campground or recreational vehicle park shall meet the following parking standards:

- i. There shall be no on-street parking.
- ii. There shall be no parking permitted within required exterior front, side or rear yard setbacks.
- iii. A campground or recreational vehicle park and its associated buildings, structures, and uses shall provide off-street parking for passenger vehicles and recreational vehicles under Chapter 19.22. In addition to the parking spaces required, one or more disabled parking spaces shall be provided in locations convenient to origins and destinations. Guest parking spaces shall be provided at a ratio of one parking space per eight camping spaces. Any towed passenger vehicle shall be parked within the boundary of the camping space, or when a recreational vehicle fully occupies the camping space such passenger vehicle shall be parked in a guest parking space. Guest parking spaces shall be grouped and distributed evenly throughout the campground or recreational vehicle park.

Staff finding: The applicant shall provide one or more ADA parking spaces in locations convenient to origins and destinations. Guest parking spaces shall be provided at a ratio of one parking space per eight camping spaces. Guest parking spaces shall be grouped and distributed evenly throughout the RV Campground. The final binding site plan shall show the location of all guest parking spaces in relationship to the RV park and campground.

3. Density.

- i. For campgrounds without sanitary sewer service, the maximum density of a campground or recreational vehicle park shall be based on consideration of the capacity of the soils to handle on-site sewage disposal as determined by the Yakima Health District, consistent with applicable requirements of Chapter 246-272A WAC; provided, however, that such density must be found to be compatible with surrounding land uses and consistent with the County's Comprehensive Plan.
- ii. Campgrounds served with on-site sewage disposal shall have a maximum density of six units per gross acre unless a higher density, not to exceed ten units per gross acre, is approved by the Yakima Health District.
- iii. For recreational vehicle parks or campgrounds with an approved sanitary sewer connection to each camping space, the density shall not exceed 20 camping spaces per gross acre; provided such density is consistent with site development standards of this Title and other applicable regulations and meets environmental policies of the County.

Staff finding: The proposed campground is to consist of 21 RV spaces with electric power, but no sewer or water hookups, and 21 camping spaces. Restrooms and showers at the surf park will be available to campers on a 24-hour basis. There is no proposed laundry facility. The surf park provides on-site sewage disposal in a community building, calculating at six units per gross acre. The acreage of the RV campground is approximately 4.9 acres x 6 units per acres = 29.4 units, meeting the required number of RV spaces.

Use of the RV Campground is limited to guests of the Outdoor Commercial Amusement (surf park) and its amenities and is not intended for longer term occupancy of RV Campers.

The Yakima Health District indicated within their submitted comments that the facility will utilize a Large On-Site Sewage System (LOSS) which will be reviewed by "...either the Yakima Health District (if under 3500 gallons per day design flow) or state health (if over 3500 gallons per day)." Prior to the issuance of building permits, the applicant shall apply for and obtain approval for the LOSS from the appropriate agency and verification of their approval shall be submitted to the Yakima County Public Services Department: Building and Fire Safety Division.

- l) Electrical and Other Utility Connections. Electrical hookups may be provided to each camping space in a developed campground or recreational vehicle park. If provided, the minimum amperage shall be specified by the Washington Department of Labor and Industries (L&I). Other services, such as television and telephone cable service, may be permitted. All electrical and other connections shall be:
 - ii. In compliance with applicable local and state codes; and
 - iii. In close proximity to the user.

Staff finding: The applicant stated in their narrative that electricity for each space will be provided. Prior to occupation, the applicant shall obtain all required permits and inspections for the Washington State Department of Labor and Industries and verification of their approval shall be submitted to the Yakima County Planning Division.

- m) Lighting. All security or safety lighting shall be designed as provided in Section 19.10.040 so as to limit illumination to the campground or recreational vehicle park, without interfering with the motoring public on adjacent roads.

Staff finding: Exterior lighting shall be directed downward and otherwise arranged, 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 into any adjacent residential use or interfere with the safe operation of motor vehicles as required under YCC19.10.040(10).

- n) Fire Protection. Fire safety precautions for campgrounds and recreational vehicle parks shall be provided as required by the International Fire Code (IFC) and International Wildland Urban Interface Code (IWUIC), and YCC Title 13.

Staff finding: The applicant shall be required to meet the International Fire code and International Wildland Urban Interface Code. Please contact the Yakima County Fire Marshal at (509)574-2300 for questions.

- o) Caretaker's Residence. One caretaker's residence and/or office facility for the owner or operator of the campground or recreational vehicle park may be allowed. A manufactured home can be utilized as the caretaker's residence,

however no other manufactured homes shall be occupied, stored, or parked in a campground or recreational vehicle park. No manufactured home unit shall be used for commercial use, assembly of people, or accessory use within a campground or recreational vehicle park.

Staff finding: The applicant is not proposing a caretaker residence. However, if a caretaker residence is proposed in the future then it shall comply with the above described requirements.

- p) Accessory Uses. Laundry, assembly, or commercial accessory or service uses may be allowed in a developed campground or recreational vehicle park provided, each structure meets building code standards. The appropriateness of all proposed accessory uses and their compatibility with adjacent land uses will be considered as part of the site plan review. Such accessory uses are restricted in their use to occupants of the campground or recreational vehicle park. Each accessory use or structure shall be accessible by improved pedestrian path convenient to occupants of the park or campground. Any manufactured coach used for laundry, assembly or commercial use shall be a commercial coach.

Staff finding: The applicant indicated in their application that a laundry facility is not proposed however a 768 square foot restroom and shower facility building will be constructed to be used by both the RV Campground and the surf park guests. Accessory structures shall require building permits and meet the requirements of the Yakima County Building and Fire & Life Safety Division.

- q) Water Recreation Facilities. All water recreation facilities shall:
- i. Comply with the rules and regulations under Chapter 246-260 WAC and/or Chapter 246-262 WAC, as now exists or are amended;
 - ii. Be approved and permitted by the Yakima Health District; and
 - iii. Meet the pool barrier requirements of YCC Title 13.

Staff finding: The applicant proposes two lounge pools and the larger wave pool. The Yakima Health District commented that pool annual operating permits will be issued by the Yakima Health District. Additionally, the applicant shall obtain all required pool permits from the Yakima County Building and Fire Safety Division. Additionally, prior to the issuance of building permits the applicant shall obtain a Reservoir permit and Dam Safety permit from the Washington State Department of Ecology and verification of their approval shall be submitted to Yakima County.

- r) Exterior Boundary Survey. Exterior boundaries and all road centerlines shall be surveyed and monumented by a surveyor licensed in the State of Washington.

Staff finding: The applicant shall submit a survey of the final binding site plan that has been drawn by a licensed surveyor in the State of Washington.

- s) Open Space and Recreation. A minimum 15% of the total site area within the campground or recreational vehicle park shall be set aside as community open space as defined in Section 19.01.070. The minimum area may be reduced to ten

percent of the total site area where the campground is developed in conjunction with a master planned resort.

Staff finding: As stated within the application, the RV park and campsites are in associated with the surf park. Because of this, the surf park and the open spaces associated there with can be included in the open space calculations for the RV Park and campground. When this area is taken into consideration with the RV park and campground, this provision will be met. The applicant shall ensure that the overall facility will comply with this requirement for open space and recreation areas.

q) Duration of Occupancy. Campgrounds and recreational vehicle parks are intended for recreational or temporary occupancy. Accordingly, the Reviewing Official shall require the following conditions and limitations on occupancy when approving permits for land uses under this section:

- (i) The maximum length of stay of any camper shall be 180 consecutive days.
- (ii) Campers may stay the maximum consecutive days in a permitted facility as provided in (i) above, after which they must vacate the facility for at least seven consecutive days.
- (iii) The facility's management shall maintain accurate records of each camping site's occupancy and provide Yakima County code enforcement personnel with access to such records when requested.

Staff finding: The applicant shall ensure that all visitors in the RV park meet the duration requirements outlined above.

17. FINAL BINDING SITE PLAN (YCC 19.34.081(7))

- a) The final binding site plan and three copies shall be prepared on 18 inch by 24 inch Mylar® sheets, or other media acceptable to the County Auditor. The final binding site plan shall contain:
 - i. A drawing at a scale of one inch equals 100 feet or other approved scale showing the location of all roads, camping spaces, pads, required parking spaces, external setbacks, natural and human-made drainage ways, ponds, detention and stormwater treatment areas, wetlands, easements for water and sewage disposal lines, septic tank location(s), and gray water disposal sites, fire hydrants and reservoirs, solid waste disposal site(s), fire pits, location and dimensions of any office, restrooms, showers, cabins, and other permanent buildings and other structures, and location of all survey monuments. An inset may be used to show a typical camping space and illustrate setbacks and space improvements in lieu of showing individual setbacks and improvements for each camping space;
 - ii. The number and location of each camping space shall be shown on the site plan as light dashed lines;
 - iii. Signature and date blocks for each of the following:
 - A. Owner(s) of record of the subject property;

- B. Notary public, attesting to the authenticity of the owner's signature,
 - C. Surveyor's signature(s) and seal;
 - D. Planning Director, Yakima Health District, County Engineer, County Treasurer or Deputy, and County Auditor or Recording Deputy, or authorized designees
 - iv. Written description of the surveyed boundaries of the campground or recreational vehicle park property;
 - v. Other information as required by the Reviewing Official;
 - vi. The Treasurer shall sign to certify the taxes for the subject property are paid through the current year; and
 - vii. The Reviewing Official shall signify final binding site plan approval by signing the final binding site plan Mylar®. An incomplete final binding site plan shall be corrected before final approval and recording.
- b) One copy of the approved final binding site plan shall be recorded and filed in the Auditor's records. A campground or recreational vehicle park shall not be legal and approved until the approved final binding site plan has been recorded and filed with the County Auditor.
- c) The operator of a campground or recreational vehicle park shall establish rules and regulations for the management of the establishment and its guests and employees, and each guest or employee staying or employed in the establishment shall conform to and abide by such rules and regulations so long as the guest or employee remains in the park or campground. The submission of campground or recreational vehicle park management rules shall be required when an applicant files for final binding site plan approval.

Staff finding: The applicant shall submit a final binding site plan that complies with the binding site plan requirements as stated in Yakima County Code Title 19 Subsection 19.34.081(7) for approval, recording and filing with the Yakima County Auditor's office. The applicant shall provide the RV Campground management rules to the Yakima County Planning Division prior to approval of the final binding site plan.

Annual Operational Permit and Inspection Required. All recreational vehicle parks and campgrounds in unincorporated Yakima County are required, prior to the renewal or issuance of the annual operational permit, to have an inspection by Yakima County to ensure compliance with the approved binding site plan approved under this Chapter and the applicable building, fire safety and health regulations established under Yakima County Code Title 13.

Staff finding: As an ongoing condition, the applicant shall be subject to an annual inspection by Yakima County to ensure compliance with the approved binding site plan and the applicable building, fire safety and health regulations established under Yakima County Code Title 13.

18. CRITICAL AREA STANDARD DEVELOPMENT PERMIT (CUP2021-00006)

a) Description of Critical Areas:

The subject properties are located within the Upland Wildlife Habitat Conservation Area. Wildlife habitat conservation means land management for maintaining populations of species in suitable habitats within their natural geographic distribution so that the habitat available is sufficient to support viable populations over the long term and isolated subpopulations are not created.

b) Jurisdiction and Process:

The proposed work is located within the Upland Wildlife Habitat Conservation Area, which is an identified critical area of Yakima County. The Yakima County Critical Areas Ordinance requires developments proposed within an upland wildlife habitat conservation area to submit a Critical Areas Identification Form and site plan as per 16C.03.02(1). The Administrative Official shall require a habitat assessment to be submitted if it is determined that the development proposal could impact the UWHCA. A habitat assessment is an investigation of the project area to evaluate the presence or absence of such species, and areas with which such species has a primary association. If the habitat assessment determines that state or federally endangered, threatened, or sensitive species or a species of local importance or habitat area is present on-site, then a standard development permit and management plan are required.

2. 16C.03.15 Conditional Approval of Development Authorization

In granting any development authorization, the decision maker may impose conditions to:

(i) Accomplish the purpose and intent of this title;

Staff Findings: The subject property has been designated as an Upland Wildlife Habitat Conservation Area; a critical area as described in YCC Title 16C. In coordination with the Washington State Department of Fish and Wildlife, the applicant proposes to mitigate the impacts the proposal will have on the designated critical area by retaining the western 40-acre parcel (201320-43001) as a wildlife habitat area and establishing two 150' wide wildlife corridors along the northern and southern property lines of 201320-44001. These corridors will allow access to migrating animals from the Yakima Training Center located on the eastern side of the project area and to the wildlife habitat area on the western 40-acre parcel thereby protecting the Upland Wildlife Habitat Conservation Area and meeting the intent of this title.

(ii) Eliminate or mitigate any identified specific or general negative impacts of the project on the critical area;

Staff Findings: In coordination with the Washington State Department of Fish and Wildlife, the applicant proposes to mitigate the impacts the proposal will have on the designated critical area by retaining the western 40-acre parcel (201320-43001) as a wildlife habitat area and establishing two 150' wide wildlife corridors along the northern and southern property lines of 201320-44001. These corridors will allow access to migrating animals from the Yakima Training Center located on the eastern side of the project area and to the wildlife habitat area on the western 40-acre parcel.

- (iii) Restore important resource features that have been degraded or lost because of past or present activities on the project site;

Staff Findings: As part of the mitigation measures of the Mitigated Determination of Non-Significance issued under SEP2021-00012, the applicant is required to conduct surveys to identify sensitive and protected species that may inhabit the area and promote native vegetation that will provide needed habitat. Additionally, the western 40-acre parcel (201320-43001) will be reserved as a wildlife habitat area and two 150' wide wildlife corridors will be established along the northern and southern property lines of 201320-44001. These corridors will allow access to migrating animals from the Yakima Training Center located on the eastern side of the project area and to the wildlife habitat area on the western 40-acre parcel.

- (iv) Protect designated critical areas from damaging and incompatible development;

Staff Findings: As part of the mitigation measures of the Mitigated Determination of Non-Significance issued under SEP2021-00012, the applicant is required to conduct surveys to identify sensitive and protected species that may inhabit the area and promote native vegetation that will provide needed habitat. Additionally, the western 40-acre parcel (201320-43001) will be reserved as a wildlife habitat area and two 150' wide wildlife corridors will be established along the northern and southern property lines of 201320-44001. These corridors will allow access to migrating animals from the Yakima Training Center located on the eastern side of the project area and to the wildlife habitat area on the western 40-acre parcel. These measures will ensure the designated critical area is protected from proposed development.

- (v) Ensure compliance with specific development standards in this title.

Staff Findings: As designed, the proposed facility will meet the development standards as outlined in YCC16C.

19. CONSISTENCY ANALYSIS (YCC 16B.06.020)

As part of project review, the reviewing official will determine if a proposed project is consistent with Yakima County's applicable development regulations or, in the absence of applicable regulations, the adopted Yakima County Comprehensive Plan. Consistency should be determined in the project review process by considering four factors found in applicable plans and regulations (RCW 36.70B.040). They are as follows:

- a. The type of land use;

Staff Finding: The land uses are addressed under Finding 10(b) above.

- b. The level of development, such as units per acre or other measures of density;

Staff Finding: Density associated with the RV Park/Campground are addressed in Finding 16(3) above.

- c. Infrastructure, including public facilities and services needed to serve the development;

Staff Finding: Infrastructure is address in Findings 10 and 11 above.

- d. The characteristics of the development, such as development standards.

Staff Finding: This Conditional Use Permit addresses the development standards for the Outdoor Commercial Amusement (surf park), RV Park/campground and all associated amenities that are set forth under YCC Title 19.10.040 and 19.18.130. Included in the development standards are the requirements that must be met by the Yakima Health District for health standards -- and all other development standards such as; site design standards, camping space standards, grading and surfacing to provide stormwater drainage, setbacks, exterior fencing or buffering, parking spaces, density, lighting, fire protection, accessory uses such as laundry/swimming pool, purchasing of sundry items, and open spaces. As conditioned below, the proposal will comply with the development standards of YCC 19.10.040 and 19.18.130.

IV. CONCLUSIONS

1. The application materials and received comments include evidence and analysis that supports a conclusion that the proposed Land Use, if appropriately conditioned, is consistent with ULDC 19.18.060 and the general development standards in YCC Title 19.
2. Except, as otherwise expressly provided, a Reviewing Official is authorized by ULDC 19.30.100 to impose conditions on an approval to assure compliance with Title 19 YCC and other relevant provisions of Yakima County Code. This recommendation contains a set of proposed conditions that largely serve this purpose. Any approval should include those conditions, subject to adjustment based on the results of the open record hearing. Similarly, conditions that mitigate for material impacts identified in the Findings should also be included in the approval.
3. The Findings above and these Conclusions support a recommendation for approval with conditions of a 24-acre surf park with a wave pool on a 39.5-acre parcel in the Rural 10/5 zoning district consisting of a 5.5-acre wave pool, 21 recreation vehicle (RV) spaces, 21 campsites and 23 lodging units with numerous amenities.

V. RECOMMENDATION

Based on the findings, analysis, and conclusions above, the Administrative Official recommends **Approval with Conditions** of the application by Northwest Surf Park, LLC to establish the proposed Outdoor Commercial Amusement (surf park), Mobile Food Vendor, Restaurant, Overnight Lodging, Private Recreational Facility, Indoor Sports Facility, and RV Campground, which consists of Brief Description of Proposal, as described in CUP2021-00014, SSP2021-00012, SEP2021-00012 and CAO2021-00006, subject to the following conditions:

VI. CONDITIONS

The following conditions must be obtained within five years of the date of this decision. *Please note that this decision and time limit pertains to this conditional use action authorized for this approved land use only and does not include timelines associated with other permits (for example building permits).* Failure to comply with all conditions will result in the revocation of this permit.

1. The applicant shall apply for all Building and Fire Life Safety permits (including but not limited to buildings, fire flow, access, mechanical, etc..) for the proposed and existing structures and uses. All permits for the proposed and existing structures must be issued, inspected, and finalized prior to occupancy. The applicant shall ensure that the project meets all Americans with Disabilities Act (ADA) requirements. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300.
2. Prior to the issuance of building permits the applicant shall submit and obtain approval for a Reservoir Permit and Dam Safety Permit from the Washington State Department of Ecology. The applicant shall submit verification of the Department of Ecology's approval to the Yakima County Planning Division. For questions pertaining to these permits please contact the Washington State Department of Ecology at (509) 379-1826.
3. Prior to the issuance of building permits the applicant shall submit and obtain approval for a Group A Community Well with the Washington State Department of Health. Verification of the state's approval shall be submitted to the Yakima County Planning Division. For questions pertaining to the Group A Community Well please contact the Washington State Department of Health.
4. Prior to the issuance of building permits the applicant shall submit and obtain approval for the Large On-site Sewage System (LOSS) from the applicable agency (Yakima Health District/Washington State Department of Health). Verification of the approval shall be submitted to the Yakima County Planning Division. For questions pertaining to the Large On-site Sewage System please contact the Yakima Health District at (509) 574-4040.
5. The applicant shall submit engineering plans and specifications for roads, water, sewage, disposal, drainage and stormwater treatment, power, and other utility services to the Yakima County Planning Division for review and approval prior to recording of the final binding site plan. A registered engineer shall prepare and certify as-built plans demonstrating that the water system, sewage disposal system, road construction, storm drainage, and other improvements are constructed and installed to the specifications of the approved plans. Two copies of the certified as-built plans shall be submitted to the Yakima County Public Services Department: Planning Division with the final binding site plan.
6. The applicant shall obtain written approvals by the applicable sewer and water providers (Yakima Health District/WA State Department of Health), fire districts, County Engineer and Public Services Director for the various forms of public facilities that are required to be installed prior to the recording of the binding site plan. Written approvals shall be provided to the Yakima County Planning Division.

7. A Stormwater Plan is required to be submitted to the Yakima County Public Services Department: Water Resources Division in accordance with criteria found at YCC 12.10.240 and YCC 12.10.250. Approval of the Stormwater Plan by Yakima County Public Services Department: Water Resources Division is required prior to land disturbance. The Stormwater Plan is required to include an Operation and Maintenance plan and ongoing inspection requirements for any permanent stormwater facilities in accordance with criteria found at YCC 12.10.330 and 12.10.340. The applicant shall also prepare and implement a Stormwater Pollution Prevention Plan as required by the State of WA Department of Ecology. Contact the Yakima County Public Services Department: Water Resources Division at (509) 574-2300 with questions pertaining to the Stormwater Plan.
8. The final binding site plan and three copies shall be prepared on 18 inch by 24 inch Mylar® sheets, or another media acceptable to the County Auditor. The final binding site plan shall contain all requirements as stated in Subsection 19.34.081(7) of the Yakima County Zoning Ordinance, and signature and date blocks for each of the following:
 - a) Owner(s) of record of the subject property;
 - b) Notary public, attesting to the authenticity of the owner's signature,
 - c) Surveyor's signature(s) and seal;
 - d) Planning Director,
 - e) Yakima Health District,
 - f) County Engineer,
 - g) County Treasurer or Deputy,
 - h) County Auditor or Recording Deputy, or authorized designees
9. Prior to recording of the final binding site plan, all property taxes for parcels 201320-44001 and 201320-43001 shall be current and paid in full through the year in which the final binding site plan is recorded. Please contact the Yakima County Treasurer's office for questions pertaining to the property taxes.
10. The applicant shall provide the RV Campground management rules to the Yakima County Planning Division prior to approval of the final binding site plan.
11. The applicant shall identify each camping space with a camping space number at least four inches in height and shall remain readily identifiable while in use.
12. Each camping space shall be designed and constructed at such elevation, distance, and angle regarding its access to provide for safe and efficient placement and removal of camping units.
13. The applicant shall comply with the minimum setback standards as listed in Table 19.18.130-1 as follows:
 - a) 15' setback from the camping site boundary to exterior side or rear property line.
 - b) 10' Distance between camping unit or awning to camping unit or awning on an adjacent space.
 - c) 10' setback from camping unit to travel surface of interior roads.
 - d) 20' setback from cabin or tent from interior roads.
 - e) 30' setback from fire pit to exterior property line.
14. The applicant shall comply with the standards for camping spaces as follows:

- a) Width -
 - i. The minimum space width shall be 20 feet.
 - b) Use -
 - i. No more than three camping units shall occupy any individual space in a campground.
 - ii. Only one recreational vehicle shall occupy an individual space at any time, though a camping space may be occupied by one recreational vehicle and one or two tents.
 - iii. No decks, porches, outdoor storage, or other exterior additions shall be attached to a recreational vehicle or constructed or erected on a camping space; provided, however, that an awning designed as part of and permanently attached to a recreational vehicle shall be allowed.
 - iv. Wheels and tires shall not be removed from any recreational vehicle, nor shall skirting be allowed.
15. The road system, both within and adjacent to the surf park and RV park/campground, shall be designed to meet the requirements of the County Fire Marshal and the County Engineer. The circulation pattern shall be shown on the final binding site plan. Contact the Yakima County Fire Marshal at (509) 574-2300 with questions pertaining to the interior road system.
16. The applicant shall comply with ADA parking requirements for disabled parking spaces in locations convenient to origins and destinations and to be shown on the final binding site plan. Please contact the Yakima County Building Division for questions regarding ADA requirements at (509) 574-2300.
17. Guest parking spaces shall be provided at a ratio of one parking space per eight camping spaces. Guest parking spaces shall be grouped and distributed evenly throughout the RV Campground and shown on the final binding site plan.
18. The maximum length of stay of any camper shall be 180 consecutive days. Campers may stay the maximum consecutive days in the permitted facility as provided, after which the camper must vacate the facility for at least seven consecutive days. The facility's management shall maintain accurate records of each camping site's occupancy and provide Yakima County Code Enforcement personnel with access to such records when requested.
19. All water recreation facilities shall:
- Comply with the rules and regulations under Chapter 246-260 WAC and/or Chapter 246-262 WAC, as now exists or are amended;
 - Be approved and permitted by the Yakima Health District; and
 - Meet the pool barrier requirements of YCC Title 13.
20. All exterior lighting installed 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 on nearby roads.

21. The applicant shall comply with the signage requirements of YCC 19.20. The applicant is allowed a freestanding on-premises sign as accessory to the permitted use. One on-premise sign is allowed per street frontage, with a maximum sign area per sign face of 32 square feet, and maximum height of 10 feet. On-premises directional signs are allowed and shall not exceed ten square feet per sign face. The applicant shall obtain all required building permits from the Yakima County Public Services Department: Building and Fire Safety Division prior to installation of the signs.
22. **Time Limit:** The conditions of preliminary binding site plan approval must be met within five (5) years of the date of the Hearing Examiner's decision pursuant to Subsection 19.34.081(5) of the Yakima County Zoning Ordinance.
23. The owners, their grantees and assignees in interest will abide by the terms of YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement attached to this decision. 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.

The Binding Site Plan will be subject to the following notes, which must be placed on the final plat by the surveyor:

24. Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development.
25. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site. Any natural drainageways must not be altered or impeded.

The following are ongoing conditions that apply to the project for the life of the permitted use. Failure at any time to comply with these conditions can result in the revocation of this permit.

26. The applicant shall be subject to an annual inspection by Yakima County to ensure compliance with the approved binding site plan and the applicable building, fire safety and health regulations established under Yakima County Code Title 13, prior to the issuance of the annual operational permit.
27. The applicant shall be required to meet the International Fire code. Contact the Yakima County Fire Marshal at (509)574-2300 for questions.
28. The project shall not extend beyond that described in this application and associated the associated application materials (which include but is not limited to site plan, narrative, forms, and plans) submitted with the application referenced as file numbers CUP2021-00014/SSP2021-00012/SEP2021-00012 and CAO2021-00006. Any future modification(s) to this project shall be submitted to the Yakima County Planning Division for review and a decision based on County code.

Attachments:

- A. 16B Compliance
- B. Internal comments
- C. Department of Archaeology & Historic Preservation (DAHP) comment letters dated May 11 and August 23, 2021
- D. WA State Department of Ecology (DOE) comment letter dated May 7, 2021
- E. WA State Department of Ecology (DOE) comment letter dated February 10, 2022
- F. State of WA Department of Fish and Wildlife (WDFW) dated June 7, 2021
- G. Dan Newhouse, Congressman of the 4th Congressional District of WA State dated June 1, 2021
- H. Senator Jim Honeyford, 15th Legislative District dated May 26, 2021
- I. Greater Yakima Chamber of Commerce dated May 25, 2021
- J. Yakima Valley Tourism dated June 2, 2021
- K. Bale Breaker Brewing Company dated May 25, 2021
- L. Nineteen Adjacent Property Owners and Petition in opposition to the project
- M. Sixty-eight Property Owners in support of the project
- N. Approved Site Plan
- O. WA State Department of Ecology letter Water Right Change Application dated October 7, 2021

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.



Compliance, Extension, Expiration and Reinstatement (YCC 16B.07.050)

- (1) Compliance with Conditions and Safeguards of Project Permit. It is the affirmative duty of a project permit holder and the land owner (as applicant) to comply with any conditions made a part of the terms under which the approval of a project permit was granted as authorized by Yakima County Code. 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. When the conditions of the project permit have been met within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the applicant shall provide a letter certifying that the conditions were met to the Administrative Official to document compliance.
- (2) Extension of Any Approved Project Permit. A valid project permit, other than a preliminary plat, may be extended one time only for up to one additional year by action of the Administrative Official.
 - (a) Requests for extensions shall be made in writing, shall be submitted to the Planning Division prior to the expiration date and shall be accompanied by the final approved site plan showing the location and size of any development or work already completed on the project. Such extension request shall present a timeline that identifies when each of the conditions of the decision has or will be completed and shall detail unique and special circumstances that prohibited the commencement or completion, or both, of the use authorized.
 - (b) The Administrative Official shall review the request without public notice or hearing and issue the decision within fourteen days from the receipt of the completed request. The Administrative Official may:
 - (i) Approve the extension based on a work schedule provided by the applicant to assure the work will be completed according to a modified schedule, or
 - (ii) Disapprove the extension.
 - (c) The Administrative Official shall mail the decision to the applicant and shall specify the decision as final unless appealed to the Hearing Examiner under the provisions of Chapter 16B.09 of this Title. Conditions of approval listed previously in the Notice of Decision issued pursuant to 16B.07.010 through 16B.07.030 of this Chapter may be appealed only according to the procedures and time periods specified in YCC 16B.09.010 and are not subject to appeal again following any decision or determination of the Administrative Official made under this Section 16B.07.050.

Attachment: A

- (3) Failure to Complete Approved Permit Conditions within Specified Timeframe and Failure to Comply with Permit Decisions or Conditions.
- (a) Expiration. If compliance with the terms of the project permit approval has not occurred within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the project shall be considered expired by time limitation and the land use approval shall be null and void. Expiration of a project permit granted pursuant to Yakima County Code shall not be subject to appeal.
 - (b) Violations. A project permit issued or processed pursuant to any applicable Title listed in YCC 16B.01.020 will be deemed in violation of this Code if it is ascertained that the application included any false information material to the project permit approval, or if it develops that the conditions and safeguards made a part of the terms under which the approval was granted are not being maintained. Such violations of project permit approval shall be subject to Chapter 16B.11 and other remedies available to Yakima County under any applicable law to enforce conditions of permit approvals, remedy land use and code violations or abate those violations including without limitation YCC Title 13.
 - (c) Compliance agreement. The applicant and the County may enter into a compliance agreement to complete the required conditions subject to appropriate fees to compensate the County in preparing, recording and implementing the compliance agreement. On terms acceptable to the Administrative Official, in his or her sole discretion, the County may offer an extension of time to complete the required conditions of approval subject to appropriate fees to compensate the County in preparing, recording and implementing any such compliance agreement; provided, however, that no compliance agreement may be used in lieu of the permit process to remove or negotiate conditions of approval.
- (4) Reinstatement. Where a project permit has expired, the applicant may apply to have the permit reinstated and the work authorized by the original permit can be recommenced, provided the following are met:
- (a) The applicant submits a written request not more than sixty days after the original permit or authorized extension expired.
 - (b) The applicant provides a timeline for successful achievement of all conditions upon which the Administrative Official can agree.
 - (c) The codes under which the original permit was issued and other laws which are enforced by Yakima County have not been amended in any manner which affects the work authorized by the original permit.
 - (d) No changes have been made or will be made in the original plans and specifications for such work.
 - (e) The applicant submits a reinstatement fee. The fee for a reinstated permit shall be seventy percent of the amount required for a new project permit pursuant to YCC Title 20.
 - (f) Where the request for reinstatement does not comply with all of the preceding criteria in this Subsection, a new project permit application must be submitted and processed as a new project, at full permit fees.

Attachment:



Yakima County Public Services

Workflow Comments

CUP2021-00014

128 North 2nd Street * Fourth Floor, Courthouse * Yakima, WA 9890
(509) 574-2300 * FAX (509) 574-2301

Date Printed: 3/1/2022

Workflow History

Task	Status	Comment	Date	Staff
Address Review	Complete	Addressing will be conditioned as part of the future BLD cases	4/5/2021	Jase Testerman
Building Review	Complete w/Conditions	No flood plains located on parcel. Building permit required for proposed structures in addition to fire code and supplemental permits as needed.	4/5/2021	Tamara Colley
Building Review	Comments Not Required	activated by accident	11/2/2021	Dinah Reed
Code Enforcement Review	Comments Not Required		4/20/2021	Janna Jackson
Current Planning Review	Complete w/Conditions		4/7/2021	Dinah Reed
Environmental Review	Complete w/Conditions		4/7/2021	Dinah Reed
Environmental Review	Complete w/Conditions		11/2/2021	Dinah Reed
Fire Review	Complete w/Conditions	<p>Must meet fire apparatus access requirements including but not limited to width, turnouts, turnarounds, all weather surface and grade of no greater than 10%. (Ordinance 503.1, Appendix D of the International Fire Code)</p> <p>Fire Flow may be required (Ordinance and International Fire Code 507.3, Appendix B of the International Fire Code)</p> <p>All buildings will need to obtain proper building and fire safety permits.</p> <p>All mobile food preparation vehicles(food trucks) will need to have an annual mobile food preparation vehicle permit thru Yakima County.</p>	4/22/2021	Chris Pedersen
Flood/Hazard Review	Comments Not Required		4/27/2021	Dinah Reed
Health Review	Complete w/Conditions	All septic systems will need to be approved by either the Yakima Health District (if under 3500 gallons per day design flow) or state health (if over 3500 gallons per day). There may be more than one septic serving this project and the sizing must take into account the maximum daily use of this facility, including concerts. Restaurants, snack bars, food	4/23/2021	Ted Silvestri

Attachment: B

Jason Earles

From: Nathan Paris
Sent: Tuesday, February 22, 2022 9:52 AM
To: Jason Earles
Subject: RE: Northwest Surf Parks - REVISED Comment on Soils

Follow Up Flag: Follow up
Flag Status: Flagged

Oops... Noticed a typo. See highlighted addition below.

Nate

From: Nathan Paris
Sent: Tuesday, February 22, 2022 9:49 AM
To: Jason Earles <jason.earles@co.yakima.wa.us>
Cc: Carolyn Ehlis <carolyn.ehlis@co.yakima.wa.us>
Subject: Northwest Surf Parks - REVISED Comment on Soils

Morning Jason,

I took a second look and it appears the "Water Resources Plat Note A" requirement on SEP21-012/CUP-014/SSP21-012 was commented in error. After reviewing the NRCS Web Soil Survey (WSS) for the parcels (201320-44001, 201320-43001) involved with the proposal, soils on the site DO NOT have shallow depth to groundwater (it is at least 80"), and soils are in fact WELL DRAINED. As such, please use the text in green as Water Resources REVISED COMMENT on Northwest Surf Parks' proposal. I also attached screenshots of the [summarized] WSS information for your reference.

REVISED WATER RESOURCES COMMENT:

A Stormwater Plan is required to be submitted to the Yakima County Public Services Division in accordance with criteria found at YCC 12.10.240, 12.10.250, and 12.10.260. Approval of the Stormwater Plan by the Yakima County Public Services: Water Resources Division is required prior to issuance of Building Permits and/or land disturbance. The Stormwater Plan is required to include an Operation and Maintenance Plan with ongoing inspection requirements for any permanent stormwater facilities in accordance with YCC 12.10.330 and 12.10.340.

Ongoing Conditions:

- Stormwater must be retained on site.
- Any natural drainageways must not be altered or impeded. Upland drainage, must be conveyed through the property in accordance with YCC 12.10.250.

Plat Note(s):

- General Drainage. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site. Any natural drainageways must not be altered or impeded.
- Water Resources Plat Note B: Yakima County GIS contour information indicates the presence of drainageways on the parcel that may limit the amount and location of future development.

Please let us know if you have any further questions or concerns regarding our revised comment(s).

Thanks,

Jason Earles

From: Jamie West
Sent: Tuesday, November 9, 2021 10:34 AM
To: Dinah Reed
Subject: RE: CUP2021-00014 -- NW Surf Park

The mitigation for this project is the frontage improvements and offsite improvements (Norman Road East of St. Hillarie).

No future TIA is required; all of the intersections and road segments were at a LOS "a".

You may want to put in there that any future expansions or changes of use are subject to a revision of the TIA to address any changes in impact.

Respectfully,
Jamie West
Yakima County Transportation
Engineering Review Tech
509-574-2300

From: Dinah Reed <Dinah.Reed@co.yakima.wa.us>
Sent: Tuesday, November 9, 2021 10:25 AM
To: Jamie West <Jamie.West@co.yakima.wa.us>
Subject: CUP2021-00014 -- NW Surf Park

Hi,

Based on your comments for NW Surf Park, the TIA meets the requirements? Or should there be a SEPA mitigation that after the project is open to the public, should there be a future TIA that addresses off-site intersections/travel routes?

I'm doing the Preliminary Threshold and need to add that as a mitigation if necessary.

Thanks,
Dinah

Dinah Reed
Senior Project Planner
128 N. 2nd Street, 4th Floor ❖ Yakima, Washington 98901 ❖ 509.574.2300 ❖
www.yakimacounty.us/planning

Register for Public Services online permitting portal [here](#). Apply for Planning applications and check the status now by visiting YakimaCountyPermits.us.

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).



05/11/2021

Lisa__ Matt__ David__ Tommy__
Harold__ Carmen__ Jacob__Allison Brooks Ph.D., Director
State Historic Preservation Officer

May 11, 2021

Dinah Reed
Yakima County
128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901

In future correspondence please refer to:

Project Tracking Code: 2021-05-02718

Property: Yakima County_Norman Road Surf Park Project (SEP2021-00012)

Re: Survey Requested

Dear Dinah Reed:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. Our statewide predictive model indicates that there is a low-to-moderate probability of encountering cultural resources within the proposed project area. However, there are multiple previously recorded archaeological sites located nearby on a similar landform, suggesting that additional archaeological sites may be present within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov

Attachment: C





Allyson Brooks Ph.D., Director
State Historic Preservation Officer

August 23, 2021

Dinah Reed
Senior Project Planner
Yakima County
128 N 2nd St
Yakima, WA

In future correspondence please refer to:
Project Tracking Code: 2021-05-02718
Property: Yakima County_Norman Road Surf Park Project (SEP2021-00012)
Re: Concur with Survey

Dear Dinah Reed:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

We concur with the results and recommendations made in the survey report. Specifically, we concur that 45YA01873 is not eligible for listing in the National Register of Historic Places, and that the project may proceed as planned without direct archaeological supervision. However, we ask that an Inadvertent Discovery Plan (IDP) be included as part of the construction permit.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP project Tracking Number is attached to any future communications about this project.

Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

SENT VIA EMAIL

Original to be sent once this office resumes
normal business under Washington's Safe
Start reopening plan.

May 7, 2021

Northwest Surf Parks, LLC
Attn: Joey Lawrence
15104 N.E. 154 St.
Woodinville, WA 98072
joey@surfbarreled.com

**RE: Ecology Reverses the Yakima Board's Decision and Denies Water Right Change
Application No. CG4-26958C (YAKI-20-02)**

Dear Joey Lawrence:

In accordance with RCW 90.80.080, the Department of Ecology (Ecology) has reviewed the Record of Decision (ROD), Report of Examination (ROE), and all comments, protests, objections, and other relevant information submitted by the Yakima County Water Conservancy Board (the Board) for the above-referenced application for change.

The Department of Ecology (Ecology) **REVERSES** the decision of the Board, and the subject change is **DENIED**.

1. **The water was available in the aquifer, and the "drought, or other unavailability of water" exception in RCW 90.14.140(1)(a) fails to excuse Roy Farms nonuse of this water right.**

The Board's ROE identifies decreased water use from 1996 to the present. The ROE acknowledges this decreased use but asserts nonuse is excepted from relinquishment under RCW 90.14.140(1)(a). On page 16, the authors conclude that "sufficient cause exists for reduced use of water in this case; the unavailability of water exception for relinquishment applies." Ecology disagrees.

Roy Farms nonuse of its water right was not due to actions reasonably outside of its control. The ROE does not support the contention that water was unavailable in the aquifer. Water was physically available in the aquifer and the problem was a well construction issue. Leslie Roy of Roy Farms declared that, from 1987-2015, the "well had sporadic issues with excess and pumping volume issues." (Appendix G, Chronology of Use). In addition, the Picatti Bros., Inc. report on March 3, 2016 showed that Roy Farms had significant sanding issues and that the well was crooked. (Appendix G, Supporting Documentation for Well History).

Attachment: D

Roy Farms did not take reasonably diligent steps to beneficially use its groundwater. For example, Roy Farms could have resolved these well construction issues by drilling a new well, which they had done at other properties in the Moxee Valley (see G4-25955P and G4-26742P). Instead, Roy Farms chose to rely on Roza Irrigation District (RID) shares to maintain their orchard and blueberry crops, which was the original situation prior to their 1980 groundwater right application. Roy Farms' replacement well was drilled during the pendency of this application in late 2020, more than 30 years after the well problems began.

"In addressing the exceptions to relinquishment, it is important to bear in mind that generally, exceptions to statutory provisions are narrowly construed in order to give effect to legislative intent underlying the general provisions" *R.D. Merrill v. Pollution Control Hrgs. Bd.*, 137 Wn.2d 118, 140 (1999). In this case, the applicant has not met its burden in demonstrating that RCW 90.14.140(1)(a) applies to excuse nonuse of the water right.

2. Since Ecology does not agree that the unavailability of water exception to relinquishment applies to this water right, the groundwater use must be analyzed for beneficial use from the certificate issuance in 1992 to the present.

The ROE does not indicate how much groundwater was applied to the certificated place of use since 1992. The proof inspection done by Gary Weston on March 3, 1992 stated that "There is a 150 hp turbine pump in a 10-inch diameter well that appears to be properly constructed and capable of producing the Qi (instantaneous quantity) and Qa (annual quantity)." [parentheses added for clarity]. Based on this statement, it appears that the certificate was issued based on the well's capacity rather than actual beneficial use. Ecology ended the practice of issuing certificates based on system capacity in response to *Ecology v. Theodoratus* (957 P.2d 1241, 135 Wn.2d 582 (1998)). The proof inspection further explains that the well water was primary on 125 acres of mature orchard with "RID 'excess water' being supplemental, if and when available." In the Board's ROE, Roy Farms had the most irrigated acres from 1996 to 2001, after which the irrigated area decreased. By 2017, Roy Farms stopped irrigating all of their property served by RID, up to 105.3 acres, in the vicinity of the certificated place of use. Roy Farms may have used these RID shares to supply the certificated place of use, which is outside of RID's service area. Since there is a long history of using RID shares on this property along with the well construction issues, an investigation into the actual beneficial use of groundwater from the well must be completed.

On April 16, 2021, Ecology requested additional information from the Board concerning its ROE. On April 23, 2021, Dan Haller, representing the applicant, provided supplemental materials via email to Ecology. These materials included information about the RID water applied to the certificated place of use. Rather than use the groundwater right, Roy Farms used RID water on the certificated place of use. The surface point of diversion for RID is in the Yakima River Canyon, tens of river miles from where the groundwater discharge would occur for the source authorized under the groundwater right. In the supplemental material, the applicant requested that Ecology consider this use of RID water to be beneficial use under a "de facto change." However, the applicant does not propose to continue this change in source, but rather to resume use of its groundwater right.

The Board did not consider or apply a de facto change when evaluating the application, and Ecology declines to apply a de facto or after-the-fact change given the information supplied by the applicant. See *POL-1120*.

The supplemental materials from the applicant indicate that the RID water use from 2015-2020 was between 29.23 to 170.86 ac-ft/yr. It is unclear how only 170.86 ac-ft/yr could have maintained 73.4

irrigated acres in 2019 and how 59.90 ac-ft/yr would be sufficient for the apples and blueberries in 2020. There remains a lack of information necessary to determine the extent of groundwater use from 1992 to present. Without this information, no conclusion can be made about the extent and validity of this groundwater right.

3. **The annual consumptive quantity (ACQ) analysis is incorrect since it relies on the unavailability of water exception to relinquishment (RCW 90.03.615) to reach back to 1992-1996 for the consumptive use analysis.**

Given its reliance on the relinquishment exception under RCW 90.14.140(1)(a), the Board calculated the annual consumptive quantity for 1992-1996. Since Ecology disagrees with the use of this relinquishment exception, the most recent five-year period of continuous beneficial use of the water right must be identified to calculate ACQ. However, the Board's record lacks power records, metering data, or other evidence to show how much water was withdrawn from the well under this water right. Therefore, the ACQ analysis cannot be completed and additional purposes of use cannot be added to this water right.

4. **Ecology disagrees with the Board's determination that all of the stockwater remains valid. Appendix G states that 100 Animal Units were on the property and receiving well water for 60 days a year from 2014-2018.**

The March 3, 1992 proof inspection shows the calculation Ecology used to determine how much water was used on the property: 200 head x 25 gpd x 365 days = 5.6 ac-ft/yr. However, since the cattle were on the property for only 60 days per year, Ecology thinks a more realistic stockwater estimate that might be eligible for change to be:

$$200 \text{ head} \times 25 \text{ gpd} \times 60 \text{ days} = 300,000 \text{ gallons} / (1 \text{ ac-ft} / 325,851 \text{ ac-ft}) = 0.92 \text{ ac-ft/yr.}$$

Based on the supplemental material Ecology received from the applicant, it appears that both the applicant and Ecology agree the Board's stockwater calculation is too high.

YOUR RIGHT TO APPEAL

You have a right to appeal this Decision to the Pollution Control Hearings Board (PCHB) within 30 days of the date of receipt of this Decision. The appeal process is governed by chapter 43.21B RCW and chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21B.001(2).

To appeal you must do all of the following within 30 days of the date of receipt of this Decision:

- File your appeal and a copy of this Decision with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.
- Serve a copy of your appeal and this Decision on Ecology in paper form - by mail or in person. (See addresses below.) E-mail is not accepted.

You must also comply with other applicable requirements in chapter 43.21B RCW and chapter 371-08 WAC.

ADDRESS AND LOCATION INFORMATION	
Street Addresses	Mailing Addresses
Department of Ecology Attn: Appeals Processing Desk 300 Desmond Drive SE Lacey WA 98503 Pollution Control Hearings Board 1111 Israel Road SW, Suite 301 Tumwater WA 98501	Department of Ecology Attn: Appeals Processing Desk PO Box 47608 Olympia WA 98504-7608 Pollution Control Hearings Board PO Box 40903 Olympia WA 98504-0903

For additional information visit the Environmental Hearings Office Website: <http://www.eho.wa.gov>
To find laws and agency rules visit the Washington State Legislature Website: <http://www.leg.wa.gov/CodeReviser>

If you have any questions or concerns on the above information, please call Ben Carr at the Department of Ecology at (509) 490-1936.

Sincerely,



Trevor Hutton, Section Manager
Water Resources Program
Central Regional Office

TH:BC:SS/210515

Enclosure: Your Right to Be Heard

By certified mail: *To be mailed certified once this office resumes normal business under Washington's Safe Start reopening plan.*

cc: **Lawrence Martin, Halverson NW Law Group (ecc)**
Michael Roy, Roy Farms, Inc. (ecc)
Dan Haller, Aspect Consulting (ecc)
Phil Rigdon, Superintendent, Natural Resources Department, Yakama Nation (ecc)
Sylvia Cervantes, Yakima County Water Conservancy Board (ecc)
David Turner, Protestant (ecc)
Robert Stonecipher, Protestant (ecc)
Vernon Woods and family, Protestant (ecc)
David and Deanna Dillon, Protestant (ecc)



Public Services ()

FEB 11 2022

STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, Washington 98903-0009 • (509) 575-2490
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

February 10, 2022

Jason Earles
Yakima County Planning Division
128 North 2nd Street
4th Floor Courthouse
Yakima, WA 98901

Re: SEPA Register 202200180, CUP2021-00014, CAO2021-00006, SEP2021-00012, SSP2021-00012

Dear Jason Earles:

Thank you for the opportunity to comment on the Mitigated Determination of Non Significance for the Type 3 Outdoor Amusement Park and RV Park/Campground, 23-unit Lodge, and Restaurant project, proposed by Northwest Surf Parks, LLC. We have reviewed the environmental checklist and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or

Attachment: E

Jason Earles
February 10, 2022
Page 2

contact **Lloyd Stevens Jr.** at the Dept. of Ecology, (509) 574-3991 or email lloyd.stevenjr@ecy.wa.gov , with questions about this permit.

WATER RESOURCES

The applicant must receive approval on their reservoir permit and Dam Safety permit, if applicable, from the Department of Ecology's Water Resources Program prior to construction of the reservoir. If you have any questions about this comment please contact, **Christopher Kossik** at Christopher.Kossik@ecy.wa.gov or (509)-379-1826.

Dam Safety Construction Permit

Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds that can impound a volume of 10 acre-feet or more of water or other liquids above ground level. The Dam Safety Office acknowledges that the applicant is aware of the need to obtain the necessary Dam Safety construction permits for the Northwest Surf Parks project. The permit can be found by entering the following link into your search engine:
<https://apps.ecology.wa.gov/publications/summarypages/ecy07038.html>. Please submit the dam construction permit to:

WA Department of Ecology
Dam Safety Office
P.O. Box 47600
Olympia, WA 98504-7600

For more information, please contact **Charlotte Lattimore** by e-mail at clat461@ecy.wa.gov or by telephone at (360) 407-6066.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov



Public Services ()

JUN 03 2021

Lisa Matt David Tommy
Harold Harold Carmen Jacob

State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

June 7, 2021

Yakima County Planning Division
Attn: Dinah Reed
128 N 2nd Street
Fourth Floor / Courthouse
Yakima, WA 98901

Subject: **Notice of Application and Completeness, Comments on CUP2021-00014/SSP2021-00012/SEP2021-00012 Northwest Surf Parks LLC, Type 3 Outdoor Amusement park and RV Park/Campground, 23 unit Lodge, and Restaurant in R-10/5 zone, Northwest Surf Parks Recreational Facility, Yakima County**

Dear Dinah,

BACKGROUND

The "Northwest Surf Parks, LLC" project proposal footprint is wholly or partly composed of areas within which state or federally designated endangered, threatened, or sensitive species have a primary association. Thus, they are a Critical Area of the type: Upland Wildlife Habitat Conservation Areas (YCC 16C.11.040(1)). The WDFW characterizes it as within the developing fringe of the Yakima Ridge PHS Region. The existing habitat condition is weedy with a high proportion of invasive annual grasses on intact loam soils. Wildfire burned the land as recently as 2017. My site visit with the proponent on June 25, 2019 revealed dense cheatgrass and almost no residual shrub cover. Very few indications of existing use by sensitive wildlife species were observed. Habitat functions there are much fewer than the historic, yet the important connection to the Yakima Training Center habitat block remains. Air photo evidence suggests that >98% of the habitat impacts (by area) are temporary and straightforward to recover from with a change in land use.

The subject parcel is south and west-facing and generally planar except for a draw in the SW corner. Soils are mapped as loams incorporated with some sand and stones, limited to about 20-inches deep.

NORMATIVE HABITAT CONDITIONS

Soils across the property have reduced moisture-holding capacity compared to deeper, finer silt loams that characterize much of the area. Lower-growing, sparser shrubs would be expected to be the dominant historic land cover. Compared to areas of deep loam soils, this type of shrub-steppe land cover is less impacted by agriculture and development in Yakima County.

PRIORITY SPECIES ASSOCIATIONS

The site's habitat functioning is modified, but it is still used as a raptor (hawk, owl, etc.) hunting area. Herpetofauna, like Sharp-tailed snake may be present. Chukar, Burrowing owl, are seen in this general location. The PHS database records Greater sage grouse have been identified within 3.5 miles. But historical information indicates that when Sage grouse populations were healthier, grouse would be seen

Attachment: F

by residents off the end of Mieras Road. The area is mapped as historic Grouse habitat within the Greater Sage-Grouse Recovery Plan (WDFW, May 2004).

WILDLIFE HABITAT ASSESSMENT

A wildlife habitat assessment provided by the Applicant can be necessary for WDFW to adequately gauge existing habitat functions. Its necessity depends on whether the applicant chooses to accept WDFW's current findings or wishes to independently provide his own assessment of possible wildlife impacts to the Critical Area. Some of those impacts will be proximal to the developed area as they may affect wildlife within some distance of development, including those by roads and utilities, for instance. The Shrub-steppe habitat overlay documents shrub-steppe as a priority habitat here (<https://wdfw.wa.gov/conservation/phs/list/>). Our assessment of the existing habitat functions and values is provided in these comments.

GENERAL RECOMMENDATIONS

Connection of this property to Yakima Training Center (YTC) is an important element for determining what can result in a no net-loss to habitat functions of the critical area. The proposal is to "keep Parcel 201320-43001 undeveloped for wildlife habitat" (to preserve or enhance wildlife). Parcel 201320-43001 is not directly connected to YTC and continuing livestock grazing on the parcel will result in neither the preservation nor enhancement of wildlife. The continuation of grazing is not explicitly stated, but it's seemingly inferred. If so, the situation will not adequately offset critical area impacts of the proposal.

I recommend that one of the following parcels, also owned by the Proponents: parcels # 201320-11002, 201320-14001, or 201320-41001 be considered alternatively for wildlife benefits. This is because they are directly connected to YTC- as is the project parcel- and it is more feasible to exclude livestock grazing from them. These changes, together with the other mitigations stated in the Checklist, and revegetation of undeveloped areas of the project site with native vegetation should be sufficient to mitigate the proposed UWIICA disturbances and alterations of the project.

We hope the proponent will use mitigation sequencing per the WDFW PHS guidelines for protecting shrub-steppe habitat within his development plans (<https://wdfw.wa.gov/publications/01333/>). The project should first attempt to avoid impacts, then mitigate for or offset any remaining impacts. I prefer the Park orientation alternative with the bisector of the wave pool running east to west, since that conserves overall habitat connectivity more and there is less habitat fragmentation.

Integrated and off-site mitigations to offset impacts to wildlife and habitat are described in the development application. Should other habitat or compensation be sought to offset impacts of this proposal there is a standardized approach. A ratio of two-to-one acres of mostly equivalent protected habitat for each acre of shrub-steppe habitat permanently impacted is often the amount of offset acreage needed to protect existing habitat functions and values of the larger Critical Area (<https://wdfw.wa.gov/publications/00294/>). Habitat with greater functioning, when protected, requires less. Habitats with greater functioning for species of high conservation value are weighted more heavily in determining the offset. Note that smaller, isolated habitats have minimal offset value if protected. Any habitat, which may be proposed to be left to benefit wildlife, should be adequately connected to other connected habitat blocks (i.e. the Yakima Ridge PHS Region) and buffered using the WDFW's PHS species recommendations: https://wdfw.wa.gov/conservation/phs/mgmt_recommendations/.

A detailed wildfire risk abatement plan that uses state DNR recommendations should also be provided (<https://www.dnr.wa.gov/programs-and-services/wildfire/wildfire-preparedness>). This area of the county has one of the highest incidences of habitat-degrading wildfire. The plan should be comprehensive and implement redundant protections against fire escaping onto surrounding land.

The wildlife value of the unmaintained shrub-steppe beyond the project boundaries will diminish when more features that are attractive for bird-perching are constructed. For instance, presence of utility poles causes far-reaching negative impacts to sage grouse (see <https://wdfw.wa.gov/publications/01757/> and <https://wdfw.wa.gov/publications/01607/>).

THE DETERMINATION OF ADEQUATE PROJECT MITIGATION MAY REQUIRE:

Professionally prepared products of the following:

- Habitat Assessment as per the CAO using Best Available Science
- A habitat map- Additional information of soil profiles, which provides where the soil strata are largely intact, and where there are very disturbed soil strata (i.e. previously dozed, levelled, deeply plowed). Provide a map and areal quantification of intact vs. disturbed soils existing when the development application was submitted. This information provides a fairer and more accurate assessment of existing habitat site potential. Surficial exposures of subsoil exceeding 30% are a good measure of "very disturbed soil strata". The WDFW will also need adequate access to the property to calibrate soil disturbance information with vegetation growth characteristics.
- Wildfire abatement plan per WDNR, as cited above
- Map providing the layout of intended uses and the respective total area encompassed for all facilities and amenities, which allows us to evaluate the total habitat disturbances and management plan strategies.
- Habitat Management Plan using mitigation sequencing (ref. <https://wdfw.wa.gov/publications/01333/>)
- Proposal for appropriately offsetting unmitigated impacts (including acquisition of additional degraded habitat with appropriate site potential, conservation easements, disbursement for other shrub-steppe protections or restorations, annual contribution to shrub-steppe conservation fund, other?).
- PHS/Sensitive species surveys, as follows:
Two surveys- one between 10-April and 20-April and one during the second week of May for:
Townsend's Ground Squirrel
Burrowing Owl
Sharp-tailed snake
- List of all wildlife species encountered during any surveys

Dinah Reed
Northwest Surf Parks
June 7, 2021
Page 4

RECOMMENDATIONS IN SEPA

We appreciate the proponent's early engagement of us during planning for this project. The proposed mitigations are helpful to arrive at a final agreement. Additionally, we prefer the facility orientation alternative with the bisector of the wave pool running east to west.

A Mitigated DNS with the proposed mitigations is recommended, except that: 1. The land (roughly 40 acres) that is set aside for wildlife will be directly and well-connected to YTC, and protected from both development and livestock grazing, and 2. Alternative mitigation to offset project impacts at the ratios explained here is expected should the foregoing not be possible. A Determination of Significance is the best alternative threshold decision should none of those pathways be possible.

Thank you for the opportunity to provide comments on this application. Feel free to call me at (509) 457-9310 or 952-8147 if you have questions or need clarifications concerning these comments.

Sincerely,



Eric Bartrand

Department of Fish and Wildlife
Area Habitat Biologist
1701 S 24th Avenue
Yakima, WA 98902

EB:eb

DAN NEWHOUSE
4TH DISTRICT, WASHINGTON
www.newhouse.house.gov

1414 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
OFFICE (202) 225-5816
FAX (202) 225-3251

VICE-CHAIR
NUCLEAR CLEANUP CAUCUS



Congress of the United States House of Representatives

HOUSE COMMITTEE ON
APPROPRIATIONS
SUBCOMMITTEE ON ENERGY AND WATER
DEVELOPMENT AND RELATED AGENCIES
SUBCOMMITTEE ON HOMELAND SECURITY
SUBCOMMITTEE ON LEGISLATIVE BRANCH

June 1, 2021

Public Services ()

JUN 02 2021

Lisa Matt David Tommy
Harold Carmen Jacob

To Whom It May Concern:

I am writing this letter today in support of the Barreled surf project. As the congressional representative of the district encompassing the Yakima Valley, I can see the unique economic and social benefits an original attraction, like the one Joey is proposing, can have on the region and my constituents.

Economically, Barreled projects the creation of more than 100 summer seasonal jobs, ones easily converted from the winter ski industry. Additionally, the wave technology provider estimates a positive economic impact to the community of more than \$1.5 Million in state and local taxes. Also, accounting for the added tax revenue a major tourist venue like Barreled can provide, the addition of a wave park to the Yakima Valley can offer a huge economic stimulus to our rural community.

Benefits of a project like this run even deeper than the bottom line. Being the only attraction of its type in the entire Northwest, we can envision this being a great point of pride for the local community. While keeping within a farming theme, the facility would offer local beer, wine, and cider, while also hosting local food trucks. This is a great way to show tourists our way of life while providing a unique communal gathering location.

It is my pleasure, as the Congressman of the 4th Congressional District of Washington State, to fully support the Barreled project as well as Joseph Lawrence.

Sincerely,

Dan Newhouse
Member of Congress

Attachment: G



Olympia Office:
112 Irv Newhouse Building
PO Box 40415
Olympia, WA 98504-0415
Phone: (360) 786-7684
E-mail: Jim.Honeyford@leg.wa.gov
Web: jithoneyford.src.wastateleg.org

Washington State Senate

Senator Jim Honeyford
15th Legislative District

Eastern Yakima County
Including the towns of:
Buena Gileed Grandview
Granger Mabton Moxee
Selah Sunnyside Toppenish
Union Gap Wapato
Yakima and Zillah

May 26, 2021

Public Services ()

JUN 02 2021

Yakima County Planning Division
128 N 2nd St
Yakima, WA 98901

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

To Whom it May Concern:

I am writing to express my support for Joey Lawrence and the Barreled Surf Park project.

For over 20 years, I have had the great privilege to representing the honest, hardworking people of the 15th District. As you know, this rural part of the state is reliant on agricultural as the foundation of its economy.

This is a unique opportunity with far-reaching benefits for our community. This project can provide a much-needed economic boost, as well as bring an awareness to our agricultural way of life.

As a former teacher and coach in the area, I am especially pleased with the idea of students having access to such a facility.

We support Barreled's bid to utilize a Conditional Land Use Permit, allowing an amusement park and RV park/campground, in Rural 10/5 zoning. With the design layout, conducted traffic study, and creating a 40-acre buffer to the nearest neighbor, we believe Barreled has taken the necessary steps to mitigate neighborhood impact. The benefits of a park like this to the local community and economy far outweigh the limited agricultural benefits of the land taken out of production. More importantly, this is a project Yakima needs.

For these reasons, I would like to express my full support for Barreloid's bid to secure the Conditional Land Use Permit.

Sincerely,

Senator Jim Honeyford

Committees: Agriculture, Water, Natural Resources & Parks • Ways & Means, Capital Budget

Attachment: H

GREATER YAKIMA

Chamber of Commerce



May 25, 2021

Public Services ()

JUN 02 2021

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

To Whom It May Concern,

The Greater Yakima Chamber of Commerce supports all those who pursue their dreams and can bring them to fruition in our community. It's exciting to write a letter to support the project of Mr. Joseph Lawrence, founder at Barreled, LLC. This type of development would be a perfect fit for our region with over 200 days of sunshine, a growing tourism, and our central location attracts competitive sports from across the state.

I truly believe, Barreled, LLC, could provide a world class "Surf Park" and I think Yakima would be the perfect location for it. We are centrally located in Washington State amid three major cities - Seattle, WA; Spokane, WA and Portland, OR. We attract a great deal of traffic from these areas due to our wine and microbrew tourism, plus multiple sporting events which go on all year long here. Check out the expansion of our sports park, SOZO.

Furthermore, we live in a lush, rich, agricultural area that increases our outdoor activities. We are a 2 hour drive to Mount Rainier National Park and a 2 hour drive to the Columbia River - and a surf park would be such a beneficial addition!

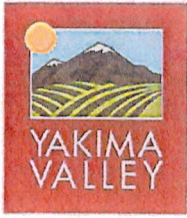
We know Mr. Joseph Lawrence's dream is big, but so was Mr. Walt Disney's and we believe in helping to make these dreams come true. We're hoping you do, too. Please support Joey's project and let's make this happen!

Surf's Up!

Sincerely,

Ms. Verlynn K. Best, CEO/President

Attachment: I



Yakima Valley Tourism

10 North 8th Street
Yakima, WA 98901

T: 509-575-3010
F: 509-575-6252
800-221-0751
www.yakimavalleytourism.com

Public Services ()

JUN 09 2021

Lisa _____ Matt _____ David _____ Tommy _____

June 2, 2021

Yakima County Planning Division
128 N 2nd St, 4th Floor Courthouse,
Yakima, WA 98901

RE: File Number CUP2021-00014/SSP2021-00012/SEP2021-00012

To Whom It May Concern,

The Yakima Valley Tourism Executive Committee believes that the proposed Barreled Surf Park would be a fantastic addition to the community. Our organization has championed this project for some time and support projects that improve the built infrastructure serving visitors as well as locals. This project certainly will do that.

In 2020 tourism was a \$245 million annual industry, directly employing 2,593 workers and generated \$34 million in state and local taxes. By attracting upwards of 130,000 visitors, Barreled will bring more visitors and their spending while providing a unique attraction found nowhere else in the Pacific Northwest.

Please consider this worthy project.

Sincerely,

Meghann Quinn
Chair of the Board
Yakima Valley Tourism

Attachment: 5



BALE BREAKER BREWING COMPANY

May 25, 2021

Public Services ()

JUN 02 2021

To Whom It May Concern:

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

I am writing with a wholehearted endorsement for Joey Lawrence and the Barreled surf project. As an owner of Bale Breaker Brewing Company and an active member of local and state tourism organizations, I see the economic and communal impact an attraction like Barreled could have to Central Washington and the greater Pacific Northwest.

Economically, the surf park would bring valuable tourism dollars to the area, helping differentiate Yakima from other Eastern Washington destinations. Not only would it attract new visitors to our area, Barreled will also supplement the existing and growing tourism market in Yakima. Each year (with the exception of 2020 due to the COVID-19 pandemic), we have seen an increase in the number of out-of-towners who visit our taproom, many of whom are here for a child's sporting event with few options for entertainment for their kids. A surf park would encourage those families to spend more time and money in the Valley, helping grow and broaden this emerging tourism market. The addition of Barreled would be a tremendous value-add. The laid-back, mellow surfer vibe combined with the country hospitality would be just the push needed to quash any remaining negative stereotypes from outsiders and boost Yakima to a premiere vacation destination in the Pacific Northwest.

It would also serve as a great local hang-out to build a strong community around. As a generational Yakimite, I, like many, ventured away for college before returning home to set roots. With this next generation moving home, we are constantly seeking and valuing outdoor recreation. Growing up in a desert, many of us could only dream of learning to surf. Having a surf park in our backyard would receive huge local support, I know I'd go!

In closing, I'd also like to personally endorse Joey. As his employer for a number of years, I have witnessed first-hand his work ethic, leadership, conscientiousness, and problem-solving abilities. In addition to having worked on the production side of the brewery, he has been invaluable working front-of-house in our taproom. His ability to connect and provide locals and tourists excellent service has helped strengthen our own brand.

It is with great privilege that I give a full-fledged endorsement to Joey and Barreled.

Sincerely,

Meghann Quinn

Bale Breaker Brewing Company

1801 Birchfield Road, Yakima WA 98901

mquinn@balebreaker.com | www.balebreaker.com

Attachment: K

APPOVAL OF PROJECT

DATE	NAME
	Comment Letter from Alex Greene
	Comment Letter from Tylor Forman
1/27/22	Comment Letter from Stewart Wadsworth, Eco Stew
6/14/21	Comment Letter from Jason Lidkey
6/11/21	Comment Letter from Briana Marquis
6/10/21	Comment Card from Ella Nunez
6/10/21	Comment Card from Halle Nunez
6/10/21	Comment Card from Laura Nunez
6/9/21	Comment Letter from John Schneider
6/9/21	Comment Letter Caleb Rath
6/9/21	Comment Letter from Drs. Parker and Julia Faith
6/7/21	Comment Letter from Ryen Rodriguez
6/7/21	Comment Letter from Joey Lawrence
6/7/21	Comment Email from Noah Colby m
6/7/21	Comment Letter from Ann Washut
6/7/21	Comment Email from Alyson Mackay
6/7/21	Comment Letter from Desiree C. Verbrugge
6/7/21	Comment Letter from Theresa Madden
6/7/21	Comment Letter from Michael St. Mary
6/7/21	Comment Letter from Bryan and Kim Eglet
6/7/21	Comment Letter from Greg Norman
6/7/21	Comment Letter from Steve and Maggie Morelan
6/7/21	Comment Letter from Hollie St. Mary
6/4/21	Comment Letter Bob Grubenhoff
6/4/21	Comment Letter from Bonnie Robertson
6/3/21	Comment Letter from Sonja Fowler
6/3/21	Comment Letter from Ty Paxton
6/3/21	Comment Letter from W. Mitchell Rohlf
6/3/21	Comment Letter from Sarah Woodward-Pratt
6/2/21	Comment Letter from Meghann Quinn, Yakima Valley Tourism
6/2/21	Comment Letter from Johnathon Thomas, Hop Capital Brewing Company
6/1/21	Comment Letter from Matt Hargreaves
6/1/21	Comment Letter from Craig Harris
6/1/21	Comment from Christina Escobar
6/1/21	Comment Letter from Lauren Bailey
6/1/21	Comment Letter from Dan Newhouse, Congress of the United States House of Representatives
6/1/21	Martin Streich
6/1/21	Comment Letter from Johnathan Thomas, Hop Capital Brewing Company
6/1/21	Comment Letter from Tylor Forman
6/1/21	Comment Letter from Dennis Gress
6/1/21	Comment Letter from Jacob Tate
6/1/21	Comment Letter from Courtney Merrill
6/1/21	Comment Letter from Will Kostas
6/1/21	Comment Letter from Robert Sorrells

CUP2021-00014/SSP2021-00012/SEP2021-00012

Northwest Surf Parks, LLC

Attachment L

APPOVAL OF PROJECT

6/1/21	Comment Letter from Marguerite Washut
6/1/21	Comment Letter from Cody and Ilissa Bishop
6/1/21	Comment Letter from Shari M.
6/1/21	Comment Letter from Taylor Silverthorn
6/1/21	Comment Letter William Coleman
6/1/21	Comment Letter from Colby Flory
5/28/21	Comment Letter Mauro Gonzalez
5/28/21	Comment Letter from Cassandra C.
5/28/21	Comment Letter from Alexander Faith
5/28/21	Comment Letter Stewart Wadsworth
5/28/21	Comment Letter from Brian Logan
5/28/21	Comment Letter from Ty Nunez
5/28/21	Comment Letter from Dave Main
5/28/21	Comment Letter from Connor Anderson
5/27/21	Comment Letter from Ian Cameron
5/27/21	Comment Letter from Troy Nickoloff
5/27/21	Comment Letter from Kristen Wuitschick
5/27/21	Comment Letter from Ricky Sanchez
5/27/21	Comment Letter from Sidney Carey
5/27/21	Comment Letter from Erin Schlect
5/27/21	Comment Letter from Bren and Amy Malmberg
5/27/21	Comment Letter from Casey Stephenson
5/26/21	Comment Letter from Senator Jim Honeyford, Washington State senate
5/25/21	Comment Letter from Katy Weatherley
5/25/21	Comment Letter from Verlynn K. Best/Greater Yakima Chamber of Commerce
5/25/21	Comment Letter from Meghann Quinn, Bale Breaker Brewing Company
5/25/21	Comment Letter from Michael Roy, Roy Farms
5/13/21	Comment Letter from Greg Rankin
5/12/21	Comment Letter from Chad M. Gamache



EcoStew

Public Services (5)

Public Services (6)
JAN 31 2022

1/27/22

Yakima Co Planning Div
128 N 2nd St, 4th Fl
Yakima, WA 98901

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___
Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

File# CUP2021-00014/SSP2021-00012/SEP2021-00012

To Whom It May Concern:

I am writing in support of the Barreled Surf park. This community needs professionals across many disciplines to want to live and raise their families in the Yakima Valley. At present the 'Ag only' (my opinion) thinking about water and land use is limiting this community's attractiveness for professionals to live, recreate, and work in this area long term. There are few recreational resources that will be as big a draw to the PNW than this project and it will help spur increased tourism and revenue in our community.

Many people travel here for sporting events and conferences. The questions become, what do families have to do between games or when the game is over? Everyone here is very nice, accommodating and have southern hospitality, however it is difficult to attract professionals for multiple known reasons. Being an avid outdoorsman and surfer, a surf park would change that dynamic for the better! I do not surf much in WA due to the distance and less than awesome surf in Westport or La Push. If Barreled was to open, it would be a huge regional draw for younger generations who need a modern, cool and innovative activity that a surf park could bring, for tourists and locals alike. It would have the benefit of the best wave in WA which will consistently draw people who want to surf and learn to surf to the east side of WA. I have met with and reviewed Mr. Lawrence's business plan and it is totally viable for this region and desperately needed. He is ahead of the wave for this new type of recreational activity, which will become an Olympic event in Tokyo 2021. As a first in the PNW, Yakima will benefit greatly in the short and long term with this project socially and financially.

Please consider this land rezoning from Rural 10/5 to Amusement Park/Camping for the future health of the Yakima community and allow this project to be built.

Sincerely,

Stewart Wadsworth

File Number: CUP 2021-0014/
SSP 2021-00012/SEP 2021-0012

Hello,

I'm writing to express my
support of the Barreled Surf Park
project. My family and I would
become regular visitors to Yachima
if this were approved!

Thank you,

Alex Greene

alexbgreene@yahoo.com

Variety in outdoor recreation opportunities is a vital component of a healthy economy but more importantly, a strong, healthy, vibrant and diverse community. Barreled can help provide that. I am looking forward to surfing there, taking my family there, meeting new people and having another amazing outdoor recreation opportunity in our community.

Sincerely,

Tyler Forman
48851 US Hwy 12
Naches, WA 98937

CUP2021-00014/SSP2021-00012/SEP2021-00012

Public Services 

June 4th 2021,

JUN 14 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

To whom it may concern:

As a homeowner at 1720 Saint Hilaire rd, I am excited at the proposition of a surf park near us. I am in full support of Joey Lawrence's vision for the surf park project. Joey has done an amazing job explaining the project, he has been very honest and upfront about his intentions. Joey is a very passionate and driven individual and I know he has exactly what it takes to make the park a success.

Please take in to account the overwhelming support from me and the other neighbors in the area, we all agree that we are in desperate need of summer activities. As a former Perry tech instructor, I have had many conversations with the students and the staff regarding the Yakima valley's lack of summertime outdoor entertainment. I also believe that the surf park will introduce some diversity into the community, exposing the valley to the whole new world of surfing. If the area's ski resorts are any indication of the desire for sport Joey will most certainly be successful.

I have reached out to Joey and offered my full support and will make myself available for anything he might need, I wish him all the luck on his new endeavor. Please come along for the ride and be a champion for growth within our small community.

Sincerely ,

Jason Lidkey

1720 Saint Hilaire rd

Yakima wa 98901



File # CUP2021-0014/SSP2021-0012/
SEP2021-0012

Dear Yakima County Planning division,

My name is Ella Nunez and I live in Terrace Heights. I love the idea of the barreled surf park. I think it would be a great idea for the kids in the valley. It would make it so they can learn to surf so happy so I think yes! to barreled surf park!

File # CUP2021-0012/SSP2021-0012/
SEP2021-0012

Dear Yakima County Planning division,

My name is Ella Nunez, and I live in

Terrace Heights and I think Barreled would be great! I love playing volleyball and I think the volleyball courts would be great for practice. I snowboard in the winter so it would be great if I could surf too!

Thank you in advance,

Ella Nunez

JUN 10 2021



Yakima County Planning Div.
128 N. 2nd Street
4th Floor Courthouse
Yakima, WA 98901

Case# CUP2021-0014/SSP2021-1002
SEP2021-0012

Dear Yakima County Planning Division,
My name is Laura Nunez. My
family and I are in full support
of Barellled. I have lived in
East Valley for 11 years and choose
to live here because of the
wonderful, visionary people in the
community. Barellled would bring
a wonderful aspect to our valley -
Teaching kids and adults how to

Please consider how many
families would benefit from
this amazing opportunity to
have this facility in East Valley.
Jobs, tourism, sense of community,
and Pride that we have a
cutting edge facility - Right here
in East Valley!!!

Thank you for your time -
it is appreciated! Sincerely
6/6/21 Laura Nunez

Halle Nunez

5604 Garden Terrace Lane
Yakima, WA 98901

~VESI to Barellled!~

Surf - Something they may
never get to do as they
vacation or move to Southern Calif.
I envision a Competitive Surf
team for East Valley H.S!! Something
my 2 daughters would Love.
Sand Volleyball Courts / my daughter
train all Summer and this would
be a huge benefit to Valley teams
Barreled would allow us to truly
live in the best of all this
Valley has to offer! Surf in Summer
Snowboard in Mts. in the winter

Thank you in advance,

mm

JUN 10 2021

Laura A. Nunez
age 10

Terrace Heights, WA

Laura Fettig-Nunez
5604 Garden Terrace Lane
Yakima, WA 98901

VESI Barreled Yakima!

JUN 11 2021

To Yakima County:

File #: CUP2021-0014/SSP2021-0012/SEP2021-0012

We are excited for the ability to have a water attraction that pairs with local breweries in our backyard. As Yakima County residents for the last 35 years, we can't wait to have more tourist attractions. Yakima, and the entire Pacific Northwest has so much beauty and charm to offer! So, bring the tourists in and help them see and feel our culture.

As a local supporter of the beer industry, and a lover of all things water related I am excited to expose my kids to this new park and teach them more about supporting local. Plus, the jobs this park will offer will give more options to all kids and adults alike. Kids that live in east valley won't have to rely on their parents to get to work!

As I see it, there is no downside to this park! Let's make it happen!

Brian Mangan
16522 micros Rd

JUN 09 2021

CUP2021-00014/SSP2021-00012/SEP2021-00012

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

To Whom a may concern:

As a resident located less than a mile from the proposed Barreled surf park I am very excited to voice my approval and support. I fully understand the possible impacts of the park in our neighborhood and welcome the growth and much needed recreational opportunities.

The valley is in desperate need of recreational opportunities and the surf park would be a great complement to the months of optimal weather .The surf park would create the much needed balance between wineries and micro-breweries already established in the area with the lack of outdoor activities. My family fully supports the Barreled surf park and all of the economical benefits it will provide.

Sincerely ,

John Schneider-home owner

1790 Saint Hilaire road

Yakima Wa 98901



JUN 09 2021

June 7, 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Ryen Rodriguez
9616 Mieras Rd
Yakima, WA 98901

Yakima Country Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

To Whom It May Concern,

I am writing with a wholehearted push in favor of Joey Lawrence and the Barreled surf park. As someone who was born and raised in this town, I know how large the need for something new and exciting around here is. I am a current resident of Yakima Ranches and I think having such an up-and-coming attraction would bring great wealth to the area. Forget driving hours to the nearest water activity park, a quick drive down the road sounds more up my alley!

In addition to the surf park being a great place for the local community to gather, Barreled would bring in a great deal of new tourism. The goal has always been to make Yakima more inviting – I see no better way to do that than by providing people with the opportunity to learn to do something new and exciting. Barreled would make Yakima *the* spot to vacation to. It's a win, win for everyone.

Denying this new attraction to the Valley would be a big mistake. This is exactly what Yakima needs. And luckily, I believe that Joey is the perfect man for the job.

Sincerely,



Ryen Rodriguez

CUP2021-00014/SSP2021-00012/SEP2021-00012

JUN 09 2021

June 4th 2021,

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

To whom it may concern:

As a homeowner at 1760 Saint Hilaire rd, I am writing this letter in full support of Joey Lawrence and his Barreled surf park. I believe the valley needs recreational opportunities and not only will this park create those opportunities but it will help our area with job creation and tourism. Please consider the positive impacts of this park to our valley. I personally have not talked with one individual in the surrounding area near the parks proposed location that is opposed to the idea.

Joey has my families full support and anything he needs to make his vision succeed- we will be there to help with.

Again, please recognize the positive impacts and help our valley prosper...

Sincerely ,

Bob Grubenhoff

1760 Saint Hilaire rd

Yakima wa 98901

5090945-2870

A handwritten signature in blue ink, appearing to read 'Bob Grubenhoff', with a large, stylized flourish at the end.

JUN 09 2021

File Number: CUP2021-0014/SSP2021-00012/SEP2021-0012

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

To,

Yakima Count Planning Division
128 N 2nd St, 4th Floor Courthouse, Yakima, WA 98901Current Date: Friday June 4th, 2021
Subject: Support for Barreled Surf Park

Respected Authorities

I, Caleb Rath, am writing this letter in support of the Barreled Surf Park project. I first heard about the project last year through a friend and was immediately excited. Being in a desert area of Washington there are no close options for surfing. Having this resort would give an opportunity to foster new hobbies for young children in the area and give already seasoned surfers a closer location to harden their skills. The project will provide construction jobs while being build and at least 100 seasonal jobs during the summer months which is good for kids looking for seasonal opportunities outside of the agriculture sector. This would also be an opportunity for Yakima to expand its ever-growing restaurant scene, with space for food trucks, a taproom, and or a full-time restaurant. There will be camping spots to help alleviate some of the shortages during the summer months when sports tournaments are hosted in our valley.

We can't look at all the positives of the project without also addressing the concerns of a small group of non-supporters of the project. The biggest concern I've heard voiced over the years I've followed this project is that the park will use all the local's water and dry up their wells. From the research I've seen presented, this is simply not true. The water will be pulled from a deeper aquifer than the residential wells that are in the area. This claim of water loss also doesn't consider that no new water rights are being allocated, and the project will pull from water already allocated to Roy Farms. The other argument I opposition that I've seen is about the traffic that it will bring to the local areas. This is a valid concern. The project is hoping that locals will see the benefits outweigh the slight increase in traffic. The concerns about noise have also been addressed by pointing out that the wave machine is quieter than the waves themselves, which compare to the noise produced by about 70dB.

The Barreled Surf Park project asks of the residents to accept a positive change for the Yakima Valley and has gone out of its way to address the concerns of those in the area. This includes the project's lead buying a house in the surrounding area to connect with the residents. I as well as countless others in Eastern Washington hope the correct decision is made in regard to this project.

Thank you for your consideration,
Caleb Rath

June 2, 2021
Yakima County Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

Public Services **UT**

JUN 09 2021

Lisa _____ Matt _____ David _____ Tommy _____
Harold _____ Carmen _____ Jacob _____

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

To Whom It May Concern:

We are writing in support of Barreled Surf Park.

Last week, while down in Moab, Utah at the trailhead of a beautiful hike, we heard, "Woah! A Bale Breaker hat, you must be from Yakima!" We were so proud to say yes. We then proceeded to have a half hour conversation with a total stranger (who by the by, lives in Colorado) about all things Yakima.

This week we are fortunate enough to be traveling to Bend, Oregon. Bend is of course well known as a craft beer *mecca as well as an outdoor enthusiast paradise*. If you notice a theme—good food, good drink, and lots of outdoor activities to do—is what drives our vacations. The same can be said for the majority of our friends and family.

As we reflect, the West Coast is dotted with smaller towns and cities known for craft beer, craft wine, and outdoor recreation. People flock to places like Walla Walla, Bend, Leavenworth, Lake Chelan, Boise, etc. for what they have to offer. What can elevate Yakima and set it apart? We believe calculated risk taking, forward thinking, and a big idea can set it apart. A big idea like Barreled.

On our travels both locally and abroad we have found ourselves in discussions with people about the Yakima Valley. We discuss the fruit, the hops, the beer, the wine, the sun. Recently, we've also been discussing Barreled. The discussions start with some head scratching, but after about five minutes, quickly turn to excitement and genuine sentiments of, "I hope that comes to fruition and I can't wait to see what happens!"

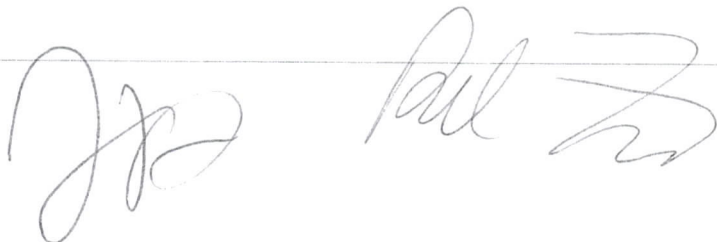
When we aren't on the move, we both work locally in the healthcare field. Parker works as an ophthalmologist and, fortunately for his job security, the Yakima Valley has a growing population of diabetic people. Diabetic people need a yearly eye exam to evaluate for retinopathy. Julia works as a nurse practitioner in the emergency department at Memorial and, also fortunately for her job security, sees countless overweight people with chronic back pain, heart attacks, strokes, etc. We hope you can see our sarcasm. Trust us when we say we would much rather live in a community focused on health and wellbeing than live in a community known for the high diabetes per capita rate. So how do we change the narrative in Yakima? Change the culture. Ideas like Barreled, or the Rocky Top mountain bike trails, or the recreation on White Pass—this all contributes to elevating Yakima beyond just a place to pass through, grab a miners burger and a pint from Bale Breaker, and move on to your next stop. *These ideas make Yakima the final destination.*

We urge you, please approve Barreled Surf Park. This community deserves to shine.

We don't even surf. But we can't wait to learn to try.

Sincerely,

Drs. Parker and Julia Faith

Two handwritten signatures in dark ink. The signature on the left is a stylized, cursive 'J' followed by a flourish. The signature on the right is a more complex cursive script, possibly reading 'Paul' followed by a large, sweeping flourish.

JUN 07 2021

HEY DINAH!

SA _____ Matt _____ David _____ Tommy _____
Jared _____ Carmen _____ Jacob _____

NOT SURE IF EVERYONE MAILED IN A COPY, - AND WASN'T
SURE IF HARD COPIES WERE REQUIRED FOR THE RECORD
JUST TO BE SAFE, PLEASE FIND COPIES OF THE SEVEN
LETTERS I SENT VIA EMAIL.

THANKS!

JOEY LAWRENCE

June 1 2021

Dennis Gress
1509 Beaudry road
Yakima, Wa.98901

Public Services 

JUN 07 2021

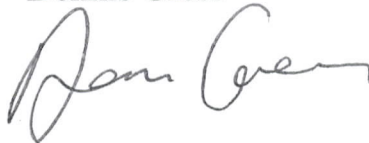
Re:"File number: Cup2021-0014/SSp2021-00012
Sep2021-0012"

Lisa___ Matt___ David___ Tommy___
Harold___ Carmen___ Jacob___

To whom it may concern,

I am in full support of the proposed Barreled Surf Park, this park would bring needed jobs and taxes to this area. Barreled Surf Park will give both youth and adults something positive to do. Barreled Surf Park will be a great asset for our community.

Sincerly,
Dennis Gress



JUN 07 2021

Brent and Amy Malmberg

308 Rainier Avenue, Moxee, WA 98936, 509-307-0550, amymalmberg@hotmail.com
Lisa _____ Matt _____ David _____ Tommy _____
Garmon _____ Jacob _____

May 27, 2021

Yakima County Planning Division

128 N. 2nd St.

4th Floor Courthouse

[Address]

Yakima, WA 98901

Re: File Number CUP2021-00014/SSP2021-00012/SEP2021-00012

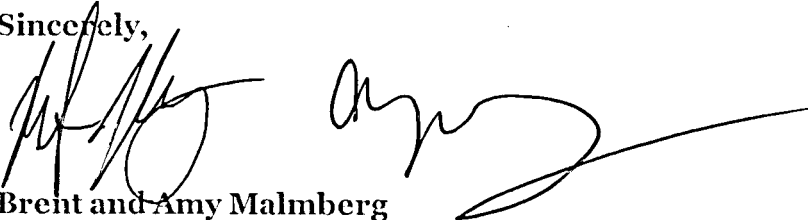
To Whom It May Concern:

We are writing this letter in support of the Barreled Surf Park that has submitted a proposal for development in the East Valley area. As a resident of Moxee we are excited about the prospect of having an option for an outdoor activity for our children here close to home.

Our daughter is very active in sports and has expressed great interest in this surf park. She has enjoyed hearing Joey Lawrence talk about his passion for this park and his desires to provide a spot for families to come and spend time together. Our family met Joey several years ago at Bale Breaker Brewery and have enjoyed getting to know him and hear about his dream of owning and operating this surf park.

We support this project and feel that it will bring a great deal of revenue to our valley as well as offer out-of-town families reasons to stay on an extra night at a hotel after they are here for the weekend for sporting events. Thank you for considering his proposal and we encourage you to approve his plan. Thank you.

Sincerely,



Brent and Amy Malmberg

JUN 07 2021

Yakima County Planning Division

128 N. 2nd Street, 4th Floor Courthouse

Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEPT2021-00012

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

To whom it may concern,

I am writing in support of the proposed Barreled surf park to be built east of Moxee. I have lived in this area my entire life and believe this would be a great addition to the East Valley community. It will be great for surrounding businesses and for the overall economy. Also, knowing Joey Lawrence and his commitment to making a positive impact on the area, I have little worry that he will do everything he can to complete this project and manage the business in a way that will make the community proud. I also know that Joey will do everything he can to ease the concerns of neighbors in the area.

Thank You,

Michael St. Mary

Yakima County Planning Division
128 N 2nd Street, 4th Floor Courthouse
Yakima, WA 98901

JUN 07 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

File Number: CUP2021-00014/SSP2021-00012/SEPT2021-00012

To whom it may concern,

I am writing in support of the Surf Park near Moxee. I believe the surf park will be a great asset to the Yakima County. The surf park will bring tourism and income into the county.

Thank you,

Theresa Madden

June, 6th 2021

Public Services *mm*

JUN 07 2021

Yakima County Planning Department
128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901

Lisa _____ Matt _____ David _____ Tommy _____
Harold _____ Carmen _____ Jacob _____

Re: Barreled Surf Park- "File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012"

To whom it may concern,

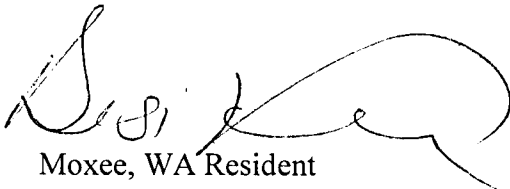
We would like to voice our support for the proposed Barreled Surf Park project. Mr. Lawrence has taken great care to ensure all the appropriate and environmentally sound practices are met and followed for this project. We believe it would be a welcome addition to our community, bringing in revenue from other areas from the state as well as neighboring states. The project is a unique opportunity for our area.

The project would be developed in conjunction with reputable companies with experience in how to construct and manage such a venture. The more quality recreation we have for our community the better. This project would provide jobs, outdoor exercise opportunities, as well as a sense of community for a good portion of our older teens and young adults.

We ask that you reconsider granting Barreled Surf Park with the necessary permits as well as offering enthusiastic support from our government officials for our community and the businesses trying to improve and support our county, as a whole.

Respectfully,

Desiree C. Verbrugge


Moxee, WA Resident

Dinah Reed

From: Planning_Info
Sent: Monday, June 7, 2021 1:53 PM
To: Dinah Reed
Subject: FW: File # CUP2021-0014/SSP2021-00012/SEP20210012

Public Services ()

From: Alyson Mackay <Allen.Alyson@hotmail.com>
Sent: Monday, June 7, 2021 12:53 PM
To: Planning_Info <Planning_Info@co.yakima.wa.us>
Subject: File # CUP2021-0014/SSP2021-00012/SEP20210012

JUN 07 2021

Lisa___ Matt___ David___ Tommy___
Harold___ Carmen___ Jacob___

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

To: Thomas Carroll and the Yakima County Planning Division

Hello, My name is Alyson Mackay and I would like to support the approval of the Barreled Surf Park project associated with File # CUP2021-0014/SSP2021-00012/SEP2021-0012. The project would add a unique tourist attraction that the Yakima area would benefit greatly from. It would bring in tourist dollars to our local hotels, restaurants, and retail stores. It would also shine a light on our great location as one of the leading hop producers, bringing tourist money into our local breweries and wineries.

It would also create new and interesting jobs to the area.

Please help this project in the county planning stages. I have lived most of my life in the county and would love to see our area develop in new and exciting ways!

Thank You,

Alyson Mackay
509.901.9815

Sent from Mail for Windows 10

JUN 07 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

May 31, 2021

Yakima Country Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

To Whom It May Concern,

I am writing to endorse the hopefully new Surf Barreled surf park and facilities! This seems to be a gem in the making for our children, families and our tourism industry!

When I first heard of this project, I was so excited! My children are grown now but we would have given anything for a water park to go to. We travelled to other cities for their water parks! I would love to have that here in our own backyard for my grandkids! Actually my 30 plus year olds would go too!! I feel strongly that this would be such a draw for so many and something to do for our Junior High kids and teens; something Yakima lacks. Some good clean fun! It seems like something all ages would enjoy. I myself would make the trip just to watch people attempt to surf, to ride the waves!!

Please look at all the benefits this provides for our Community and its strength. I wholeheartedly endorse this project.

Sincerely,



Ann Washut

June 4, 2021

JUN 07 2021

Yakima County Planning Division
128 N 2nd Street
4th Floor Courthouse
Yakima, WA 98901

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

File Number: CUP2021-0014/SSP2021-0012/SEP2021-0012

To Whom It May Concern:

I am writing this letter in support of the Barreled surf park project. I wholeheartedly endorse Joey Lawrence as he pursues his dream to create a surf park in central Washington. I've known Joey for years and he is a very dedicated, passionate, and driven individual.

I ask that you take the time to consider the way that this attraction could be largely beneficial to our community in more ways than one. The addition of this surf park in our community would give the residents the opportunity to learn a new sport. I never expected the opportunity to learn how to surf so close to home. Not only would this surf park bring together our local community, there is significant opportunity for additional sales tax revenues for the state and local community. This attraction would be one of kind in the United States and would bring tourists from all over to visit our beautiful valley.

The water rights for this project have already been secured. Joey is passionate about our environment and has plans to treat and re-use water. Therefore, the surf park would not have an impact on the local water sources. In fact, the surf park will use less water than certain agricultural irrigation due to Joey's environmentally conscience plan.

In summary, I am so excited to endorse Joey Lawrence and the Barreled surf park. I ask that you consider the significant, positive impact this project would have in our community.

Sincerely,

Hollie St Mary

Hollie St. Mary, CPA
12698 Postma Road
Moxee, WA 98936
holliethierolf@gmail.com

JUN 07 2021

To Yakima County Planning Division

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

I currently live in the Moxee area near Birchfield Mannor for the past 35 years and moved here for the opportunities available for personal, social, and academic endeavors in addition to outdoor leisure activities. My wife and I would love to see this Surf Project come a reality in our area. This unique recreational activity would provide our grandson, his friends and family from the west side to travel here to surf and participate in other recreational activities in our local valley. I am sure that many others from the west side would travel to Yakima for this unique venue.

The project being considered would provide for many job opportunities. The construction industry as well as staffing for a recreational activity for all to enjoy. In addition to full time staff, seasonal employment would be a boon to the valley.

In addition, this project would attract many visitors to other activities within the greater Yakima valley. This would benefit the hop beverage industry and, for sure, the wineries prevalent in the area and beyond. A win win situation for all concerned.

This surf park would provide an additional recreational venue to complement activities such as hiking, camping, and snowboarding. This would bring a diverse population to the valley for the benefit of all concerned. As a result, tourist dollars would benefit the valley.

My wife and I recently retired and would love to see the Surf Park completed. We are sure that the completion of the project would greatly enhance the Yakima Valley. Please grant this request for a recreational opportunity for all to enjoy

Steve and Maggie Morelan
5611 Primrose Ct
Moxee, Washington



JUN 07 2021

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

To: Yakima County Planning Div.
128 N 2nd St
Yakima, WA 98901

From: Greg Norman
4408 W Birchfield Rd
Yakima, WA. 98901

I am writing to give my support
to the approval of The Barreled Surf
park proposed at St. Hilair and Norman Rd.
It would provide a good attraction
for our area. It does not impact
overall water usage. The park would
not impact other residents, it would
provide something positive for
younger people, and would support
jobs and attract visitors to our area



1-1-2021

CUP 2021-0014/SSP2021-00012/SEP2021
0012

From: Noah Colby [<mailto:noahcolby3@hotmail.com>]

Sent: Monday, June 07, 2021 11:05 PM

To: Ask Planning <Ask.Planning@yakimawa.gov>

Subject: Moxee surf park

CUP2021-0014/SSP2021-0012/SEP2021-0012

Hello Yakima County Planning Division 128 N 2nd St, 4th Floor Court House, Yakima, Wa 98901. Didn't know if I needed to include all that but I am wanting to email you guys in regards to the plans of the new surf park. I think this would really be a great idea for Yakima to finally have something unique in it. I've lived here all my life (22years) and just never had something cool to do around here so we always had to go out of town for fun. But I think something as cool as this sounds, it would not only be fun for the locals, but also bring in people from out of town. That is another benefit to this project. If we have people coming from out of town that is generating more money in our economy therefore, giving us more money to beautify our city. Thank you for your time and consideration.

June 4, 2021

Public Services (M)

JUN 07 2021

To Whom It May Concern.

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

RE: Yakima Ranches Owners Association Phase I

Our names are Bryan and Kim Eglet. We currently reside within the boundaries of the Yakima Ranches Phase I. We are also the Treasurer and Secretary of the Yakima Ranches Owners Association Phase I.

We want to state; the vote was taken to determine whether Barreled LLC should have access to Yakima Ranches Phase I private roads. This vote was not whether we were for or against the project.

I would also like to clarify that Yakima Ranches Phase I Owners Association, is a road association. Therefore, we cannot vote on anything that is out of the scope of the roads within the boundaries of Yakima Ranches Phase I.

In closing, as residents of Yakima Ranches Phase I, both Kim and I are in total support of the Barreled LLC project and the economic growth potential for tourism and jobs in Yakima County.

Please do not hesitate to contact us for any further clarification on this manner.

Fondly,



Bryan and Kim Eglet

250 Correy Lane

Yakima, WA 98901

(509) 945-6049

(509)423-4646

B L E D S O E

JUN 04 2021

*Bledsoe Family Winery*Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

To whom it may concern,

please allow Barveled Surf park to open up! I grew up in Woxee and know this is something the community needs; This would be PERFECT for our hot summers. Moreover, it's a great opportunity to introduce kids to a new sport + bring the water to them! I would sure spend a lot of time there myself. There is no where else to learn how to safely surf and have loved the idea since day 1 of hearing about it :)

Best, Bonnie Robertson

TO LEARN MORE, PLEASE VISIT
BLEDISOEFAMILYWINERY.COMWalla Walla Tasting Room | 229 E Main Street, Walla Walla, WA 99362 | 509-525-3334
Bend Tasting Room | 550 SW Industrial Way Suite 198, Bend, OR 97702 | info@bledsoefamilywinery.com

File number: CUP2021-0014/SSP2021-0012/SEP2021-0012

Public Services ()
Public Services ()

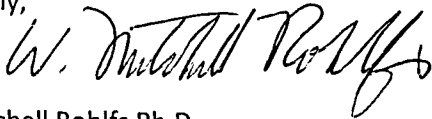
JUN 03 2021

Lisa _____ Matt _____ David _____ Tommy _____
Harold _____ Carmen _____ Jacob _____

Dear Planning Commission,

My name is W. Mitchell Rohlf. I live in Terrace Hts. Area of Yakima. I am writing in support of the development of the Barreled Surf Park. This park would be a real destination attraction type facility. People would come to Yakima for this alone and they would spend a lot of money in local businesses. The park would use existing water rights. Mr. Lawrence has been working on this project day and night for years, and I am completely convinced that he will develop a first class operation that will be a real addition to our county.

Sincerely,



W. Mitchell Rohlf Ph.D.

FILE NUMBER: CUP2021-0014/SSP2021-00012/SEP2021-0012

Public Services ()

JUN 6 8 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

To whom it may concern,

I'm writing this letter in support of the Barreled Surf Park. Having grown up in the Yakima Valley and now settled here with a local business of my own, to me installing a recreational attraction such as this will only continue to increase tourism and attract more people to our beautiful area. I only see positive benefits from this including obvious monetary growth in tax dollars (estimated \$1.5M) as well as job creation.

I stand strongly in support of local businesses that seek to invest in the future of our valley. As a parent of two, this further excites me to remain building my roots in Yakima knowing we have recreational opportunities such as this for my growing family to enjoy.

I urge you to please consider this project.

Ty Paxton

A handwritten signature in black ink, appearing to be 'Ty Paxton', with a stylized, cursive-like script.

JUN 03 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

May 28, 2021

RE: CUP2021-00014/SSP2021-00012/SEP2021-00012

To Whom It May Concern,

This letter regarding Joey Lawrence founder of Barreled, LLC.

My husband and I live in the Yakima Ranches Phase I in East Valley. We have known Joey for several years and would like to express that his project Barreled is nothing short of ingenuity.

The Yakima Valley would benefit immensely from the park. The amount of tourism it would bring to the Valley would be so beneficial for our community. We have the perfect location being in Central Washington. The weather, the wineries, the breweries, and not to mention the short drive to get here from most of the state gives Barreled the perfect location.

We hope this letter of acceptance will benefit Mr. Lawrence and his project.

Thank You,


Sonja Fowler

Public Services ()

JUN 03 2021

Sarah Woodward-Pratt
2707 Shelton Avenue
Yakima, WA 98902
June 1, 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Yakima County Planning Division
128 North 2nd St., 4th Floor Courthouse
Yakima, WA98901

RE: File Number CUP2021-0014-SSP2021-00012/SEP2021-0012

Dear Planning Division:

I am writing to express my support for the proposed Barreled Surf Park in Yakima County. I feel strongly that the development of this park would benefit our county in several key ways. It would provide a unique activity for both residents and visitors. I also love the idea that my child could learn to surf prior to a beach vacation. I believe there are many other families who would also take advantage of this opportunity if available. It is the type of activity that fits in with the active tourist who may come to or pass through our region to explore the outdoors and visit breweries and wineries. I moved to Yakima County in 2010, only planning to stay a few years for work. My husband and I fell in love with the area and chose to stay and raise a family here. I have been impressed with the changes and development in Yakima County over the past 11 years. That said, Yakima County needs to keep developing and innovating in order to become a destination for visitors. Barreled Surf Park fits into that plan.

In reviewing the information about this proposed development, the developers have been thoughtful about the use our resources-both land and water. I urge you to approve this plan.

If you have any questions, I can be contacted at woodwardpratts@gmail.com or (206) 949-0860.

Sincerely,



Sarah Woodward-Pratt



Olympia Office:
112 Irv Newhouse Building
PO Box 40415
Olympia, WA 98504-0415
Phone: (360) 786-7684
E-mail: Jim.Honeyford@leg.wa.gov
Web: jithoneyford.src.wastateleg.org

Washington State Senate

Senator Jim Honeyford
15th Legislative District

Eastern Yakima County
Including the towns of:
Buena Glead Grandview
Granger Mabton Moxee
Selah Sunnyside Toppenish
Union Gap Vapato
Yakima and Zillah

May 26, 2021

Public Services ()

JUN 02 2021

Yakima County Planning Division
128 N 2nd St
Yakima, WA 98901

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

To Whom it May Concern:

I am writing to express my support for Joey Lawrence and the Barreled Surf Park project.

For over 20 years, I have had the great privilege to representing the honest, hardworking people of the 15th District. As you know, this rural part of the state is reliant on agricultural as the foundation of its economy.

This is a unique opportunity with far-reaching benefits for our community. This project can provide a much-needed economic boost, as well as bring an awareness to our agricultural way of life.

As a former teacher and coach in the area, I am especially pleased with the idea of students having access to such a facility.

We support Barreled's bid to utilize a Conditional Land Use Permit, allowing an amusement park and RV park/campground, in Rural 10/5 zoning. With the design layout, conducted traffic study, and creating a 40-acre buffer to the nearest neighbor, we believe Barreled has taken the necessary steps to mitigate neighborhood impact. The benefits of a park like this to the local community and economy far outweigh the limited agricultural benefits of the land taken out of production. More importantly, this is a project Yakima needs.

For these reasons, I would like to express my full support for Barreled's bid to secure the Conditional Land Use Permit.

Sincerely,

Senator Jim Honeyford



BALE BREAKER BREWING COMPANY

May 25, 2021

Public Services ()

JUN 02 2021

To Whom It May Concern:

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

I am writing with a wholehearted endorsement for Joey Lawrence and the Barreled surf project. As an owner of Bale Breaker Brewing Company and an active member of local and state tourism organizations, I see the economic and communal impact an attraction like Barreled could have to Central Washington and the greater Pacific Northwest.

Economically, the surf park would bring valuable tourism dollars to the area, helping differentiate Yakima from other Eastern Washington destinations. Not only would it attract new visitors to our area, Barreled will also supplement the existing and growing tourism market in Yakima. Each year (with the exception of 2020 due to the COVID-19 pandemic), we have seen an increase in the number of out-of-towners who visit our taproom, many of whom are here for a child's sporting event with few options for entertainment for their kids. A surf park would encourage those families to spend more time and money in the Valley, helping grow and broaden this emerging tourism market. The addition of Barreled would be a tremendous value-add. The laid-back, mellow surfer vibe combined with the country hospitality would be just the push needed to quash any remaining negative stereotypes from outsiders and boost Yakima to a premiere vacation destination in the Pacific Northwest.

It would also serve as a great local hang-out to build a strong community around. As a generational Yakimite, I, like many, ventured away for college before returning home to set roots. With this next generation moving home, we are constantly seeking and valuing outdoor recreation. Growing up in a desert, many of us could only dream of learning to surf. Having a surf park in our backyard would receive huge local support, I know I'd go!

In closing, I'd also like to personally endorse Joey. As his employer for a number of years, I have witnessed first-hand his work ethic, leadership, conscientiousness, and problem-solving abilities. In addition to having worked on the production side of the brewery, he has been invaluable working front-of-house in our taproom. His ability to connect and provide locals and tourists excellent service has helped strengthen our own brand.

It is with great privilege that I give a full-fledged endorsement to Joey and Barreled.

Sincerely,

Meghann Quinn

Bale Breaker Brewing Company

1801 Birchfield Road, Yakima WA 98901

mquinn@balebreaker.com | www.balebreaker.com

GREATER YAKIMA

Chamber of Commerce



May 25, 2021

Public Services ()

JUN 02 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

To Whom It May Concern,

The Greater Yakima Chamber of Commerce supports all those who pursue their dreams and can bring them to fruition in our community. It's exciting to write a letter to support the project of Mr. Joseph Lawrence, founder at Barreled, LLC. This type of development would be a perfect fit for our region with over 200 days of sunshine, a growing tourism, and our central location attracts competitive sports from across the state.

I truly believe, Barreled, LLC, could provide a world class "Surf Park" and I think Yakima would be the perfect location for it. We are centrally located in Washington State amid three major cities - Seattle, WA; Spokane, WA and Portland, OR. We attract a great deal of traffic from these areas due to our wine and microbrew tourism, plus multiple sporting events which go on all year long here. Check out the expansion of our sports park, SOZO.

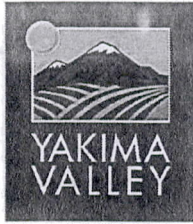
Furthermore, we live in a lush, rich, agricultural area that increases our outdoor activities. We are a 2 hour drive to Mount Rainier National Park and a 2 hour drive to the Columbia River - and a surf park would be such a beneficial addition!

We know Mr. Joseph Lawrence's dream is big, but so was Mr. Walt Disney's and we believe in helping to make these dreams come true. We're hoping you do, too. Please support Joey's project and let's make this happen!

Surf's Up!

Sincerely,

Ms. Verlynn K. Best, CEO/President



Yakima Valley Tourism

10 North 8th Street
Yakima, WA 98901

T: 509-575-3010
F: 509-575-6252
800-221-0751
www.yakimavalleytourism.com

Public Services ()

JUN 02 2021

June 2, 2021

Lisa _____ Matt _____ David _____ Tommy _____
Harris _____

Yakima County Planning Division
128 N 2nd St, 4th Floor Courthouse,
Yakima, WA 98901

RE: File Number CUP2021-00014/SSP2021-00012/SEP2021-00012

To Whom It May Concern,

The Yakima Valley Tourism Executive Committee believes that the proposed Barreled Surf Park would be a fantastic addition to the community. Our organization has championed this project for some time and support projects that improve the built infrastructure serving visitors as well as locals. This project certainly will do that.

In 2020 tourism was a \$245 million annual industry, directly employing 2,593 workers and generated \$34 million in state and local taxes. By attracting upwards of 130,000 visitors, Barreled will bring more visitors and their spending while providing a unique attraction found nowhere else in the Pacific Northwest.

Please consider this worthy project.

Sincerely,

Meghann Quinn
Chair of the Board
Yakima Valley Tourism

DAN NEWHOUSE
4TH DISTRICT, WASHINGTON
www.newhouse.house.gov

1414 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
OFFICE (202) 225-5816
FAX (202) 225-3251

VICE-CHAIR
NUCLEAR CLEANUP CAUCUS



HOUSE COMMITTEE ON
APPROPRIATIONS
SUBCOMMITTEE ON ENERGY AND WATER
DEVELOPMENT AND RELATED AGENCIES
SUBCOMMITTEE ON HOMELAND SECURITY
SUBCOMMITTEE ON LEGISLATIVE BRANCH

Congress of the United States House of Representatives

June 1, 2021

Public Services ()

JUN 02 2021

To Whom It May Concern:

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

I am writing this letter today in support of the Barreled surf project. As the congressional representative of the district encompassing the Yakima Valley, I can see the unique economic and social benefits an original attraction, like the one Joey is proposing, can have on the region and my constituents.

Economically, Barreled projects the creation of more than 100 summer seasonal jobs, ones easily converted from the winter ski industry. Additionally, the wave technology provider estimates a positive economic impact to the community of more than \$1.5 Million in state and local taxes. Also, accounting for the added tax revenue a major tourist venue like Barreled can provide, the addition of a wave park to the Yakima Valley can offer a huge economic stimulus to our rural community.

Benefits of a project like this run even deeper than the bottom line. Being the only attraction of its type in the entire Northwest, we can envision this being a great point of pride for the local community. While keeping within a farming theme, the facility would offer local beer, wine, and cider, while also hosting local food trucks. This is a great way to show tourists our way of life while providing a unique communal gathering location.

It is my pleasure, as the Congressman of the 4th Congressional District of Washington State, to fully support the Barreled project as well as Joseph Lawrence.

Sincerely,

Dan Newhouse
Member of Congress

Hop Capital Brewing Company

2920 River Rd #6

Yakima, WA 98902

Public Services ()

JUN 02 2021

June 1, 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Yakima County Planning Division

128 N 2nd St, 4th Floor Courthouse

Yakima, WA 98901

RE: CUP2021-0014/SSP2021-0012/SEP2021-0012

To Whom It May Concern:

My name is Johnathon Thomas, the owner of Hop Capital Brewing, now located in both Yakima and Portland, OR. I am writing to express my support for the Barreled Surf Park's bid to utilize a conditional land use permit to bring a state-of-the-art attraction to the Yakima Valley.

As a fellow business owner, I foresee the park being an economic boost to the local economy, not only providing the Valley with positive publicity, but also providing an exposure opportunity for other local businesses to a whole new market. The branding tie-in to the local craft beverage market could help shed additional light on the importance of Yakima to the industry.

I also see many other additional benefits to the local community; this would make Yakima a great place to raise a family making it easier to attract and retain talent needed.

I hope you will approve the land use permit.

Sincerely,



Johnathon Thomas

Owner, Hop Capital Brewing Company

503-754-2048



Public Services ()

JUN 02 2021

Lisa____Matt____David____Tommy____
Harold____Carmen____Jacob____

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

401 Walters Rd
Moxee, WA 98936
May 25, 2021

Yakima County Planning Division
128 N 2nd St
Yakima, WA 98901

To Whom it May Concern:

I am writing to express my support for Joey Lawrence and the Barreled Surf Park project.

As fifth generation farmers, our family understands the importance of maintaining and protecting quality resource farm land. Our family has worked this land for more than 100 years and know, better than most, the importance of keeping the agriculture industry robust in the Yakima Valley.

Because of our unique and deep understanding of the agricultural economy and community, we at Roy Farms think the sacrifice of converting a mere 14 acres needed for the Barreled Surf Park should not only be allowed, but is necessary.

The communal and economic benefits an attraction like a surf park can bring far outweigh the negatives of allowing for the conversion from agriculture to the necessary Master Planned Resort. It will create more jobs, provide more tax dollars, and give a much-needed positive publicity boost to Yakima.

Sincerely,

Michael Roy
President, Roy Farms



401 WALTERS ROAD | MOXEE WA 98936 | 509.452.3494

Hop Capital Brewing Company

2920 River Rd #6

Yakima, WA 98902

June 1, 2021

Yakima County Planning Division

128 N 2nd St, 4th Floor Courthouse

Yakima, WA 98901

RE: CUP2021-0014/SSP2021-0012/SEP2021-0012

To Whom It May Concern:

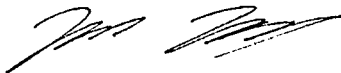
My name is Johnathon Thomas, the owner of Hop Capital Brewing, now located in both Yakima and Portland, OR. I am writing to express my support for the Barreled Surf Park's bid to utilize a conditional land use permit to bring a state-of-the-art attraction to the Yakima Valley.

As a fellow business owner, I foresee the park being an economic boost to the local economy, not only providing the Valley with positive publicity, but also providing an exposure opportunity for other local businesses to a whole new market. The branding tie-in to the local craft beverage market could help shed additional light on the importance of Yakima to the industry.

I also see many other additional benefits to the local community; this would make Yakima a great place to raise a family making it easier to attract and retain talent needed.

I hope you will approve the land use permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Johnathon Thomas', with a stylized, cursive script.

Johnathon Thomas

Owner, Hop Capital Brewing Company

503-754-2048

JUN 01 2021

May 27, 2021

Lisa____ Matt____ David____
Harold____ Carmen____ Jac____File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

Yakima County Planning Division,
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

To Whom it may Concern:

Regarding the Land Application hearing regarding the Surf Park ("Barreled LLC") that is being considered in the Moxee area, I would like to express my full support to accept this application.

I have lived in Yakima for 17 years and consider it my permanent home. I strongly believe that this proposed surf park would be a fantastic addition to our community and county. This project would add another attraction to our area in addition to the sports, winery and brewery that currently are drawing tourism to our area.

This addition and diversification to our economy could only benefit our community. It also my understanding that great care and attention is being given to the responsible use of water resources associated with this project.

Please work to accept this Land Application request.

Sincerely,



Martin Streich

102 N 78th Ave.

Yakima, WA 98908

RE: File Number: CUP2021-0014/SSP2021-00012/SEP2021-0012

Public Services 

Yakima County Planning Division
128 N 2nd St
4th Floor Courthouse
Yakima, WA 98901

JUN 01 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

To Whom it May Concern,

I am a lifelong resident of Yakima County and heavily involved in outdoor recreation. In addition to participating in numerous activities personally, I work year round at White Pass Ski Area and am involved in a volunteer capacity with Evergreen Mountain Bike Alliance, Yakima River Runners and Packwood Trail Project. I would like to express my support for the Barreled Surf Park.

Barreled has the ability to bring another great business and recreation opportunity to the Yakima Valley. The increasing demand for more recreation opportunities is obvious. Residents, whether they are local or have moved here from elsewhere, are looking for more things to do with their free time. We need more recreation opportunities and recreation based jobs to provide a well-rounded lifestyle for all of our residents.


Economically speaking, Barreled has a lot to offer our local economy. It will offer employment stability in the recreation industry by providing summer jobs in counterpoint to winter jobs created by businesses such as White Pass Ski Area. It is extremely likely that these businesses would share employees for several years before those individuals move onto more permanent employment opportunities. Estimates show that Barreled will bring customer visit numbers that rival the ski area and greatly exceed a typical golf course. Local shops and restaurants will see an increase in business traffic, tax revenues will increase and the recreation/tourism segments of our economy will become stronger.

Environmentally speaking, Barreled has a very good impact to output ratio. It has a small physical footprint and needs significantly less water than a golf course to operate. When compared to a ski area that can generate similar visit numbers the size of the venue is tiny. The amount of water that is needed will have no negative impact on farms, rivers or the aquifer. The water it needs is already accounted for, can be spared and much of it can be directly recaptured at the end of the season. Joey's aesthetic vision for the design is low-impact from the outside and scenic and natural from the inside.

Lastly, there is a social aspect that can't be ignored. I currently sit on the Diversity, Equity and Inclusion committee at Evergreen Mountain Bike Alliance. One of the most identifiable factors that limits diversity in the sport of mountain biking is access to the sport. Not only is there a monetary barrier but trails are often just too far away. This is a factor in many forms of outdoor recreation and the sport of surfing is no different. Many segments of the outdoor rec industry are finding that if you can provide opportunities closer to home you will increase diversity, strengthen the local community, get more people in touch with the outdoors and promote a healthier lifestyle for everyone. I am confident that Barreled will have those effects in Yakima.

Katy Weatherley

2315 Birchfield Road
Yakima, WA, 98901

Public Services 

JUN 01 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Yakima County Planning
128 N 2nd Street
4th Floor
Yakima, WA, 98901

File-Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

May 25th, 2021

To Whom It May Concern,

I am writing to comment positively towards the approval of the Barreled Surf Park! Joey Lawrence and Barreled will bring a brand-new type of entertainment to the Yakima Valley. This is so exciting as a neighbor to have another safe place to get my kids outdoors and active.

The benefits of this project (and others like it) far outweigh any negatives. We need more places for kids and adults alike to get outside and be active. There should be no hesitation in approving the land use for this project.

As an East Valley resident, I would be proud to have Barreled Surf Park in my backyard!

Warm Regards,

Katy Weatherley

JUN 01 2021

May 26th, 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Re: File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

Dear Planning Commissioners Doug Mayo, Kyle Curtis, Jerry Craig, Michael Shuttleworth & Jerry Mellen
C/O Yakima County Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

Subject: Surf Park Application

I am writing to ask you to approve the proposal for the Surf Park. I believe the proposal is in the County's best interest and if approved will bring even more recreational tourists to the area. Our natural excellent and productive agricultural lands have produced crops that are known the world around and bring many tourists here for breweries, wineries and to explore our recreational areas. Adding a featured Surf Park with space for camping and RVs would only increase that tourism as it would increase tourism for the largest actual market - families.

The SOZO complex has proven, as has the vast number of tournaments and other sporting events, that bringing in families is a much larger economic influx than other types of properties. Having a surf park facility will bring business to the county that would otherwise go elsewhere. A proposed water park has been in the local rumor mill for way too long to not be acted upon when presented and actually feasible.

I hope that keep these comments in mind while looking over the proposal and that the extensive benefits of the complex are weighed against any possible negatives.

Thank you for considering my thoughts.

Sincerely,

Jacob Tate
3306 Jefferson Ave
Yakima, WA 98902

JUN 01 2021

Yakima County Planning Division
128 N 2nd Street
4th Floor Courthouse
Yakima, WA 98901

Lisa____Matt____David____Tommy____
Harold____Carmen____Jacob____

File Number: CUP20201-00014/SSP2021-00012/SEP2021-00012

Regarding: Barreled Surf Park

Dear Yakima County Planning Division:

As a Yakima County Community Member, I would like to express my strong support for the Barreled Surf Park in Moxee, WA.

This project is important to our community because it is a great opportunity for families, friends and out of town visitors to get outside and have some healthy fun together.

Many of our "must see" attractions feature drinking and eating. I have indulged in enough IPA's! I want to learn how to surf, in the Yakima sunshine, with Mount Adams and our beautiful city as a backdrop. I want to hangout around a fire-pit, play volleyball, and support local business without having to drive 2+ hours away. This new park offers a great opportunity to bring the community together and enjoy The Palm Springs of Washington. I am 100% in favor!

Sincerely,



Courtney Merrill

205 S 81st Ave #11

Yakima, WA 98908

JUN 01 2021

826 N Conestoga Blvd
Yakima, WA 98908

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Yakima County Planning Division
128 N 2nd St,
4th Floor Courthouse
Yakima, WA 98901

Re: File Number CUP2021-0014/ssP2021-00012/SEP2021-0012

To Whom it May Concern:

My name is Will Kostas, I am a resident of Yakima County and am writing to express my strong support for the Barreled Surf Park project.

The project offers so many bonuses to Yakima County and I would like to make sure you are aware of at least a few. First, it will generate tax revenue in the estimated range of \$1.5 million for state and local coffers. It will also generate employment in the form of full-time, seasonal, and temporary construction jobs.

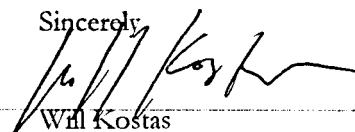
It's biggest impact will be on our youth, who will have another outdoor activity to get involved with. You may not ski or snowboard, but for those of us that do, it is difficult to imagine life in Yakima County without our beloved White Pass. We have an unbelievable opportunity to invest in what is essentially a summer ski resort, and the youth of Yakima County will be blessed to enjoy this attraction for decades to come, all while learning what is a very difficult sport. This is not going to be a water park with slides and out of control children. This is a sport that requires dedication and commitment and will be beneficial for the youth to undertake and practice such a craft.

Further, from the information I've been able to gather, the park managers have taken great steps to minimize impact on their direct neighbors, and the community. The park would be set back a quarter mile from the property line, they are using existing water rights, and they have voiced a strong desire to continue to work with their neighbors.

I understand there may be concerns about noise and traffic, and those concerns should be taken seriously. However, those concerns are universal to nearly all construction projects. The proper remedy for such concerns is to mitigate as much as possible. The park group has already expressed a willingness to work with the neighbors and the county. I would urge this committee to continue to work with the group to see this historic project come to fruition in a way that address those concerns, rather than just shutting everything down because a few people might be inconvenienced. The majority of traffic would likely be on weekends, permitting can limit the capacity and hours of operation. This project can and should move forward with those concerns in mind and with a plan to mitigate them.

Yakima County is changing. More people are moving in as workplaces in major cities are transitioning to fully remote work. As people move in, property values will rise and so will county tax coffers. We can either embrace the coming changes, work with people to find acceptable middle ground, and maximize our gains, or we can decide it is too much to deal with and be stuck in our ways. I urge you to embrace the former. Let's move forward with the Barreled Surf Park.

Sincerely,



Will Kostas

JUN 01 2021

To Yakima County Planning Division

RE: CUP2021-00014/SSP2021-00012/SEP2021-00012 (Lawrence Surf Park)

Lisa____ Matt____ David____ Tomm____
Harold____ Carmen____ Jacob____

From: Robert Sorrells, PhD

Dear planning division

I am writing in support of Joey Lawrence's proposed surf park. With the expansion of Pacific Northwest University of Health Sciences, the student population of this area is about to explode, as evidenced by the apartment construction nearby. Additionally, these new programs will bring new faculty and staff to the area. Many of these people seek recreation in the ski areas out of our county. This proposed surf park would keep people in the county, and also attract others to our region. This will not only sustain the park, I believe, but contribute to the overall economy in moneys spent in food, beverages, and hotels outside of the park. This money will go into the pockets of our local business owners, as well as the county in taxes. Joey has carefully considered the benefits as well as costs of this project, and in my opinion, has done an excellent job of exploring potential unintended consequences of this project in our beautiful valley. I support this proposal with no reservations.

Sincerely,



Robert Sorrells, PhD
5206 Roza Hill Dr.
Yakima WA 98901

May 26, 2021

JUN 01 2021

Marguerite Washut
2702 W Yakima Ave
Yakima, WA 98902

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Yakima Country Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

To Whom It May Concern,

Re: File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

I am writing today to express my support for NW Surf Park-Barreled, slated to be built in Moxee.

As a resident with two small children, the possibility of this project is very exciting for our family. The past year has been tough for local businesses, and we have lost several key recreational activities for our children. This new surf park will be a wonderful addition to our community and provide a safe place for our children to experience something only few could dream of.

In a year that has impacted so many negatively, let us give our community and children something positive to look forward to.

Thank you,

Marguerite Washut

File #: CUP 2021-00014 / SSP 2021-00012 / Sep 2021-00012

790 Saint Hilaire Rd
Yakima, WA 98901

Public Services 

JUN 01 2021

May 25, 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

To Whom it May Concern,

We are writing to express our support for Joey Lawrence and Surf Barreled.

We believe this will showcase the beauty of the east valley and be a wonderful addition to the neighboring communities. Families are always looking for fun activities to do together, and we think this will be a great option to stay active and have fun together. This attraction will also garner tourists to help boost Yakima's economy, whether that be through taxes or additional revenue brought to other local businesses.

We are advocates for adding Surf Barreled to our community and look forward to seeing this happen!

Sincerely,



Cody and Ilissa Bishop

JUN 01 2021

Filet Cup 2021 00014/SSP 2021-
00012/SEP 2021-00012

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

To Whom it Concerns.

I think the surf pool
is a great idea. It will
benefit Yakima.

Not only is it good
for citizens of Yakima
recreationally. It will
also bring money here
too.

Thank you
Shari M. McComas
4408 W. Burchfield R
Yakima Wa 98901

JUN 01 2021

May 26, 2021

Taylor Silverthorn
114 S 58th St
Yakima, WA 98901

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Yakima Country Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

To Whom It May Concern,

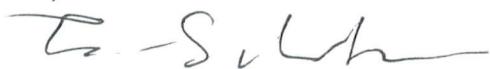
I am writing with a wholehearted push in favor of Joey Lawrence and the Barreled surf park. As someone who was born and raised in this town, I know how large the need for something new and exciting around here is. I think having such an up-and-coming attraction would bring great wealth to the area. Forget driving hours to the nearest water activity park, a quick drive down the road sounds more up my alley!

In addition to the surf park being a great place for the local community to gather, Barreled would bring in a great deal of new tourism. The goal has always been to make Yakima more inviting – I see no better way to do that than by providing people with the opportunity to learn to do something new and exciting. Barreled would make Yakima *the* spot to vacation to. It's a win, win for everyone.

Denying this new attraction to the Valley would be a big mistake. This is exactly what Yakima needs. And luckily, I believe that Joey is the perfect man for the job.

Sincerely,

Taylor Silverthorn



JUN 01 2021

May 26, 2021

William Coleman
4001 Summitview Ave 5-214
Yakima, WA 98908

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Yakima Country Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

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Sincerely,

William Coleman

JUN 01 2021

May 26, 2021

Colby Flory
1512 W Chestnut Ave
Yakima, WA 98902

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Yakima Country Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

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Sincerely,

Colby Flory

I WANT BARRELED SURF PARK
PLEASE!

Public Services **M**

JUN 01 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

FILE #: WP 2021-0014 / SSP 2021-00012 / SEP 2021-0012

This project would be so amazing to have here in Yakima. What an amazing unique opportunity for us! Please we need this beautiful park for exercise, fun, & entertainment! We need more than just wine tourism. This place would be such an attraction - I wish it was open right now.

Lauren Bailey

JUN 01 2021

To Whom It May Concern:

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____


I was born and raised in the Yakima Valley, but beyond that- I've made a passion-fueled decision to remain within the valley that I know and love, throughout my adult life. My parents' families settled within this valley after migrating up and down the Pacific Coastline harvesting a multitude of crops. Our roots are deeply embedded amongst the crops within this valley, that our hands have harvested (my own included) over the course of decades.

Service to my community has always been of the upmost import to me; I am entirely invested in the growth of Yakima County and surrounding areas. In 2012, I served as the President of Operation Lorax (a nationally recognized reforestation program that I launched under the umbrella of AmeriCorps and American Red Cross), following the Taylor Bridge and Table Mountain Complex Fires. I have also spearheaded projects, such as the erecting of military flags at Flagpole Park in Cle Elum, WA. In my spare time, I have volunteered alongside countless local non-profit organizations within our county. I have a vested interest in seeing this community thrive, because it is where I am raising my daughters and it will always be my home.

Over the course of a three-year span, between 2019-2021, I had the privilege of working at the Yakima Area Arboretum as a Facility Maintenance Manager and Venue Sales Manager. My experience in this position gave me a unique opportunity to interact with the general public, primarily with tourists visiting our valley, pulling off the I-90 interstate corridor that runs parallel to the Arboretum grounds. Without hesitation, I would offer that I have interacted with thousands of tourists and Yakima Valley visitors who were first-time visitors. Unfortunately, it is my heavyhearted opinion that there is a truly concerning lack of options available to family-minded visitors seeking activities, in Yakima County.

I humbly offer that as a community we seek to acquire an overall net gain, by approving this rezone proposal. Agriculture within our valley is a thriving industry, beer and wine are draws that contribute greatly to our tourism, but family activities are few and far between. I'm forced to drive to Moses Lake for my children to enjoy the leisure of a water park amidst our 100-degree dry dessert summer weather. My ability to enjoy a wave currently requires upwards to three hours of travel time, to reach the coastline. Yakima's ability to offer specialized family-oriented tourism that falls outside of the Spirits industry is wanting. While I possess a level of comfort regarding bringing my children to a local brewery, not all tourists recognize the nonchalant culture of doing the same thing- this park offers an alternative that currently does not exist.

Approving this rezone would not tarnish our agricultural growth, but it would widen our horizons by way of: tourism, economic growth and job opportunity. We are quite literally dubbed the Palm Springs of Washington, but we lack an Oasis. Yakima as a community is deserving of this opportunity for expansion and new growth, but more importantly its due time for there to be an added emphasis placed on growth to be centered around family-oriented activities.


Christina Escobar
509-833-5811

Yakima County Planning Department

JUN 01 2021

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

To Whom it May Concern:

I am writing to show support for the proposed Surf Park that is associated with the file listed above. I have been a Yakima resident for most of my life. I was born and raised in Yakima, moved away for college and a few years after, and moved back to the valley almost 10 years ago. One of the major reasons I moved back to Yakima and still live here is the access to outdoor recreation and the community that these activities create. I believe the Surf Park would be a wonderful addition to the recreation in our valley and be a great activity for residents and tourists of all ages. I have two young daughters that I would love to learn to surf with. This surf park would be a perfect place for families to hang out and enjoy the wonderful weather and views that our valley has to offer. I really think this surf park would enhance and showcase what makes Yakima such a wonderful place to live and visit. I hope you seriously consider the positive impact that this surf park would have on our community.

Sincerely,

Craig Harris

Public Services *W*

JUN 01 2021

File Number: CUP2021- 00014/SSP2021-00012/SEP2021-00012

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

To Whom It May Concern:

I am writing in support of the proposed Surf Park in Yakima. Yakima needs to think big. This project is exciting to not only regional surfers but especially to Yakima Valley residents. It is a great opportunity to attract tourists and grow the Yakima economy. It is also a great opportunity to get kids and adults more active and having fun. We have seen the local wine and craft brew industries contribute to our growing Valley and a surf park would be a great compliment.

Personally, I would love to be able to learn to surf in a safe and controlled environment and I know a lot of people that feel the same way. If you have any doubts, I encourage you to look up similar projects on YouTube and see how impressive they are. It is time we think big and invest in our community. The people want this project passed. Let business prosper!

Thank you for your consideration,

Matt Hargreaves

MAY 28 2021

May 26, 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Connor Anderson
640 N Saint Hilaire Rd.
Yakima, WA 98901

Yakima Country Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

To Whom It May Concern,

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Denying this new attraction to the Valley would be a big mistake. This is exactly what Yakima needs. And luckily, I believe that Joey is the perfect man for the job.

Sincerely,

Connor Anderson

MAY 28 2021

May 26, 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Dave Main
1504 Kagley Way
Zillah, WA 98953

Yakima County Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

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Denying this new attraction to the Valley would be a big mistake. This is exactly what Yakima needs. And luckily, I believe that Joey is the perfect man for the job.

Sincerely,

Dave Main

MAY 28 2021

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____**Ty Nunez**

5604 Garden Terrace Ln.

Yakima, WA 98901

Nunezt86@gmail.com

858.205.2586

May 26th, 2021

Re: Support For Barreled Surf Park

To Whom It May Concern,

I would like to formally support the Barreled Surf Park project. Yakima is a beautiful city with much to offer both residents and tourists. With that said, as a city we need to be creative with what we offer and provide a more diverse selection of fun and sport to present.

The Barreled Surf Park will add an unparalleled element of attraction to the area which will have a long-lasting impact on several sectors of our community.

Respectfully,


Ty Nunez

MAY 28 2021

Lisa____ Matt____ David____ Tomi____
Harold____ Carmen____ Jacob____

May 25, 2021

Brian Logan
10N 32nd Ave
Yakima WA 98902Yakima County Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

To Whom It May Concern,

Re: File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

I am writing today to express support for the proposed NW Surf Park-Barreled.

As an avid outdoor enthusiast and a father of 2 small children the draw of an attraction like this is undeniable. The Yakima valley has the potential to be much more than an agricultural hub and investments in outdoor recreation, such as this surf park, are essential to moving Yakima in that direction. The past year has been tough for local businesses, progressive and unique attractions like this have the potential to bring new streams of revenue to our community and provide exciting experiences for our kids. This new surf park will be a wonderful addition to our community and I'm excited for the opportunity to enjoy it with my family.

Thank you,


Brian Logan



EcoStew

Public Services 

5/25/21

MAY 28 2021

Yakima Co Planning Div
128 N 2nd St, 4th Fl
Yakima, WA 98901

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

File# CUP2021-00014/SSP2021-00012/SEP2021-00012

To Whom It May Concern:

I am writing in support of the Barreled Surf park and the reclassification of zoning from Rural 10/5 to Amusement Park/Camping Zoning for this project. This community needs professionals across many disciplines to want to live and raise their families in the Yakima Valley. At present the 'Ag only' (my opinion) thinking about water and land use is limiting this community's attractiveness for professionals to live, recreate, and work in this area long term. There are few recreational resources that will be as big a draw to the PNW than this project and it will help spur increased tourism and revenue in our community.

Many people travel here for sporting events and conferences. The questions become, what do families have to do between games or when the game is over? Everyone here is very nice, accommodating and have southern hospitality, however it is difficult to attract professionals for multiple known reasons. Being an avid outdoorsman and surfer, a surf park would change that dynamic for the better! I do not surf much in WA due to the distance and less than awesome surf in Westport or La Push. If Barreled was to open, it would be a huge regional draw for younger generations who need a modern, cool and innovative activity that a surf park could bring, for tourists and locals alike. It would have the benefit of the best wave in WA which will consistently draw people who want to surf and learn to surf to the east side of WA. I have met with and reviewed Mr. Lawrence's business plan and it is totally viable for this region and desperately needed. He is ahead of the wave for this new type of recreational activity, which will become an Olympic event in Tokyo 2021. As a first in the PNW, Yakima will benefit greatly in the short and long term with this project socially and financially.

Please consider this land rezoning from Rural 10/5 to Amusement Park/Camping for the future health of the Yakima community.

Sincerely,

Stewart Wadsworth

MAY 28 2021

From:

Mr. Alexander Faith
PO Box 370
Moxee, WA 98936

Lisa _____ Matt _____ David _____ Tommy _____
Harold _____ Carmen _____ Jacob _____

To:

Yakima County Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

Subject:

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012
Purposed Surf Park

To Whom It May Concern,

The purposed surf park is an AWESOME idea! It will bring much added value to our growing community. Not only will this provide a unique opportunity to the current residents of our county, it will draw many people to our amazing valley from far and wide. There is nothing like this purposed park around and it would be a shame to see this opportunity shot down.

As a member of the agricultural community, I understand the "issue" with water. It has been made very clear that Roy Farms already as the active water rights. The water will be used either way – be it irrigation of crops or for the purposed surf park. This should not be a deterrent for the purposed project!

Residents of Yakima County should fully support this project.

Respectfully,



Mr. Alexander Faith

MAY 28 2021

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

5/26/21

Hello,

I am writing this letter today
to say I support the Surf Park
that is being proposed.

Cassandra Cruz

File NO: CUP2021-00014/SSP2021-00012/SEP2021-0012

Thank you!

MAY 28 2021

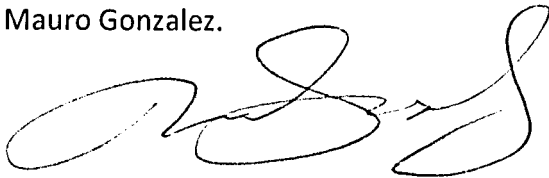
File number: CUP2021-00014/SEP2021-00012

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Surf park.

This letter is regarding my support for the Surf park. I believe this would be a great addition to our community. I moved from California in 2008, and really miss surfing. I am looking forward to giving my kids the opportunity to learn such an amazing sport. Please consider the great opportunity to have this surf park in our community. Thank you.

Mauro Gonzalez.

A handwritten signature in black ink, appearing to read 'Mauro Gonzalez', with a large, stylized flourish at the end.

MAY 27 2021

May 26, 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Casey Stephenson
3701 Gun Club Rd Unit 74
Yakima, WA 98901

Yakima Country Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

To Whom It May Concern,

I am writing with a wholehearted push in favor of Joey Lawrence and the Barreled surf park. As someone who was born and raised in this town, I know how large the need for something new and exciting around here is. I think having such an up-and-coming attraction would bring great wealth to the area. Forget driving hours to the nearest water activity park, a quick drive down the road sounds more up my alley!

In addition to the surf park being a great place for the local community to gather, Barreled would bring in a great deal of new tourism. The goal has always been to make Yakima more inviting – I see no better way to do that than by providing people with the opportunity to learn to do something new and exciting. Barreled would make Yakima *the* spot to vacation to. It's a win, win for everyone.

Denying this new attraction to the Valley would be a big mistake. This is exactly what Yakima needs. And luckily, I believe that Joey is the perfect man for the job.

Sincerely,

Casey Stephenson

MAY 27 2021

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

May 25, 2021

Erin Schlect
100 Windcrest Drive
Yakima, WA 98908

Yakima Country Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

To Whom It May Concern,

Re: File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

I am writing today to express my support for NW Surf Park-Barreled, slated to be built in Moxee.

As a resident with two small children, the possibility of this project is very exciting for our family. The past year has been tough for local businesses, and we have lost several key recreational activities for young and growing families. This surf park would be a wonderful addition to our community and provide a safe place for families to experience something only few could dream of.

In a year that has impacted so many negatively, I ask that you consider giving our community, and children something positive to look forward to.

Thank you,



Erin Schlect

MAY 27 2021

May 26, 2021

Lisa____Matt____David____Tommy____
Harold____Carmen____Jacob____

Sidney Carey
1031 Solar Ln
Yakima, WA 98901

Yakima County Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

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Sincerely,

Sidney Carey

MAY 27 2021

May 26, 2021

Lisa____Matt____David____Tommy____
Harold____Carmen____Jacob____

Ricky Sanchez
3104 Summitview Ave
Yakima, WA 98902

Yakima Country Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

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Sincerely,

Ricky Sanchez

MAY 27 2021

May 26, 2021

Kristen Wuitschick
103 S 53rd Ave
Yakima, WA 98908

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

Yakima County Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

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Sincerely,

Kristen Wuitschick

MAY 27 2021

May 26, 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Troy Nickoloff
1031 Solar Ln
Yakima, WA 98901

Yakima County Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

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Sincerely,

Troy Nickoloff

MAY 27 2021

May 26, 2021

Lisa____Matt____David____Tommy____
Harold____Carmen____Jacob____

Ian Cameron
918 S 25th Ave
Yakima, WA 98902

Yakima Country Planning Division
128 N 2nd St, 4th Floor Courthouse
Yakima, WA 98901

File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

To Whom It May Concern,

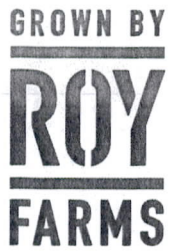
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Sincerely,

Ian Cameron



File Number: CUP2021-00014/SSP2021-00012/SEP2021-00012

401 Walters Rd

Moxee, WA 98936

May 25, 2021

Yakima County Planning Division

128 N 2nd St

Yakima, WA 98901

To Whom it May Concern:

I am writing to express my support for Joey Lawrence and the Barreled Surf Park project.

As fifth generation farmers, our family understands the importance of maintaining and protecting quality resource farm land. Our family has worked this land for more than 100 years and know, better than most, the importance of keeping the agriculture industry robust in the Yakima Valley.

Because of our unique and deep understanding of the agricultural economy and community, we at Roy Farms think the sacrifice of converting a mere 14 acres needed for the Barreled Surf Park should not only be allowed, but is necessary.

The communal and economic benefits an attraction like a surf park can bring far outweigh the negatives of allowing for the conversion from agriculture to the necessary Master Planned Resort. It will create more jobs, provide more tax dollars, and give a much-needed positive publicity boost to Yakima.

Sincerely,

Michael Roy

President, Roy Farms



MAY 13 2021

Lisa _____ Matt _____ David _____ Tommy _____
Harold _____ Carmen _____ Jacob _____

May 11, 2021

To whom it may concern,

I am writing in support of Case Number: SSP2021-00012, Yakima Surf Parks. I live and own my home at 106 South 58th St in Yakima, WA. As a proud Yakima resident of Terrace Heights, I very much look forward to the completion of this project as it will inject new life into our end of the valley. Currently, there is a lack of recreation in East Valley for residents or for potential tourists; the addition of a surf park and the related facilities will provide a much needed and unique boost to the valley.

I wholeheartedly believe this project will not only benefit the residents of the valley but also the small businesses who rely on customers coming into Yakima. This project will support numerous jobs both at the site and in terms of food-trucks, the vendors who sell to the trucks and park, Yakima restaurants and stores, and to other businesses who will undoubtedly see a rise in clients due to such a unique opportunity in the inland Northwest. Allowing this project to move forward supports myriad small businesses who are the beating heart of our valley. People will travel to Yakima to take advantage of surfing with views of our hills, hop fields, vineyards, and Mountains. People who come to Yakima to try surfing will then be exposed to the wonders of our valley, likely be inclined to return, and will again bring money with them and into our economy. This project is economically forward-thinking and represents an opportunity to continue shifting perceptions of Yakima toward the positive.

Please consider this proposal favorably as it represents an opportunity to bring more people and their tourism dollars into our valley, to encourage economic growth in East Valley, to provide job opportunities in tourism, and lastly to increase the regional reputation of Yakima. Denying this proposal serves no purpose other than to diminish the economic futures of East Valley and to squash an opportunity for tourism development that will bring much-needed jobs and tax dollars to our county.

Thank you for taking the time to consider my thoughts, and I strongly encourage you to approve Case Number: SSP2021-00012, Yakima Surf Parks.

Sincerely,



Greg Rankin

106 S 58th St

Yakima, WA 98901

MAY 12 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Yakima County Planning Division
128 N. 2nd St
4th Floor Courthouse
Yakima, WA 98901

File No.: CUP2021-00014 / SSP2021-00012 / SEP2021-00012

To whom it may concern:

I am writing to express my full support of the wave park project. I believe this has the potential to be a great economic driver of our community. I support their application for a land use change.

Sincerely,



Chad M. Gamache
905 Columbus Ave
Moxee, WA 98936
509.930.8039

DISAPPROVAL OF PROJECT

DATE	NAME
2/8/22	Petitions to reject Barreled Surf Park (see attached)
1/31/22	Comment Letter from Robert & Joanne Stonecipher
1/28/22	Comment Letter from David Turner
1/27/22	Comment Letter from John and Heidi Dobie
1/27/22	Comment Letter from Vernon, Ronda Woods and Family
6/8/21	Comment Letter from Andrea Stone
6/7/21	Comment Letter from Diane Hesse
5/20/21	Comment Letter from Robert and Joanne Stonecipher
5/17/21	Comment Letter from Mike Vaughn
5/17/21	Comment Letter from Michael and Shelley McDonald
5/17/21	Comment Letter from Tim Milbert
5/17/21	Comment Letter from Corina Vaughn
5/14/21	Comment Letter from Dan & Janna Jackson
5/13/21	Comment Letter from Eugene and Eliena Hazen
5/13/21	Comment Letter from David and Deanna Dillon
5/13/21	Comment Letter from Vernon, Ronda Woods and Family
5/12/21	Comment Letter from David Turner, Yakima Ranches
5/12/21	Comment Letter from Kurt and Susan Nansel
5/12/21	Comment Letter from Anne Mohagen
5/11/21	Comment Letter from Thomas J. Crouch
5/10/21	Comment Letter from Tim Milbert

CUP2021-00014/SSP2021-00012/SEP2021-00012

Northwest Surf Parks, LLC

Attachment: M

Public Services (R)

To: Jason Earles, Yakima County Planning Section Manager

FEB 08 2022

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

Date: February 8, 2022

Subject: CASE # CUP2021-00014/SEP2021-00012/CAO2021-00009/SSP2021-00012 Northwest
Surf Parks Recreational Facility

Please accept the enclosed petitions on behalf of surrounding area residents in opposition to the development of the NW Surf Park recreation facility. You will find two separate petitions, each with individual signatures.

Thank you for your attention,

Concerned Yakima County East Valley Residents

Petition to reject Barreled Surf Park

Case # CU P2021-00014/SEP2021-00012/CAD2021-00009/SSP2021-00012 NW Surf Parks Recreation facility

Petition summary and background: Against Barreled Surf Park due to High traffic and large groups of people to the area. Lisa Matt David Tommy Harold Carmen Jacob

Action petitioned for: We, the undersigned, are concerned citizens who urge our leaders to act now to deny construction of Barreled Surf Park.

Printed Name	Signature	Address	Comment	Date
Thomas Wright	<i>Thomas Wright</i>	1682 Saint Hilaire Rd	Concerned re Depletion of ground water & Traffic	1/19/22
Marcia Wright	<i>Marcia Wright</i>	1682 Saint Hilaire Rd.	Concerned about our ground water being depleted	1/20/22
JASON LIDKE	<i>Jason Lidke</i>	1720 SAINT HILAIRE RD	CONCERNS ABOUT GROUND WATER & TRAFFIC	1/20/22
Bonnie Lidke	<i>Bonnie Lidke</i>	1720 Saint Hilaire Rd	DON'T WANT	1/20/22
PATRICK PARSONS	<i>Patrick Parsons</i>	9804 BITTNER LP	WATER CONCERNS	1/21/22
KANDACE PARSONS	<i>Kandace Parsons</i>	9804 BITTNER ROAD	WATER CONCERNS	1/21/22
TRAVIS HAINES	<i>Travis Haines</i>	9806 BITTNER RD.	WATER CONCERNS, TRAFFIC	1/22/22
JULIANNE HAINES	<i>Julianne Haines</i>	9806 BITTNER RD.	WATER CONCERN	1/22/22
KEVIN PHILLIPS	<i>Kevin Phillips</i>	9802 BITTNER RD	WATER ISSUE	1-22-22
Carolyn Phillips	<i>Carolyn Phillips</i>	9802 Bittner Rd	Water concerns - Traffic	1-22-22
Matthew Drumheller	<i>Matthew Drumheller</i>	9900 Bittner Rd.	Water/road concerns	1-22-22
Katie Drumheller	<i>Katie Drumheller</i>	9900 Bittner Rd.	Water concern	1-22-22

Petition to reject Barreled Surf Park

Public Services ☒

CASE # CUP2021-00014/SEP2021-00012/CAD2021-00009/SSP2021-00012

Northwest Surf Park Rec. Facility

Petition summary and background	Against Barreled Surf Park due to High traffic and large groups of people to the area.	Lisa ___ Matt ___ David ___ Tommy ___ Harold ___ Cameron ___ Jacob ___
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny construction of Barreled Surf Park.	

Printed Name	Signature	Address	Comment	Date
Gilbert Linden	<i>Gilbert Linden</i>	9401 Mieras Rd		10-21-21
Odetta Linden	<i>Odetta Linden</i>	9401 Mieras Rd	we already have too much	10-21-2021
LINDA BARRY	<i>Linda Barry</i>	60 FAUCHER RD		10-22-21
JOHN SCHWARTZ	<i>John Schwartz</i>	50 High Point		10/22/2021
FELDI, ANTHONY	<i>Anthony Feldi</i>	280 HIGHTPOINT LN DB		10/22/2021
Darlene Wooten	<i>Darlene Wooten</i>	170 High point Rd Yakima, WA		10/22/21
Vernon Ransom	<i>Vernon Ransom</i>	140 Faucher Rd		10-22-21
Thomas Wixson	<i>Thomas Wixson</i>	61 Faucher Rd.		10/22/2021
Michele Phelps	<i>Michele Phelps</i>	271 Kelly Lane Yakima WA		10/22/2021
MICHAEL PHELPS	<i>Michael Phelps</i>	271 KELLY LANE YAKIMA, WA	ROADS NOT BUILT TO HANDLE HIGH VOLUME OF TRAFFIC	10/23/2021
Shelley Lowe	<i>Shelley Lowe</i>	111 Duval Lane Yakima WA 98901		10/23/21
ISAAC VILLARREAL	<i>Isaac Villarreal</i>	9601 Mieras Yakima, WA 98901		10/23/21

Petition to reject Barreled Surf Park

Public Services ☒

CASE# CUP2021-00014/SEP2021-00012/CA62021-00009/SSP2021-00012

NW Surf Parks Recreational facility

FEB 08 2022

Petition summary and background	Against Barreled Surf Park due to High traffic and large groups of people to the area.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny construction of Barreled Surf Park.

Lisa Matt David Tommy

Printed Name	Signature	Address	Comment	Date
Michelle Webb	Michelle Webb	1401 Saint Hilaire Rd		10/19/21
Tyler Smith	Tyler Smith	1401 Saint Hilaire Rd		10/19/21
Kevin Phillips	Kevin Phillips	9802 BITTNER		10/19/21
Carolyn Phillips	Carolyn Phillips	9802 Bittner Rd		10/19/21
TRAVIS HAINES	Travis Haines	9806 BITTNER RD.		10/19/21
JULIE HAINES	Julie Haines	9806 BITTNER RD.		10/19/21
PATRICK PARSONS	Patrick Parsons	9804 BITTNER RD		10/20/21
KANDACE PARSONS	Kandace Parsons	9804 BITTNER RD		10-20-21
Matthew Drumbeller	Matthew Drumbeller	9900 Bittner Rd		10-21-21
Christine Jackson	Christine Jackson	1340 St Hilaire Rd		10-30-21
Geary L. JACKSON	Geary L. Jackson	1340 St Hilaire Rd		10/30/21

Petition to reject Barreled Surf Park

Public Services ☒

CASE# CUP2021-0014/SEP2021-00012/CA02021-00009/SSP2021-00012 NW Surf Parks Rec. Facility FEB 08 2022

Petition summary and background	Against Barreled Surf Park due to High traffic and large groups of people to the area Lisa Matt David Tommy Harold Carmen Jacob
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny construction of Barreled Surf Park.

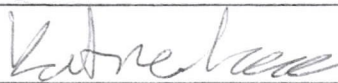



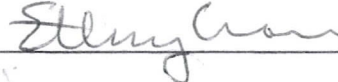



Printed Name	Signature	Address	Comment	Date
Olivia G. Linder	Olivia G. Linder	9771 Mieras Rd Yakima WA 98901		10/22/21
Michael Linder	Michael Linder	9421 Bitter Rd 98901		10/25/21
Debbie Thompson	Debbie Thompson	250 Green acres 98901		10/27/21
Judy Johnson	Judy Johnson	100 White Rd Yakima 98901		11-5-21
Frank G. Gallaway	Frank Gallaway	201 Green acres 98901		11-5/21
Sherry Hallenbeck	Sherry Hallenbeck	51 Kittitas Canyon Rd 98901		11/5/21
Donna L. Langer	Donna Langer	200 Kittitas Canyon Rd		11/5/21
Christina Wiseman	Christina Wiseman	10451 Mieras Rd Yakima WA 98901		11/5/21
Rebecca Wiseman	Rebecca Wiseman	10870 Mieras Rd, Yakima WA, 98901		11/5/21
Jessica Wiseman	Jessica Wiseman	10651 Mieras rd Yakima WA 98901		11/23/22
Aimee Borley	Aimee Borley	1371 Saint Hilaire Rd. Yakima WA		2/5/22
Brian Borley	Brian M. Borley	1371 St. Hilaire Rd		2/5/2022

Petition to reject Barreled Surf Park

Public Services ☒

case # CUP2021-00014/SEP2021-00012/CAO2021-00009/SSP2021-00012
 202100012
 Recreational Facility

Petition summary and background	Against Barreled Surf Park due to High traffic and large groups of people to the area. isa Matt David Tommy Harold Carmen Jacob
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny construction of Barreled Surf Park.

Printed Name	Signature	Address	Comment	Date
Natie Crane		846 E Norman Rd Yakima		11/21/2021
Lee Crane		846 E Norman Rd Yakima WA 98901	Our Roads are not designed for this amount of traffic and safety *	11-21-21
Ryan Crane		846 E Norman Rd Yakima WA 98901		11/21/2021
Trever crane		846 E Norman Rd Yakima WA 98901		11/21/2021
Ethney Crane		846 E Norman Rd Yakima WA 98901		11/25/2022
JEAN E DENMER		848 E NORMAN RD WA	THEY DONT HAVE ENOUGH WATER FOR IT	2/1/22
Isaac Harrison		846 E Norman Rd Yakima WA		1/31/22
Christopher Jensen		1501 St. Hilaire Yakima WA		2/1/22

* Semi ~~truck~~ fruit trucks take up the Entire Road going around the corner on St Hilaire & Bittern This increased traffic will get someone killed

CASE # CUP2021-00014/SEP2021-00012/CAD2021-00009/SSP2021-00012					NWSurf Parks Recreational Facility
Printed Name	Signature	Address	Comment	Date	

[illegible]

Petition to reject Barreled Surf Park

petition summary and background	Against Barreled Surf Park due to High traffic and large groups of people to the area.
petition petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny construction of Barreled Surf Park.

Petition to Reject Barreled Surf Park

Northwest Surf Parks
21-00012 Rec Facility

Case# CYP2021-00014/SE P2021-00012/CAO2021-00019/SSP2021-00012

Petition summary and background	Against Barreled Surf Park due to excessive water usage, concerned for residential wells and water needs for personal property.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny construction of Barreled Surf Park.

[illegible]

Yakima County Public Services *AD*

To: Jason Earles, Yakima County Planning Section Manager

FEB 08 2022

Date: February 8, 2022

Case No.: Jason
Assigned To: CUP 21-014

Subject: CASE # CUP2021-00014/SEP2021-00012/CAO2021-00009/SSP2021-00012 Northwest
Surf Parks Recreational Facility

Please accept the enclosed petitions on behalf of surrounding area residents in opposition to the development of the NW Surf Park recreation facility. You will find two separate petitions, each with individual signatures.

Thank you for your attention,

Concerned Yakima County East Valley Residents

Jaime Huber
1580 St. Hilaire Rd
Yakima, 98901
(509) 969-0696

CASE # CUP2021-00014 / SEP2021-00012 /
CA02021-00009 / SEP2021-00012

Petition to Reject Barreled Surf Park

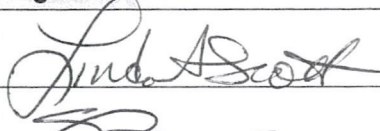

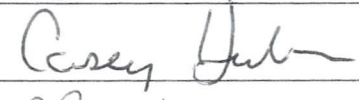
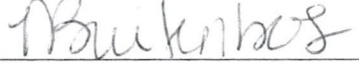
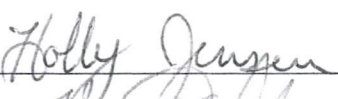
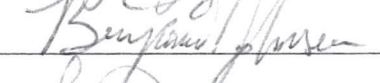
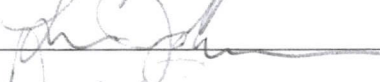
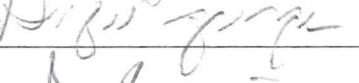
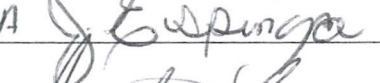
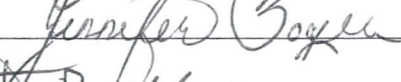

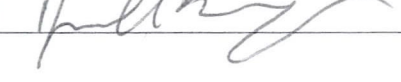
Exhibit A

Northwest Surf Park
Recreational Facility

Petition summary and background	Against Barreled Surf Park due to excessive water usage, concerned for residential wells and water needs for personal property.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny construction of Barreled Surf Park.

Yakima County Public Services AD

FEB 08 2022

Printed Name	Signature	Address	Comment	Date
Linda A. Scott		621 St. Hilaire Rd Yakima WA 98901	Case No.: Assigned To:	1-11-22
Emily Deaver		621 St. Hilaire Rd Yakima 98901		1-11-22
Casey Huber		11300 Flintstone Rd Yakima 98908		1-13-22
Nikola Bruckenbus		10308 Hilaire Rd		1-21-22
Holly Jensen		1501 St Hilaire Rd Yakima 98901		1-21-22
Benjamin Johnson		5911 Morningside Dr 98901		1-24-22
Lindsay Johnson		5911 Morningside Dr.		1-24-22
Angelina Espinoza		1640 St. Hilaire Rd		1-24-22
Johnny ESPINOZA		1640 St. Hilaire Rd		1-24-22
Jennifer Boyer		1370 Saint Hilaire Rd.		1-25-2022
TY Boyer		1270 St. Hilaire Rd Yakima wa.		1-25-2022
Jacob Boyer		1270 St Hilaire Rd Yakima WA		1/25/2022

SSP 2021-00012

Northwest Sunset Park Recreational Facility

[illegible]

Exhibit A

NAME ADDRESS (509) 964-0049 CASE# CAP2021-0004 / SEP-2021-0004
 1580 St. Hilare Yakima, Wa 98901 NORTHWEST SLOPE PARK CAO2021-00009 / SEP-2021-0001

Printed Name	Signature	Address	Request on Facility	Comment	Date
THE BOY	THE BOY	1270 St Hilare Rd		Don't want it	1-25-22
Haley Boyer	Haley Boyer	1270 St Hilare Rd		Don't want it. Yakima County Public Services	1-25-22
Tracy Durek	Tracy Durek	467 Zimmerman Rd		Residential	1-25-22
Melissa Ramirez	Melissa Ramirez	6612 Tany		Don't want it. Case No. 17 Assigned To:	1-27-22
Bonnie Klaassen	Bonnie Klaassen	11780 Mieras Rd		Don't	1-27-22
Julie Dittmar	Julie Dittmar	11700 Mieras Rd		No	1-27-22
Austin Fulk	Austin Fulk	2601 Deeringhoff Rd		NO	1-28-22
Teah Terrill	Teah Terrill	2601 Deeringhoff Rd		no	1-28-22
Logan merkle	Logan merkle	624 prairie dog rd		don't want it	1-29-22
Justin Lange	Justin Lange	85 Eagle Way		NO	1-29-22
Branden Denton	Branden Denton	411 E Duffield Rd		DONT want it	1-29-22
DANIEL SORIANO	Daniel B. Soriano	3403 GREGORY AVE		BAD FOR COMMUNITY	1/29/22
Elizabeth Soriano	Elizabeth Soriano	3403 Gregory Ave		Bad for Community	1/29/22
Alexis Durand	Alexis Durand	5900 Morningside Drive		Why?	02/04/22
Victoria Clausing	V. Clausing	5831 Morningside Drive		NO	02/04/22
Emme Clausing	Emme Clausing	5831 Morningside Drive		No thanks	02/04/22
Adeline Changala	Adeline Changala	1725 River Rd		NO	02/04/22
Adeline Caitlin Clement	Adeline Clement	1270 St Hilare Rd		Don't want it	02/04/22

Konnor ... 6700 morning ...
Rgn Home ~~Home~~ 4921 Konnor pass rd

NO

NO

2/4/22
2/4/22

Exhibit ~~Sp~~ A
↓

Lamie Huber
1580 St. Helene Rd
Yukima, WA 98901
(509) 969-0696

Northwest Sunset Park Recreational Facility

Case # CLP 2021-0004 / SEP 2021-00012 / CAP 2021-00009 / SEP 2021-00012

Petition to Reject Barreled Surf Park

CASE# CUP2021-00014/SEP2021-00012/CAO2021-00009/SSP2021-00012 NWSurf Parks Rec. Facility

Petition summary and background	Against Barreled Surf Park due to excessive water usage, concerned for residential wells and water needs for personal property.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny construction of Barreled Surf Park. Yakima County Public Services <i>AD</i>

Printed Name	Signature	Address	Comment FEB 08 2022	Date
Michelle Webb	<i>Michelle Webb</i>	1401 Saint Hilaire Rd	Case No.: _____ Assigned To: _____	10/19/21
Tyler Smith	<i>Tyler Smith</i>	1401 Saint Hilaire Rd		10/19/21
Kevin Phillips	<i>Kevin Phillips</i>	9802 BITNER RD		10/19/21
Carolyn Phillips	<i>Carolyn Phillips</i>	9802 Bitner Rd		10/19/21
Patrick P. Parsons	<i>Patrick P. Parsons</i>	9804 BITNER RD		10/20/21
KANDACE PARSONS	<i>Kandace Parsons</i>	9804 BITNER ROAD		10-20-21
Matthew Drunkler	<i>Matthew Drunkler</i>	9900 Bitner Rd		10-21-21
Christina Jackson	<i>Christina Jackson</i>	1340 St Hilaire Rd		10-30-21
Gary L. Jackson	<i>Gary L. Jackson</i>	1340 St Hilaire Rd		10/30/21
April Knautz	<i>April Knautz</i>	1290 St Hilaire Rd		11/12/21
Brent Knautz	<i>Brent Knautz</i>	1290 St Hilaire Rd		11/12/21

Petition to Reject Barreled Surf Park

FEB 08 2022

CASE# H CUP2021-00014 / SEP2021-00012 / CA02021-00009 / SSP-00012

Case No.:

Petition summary and background	Against Barreled Surf Park due to excessive water usage, concerned for residential wells and water needs for personal property.	Assigned To: _____
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny construction of Barreled Surf Park.	

Printed Name	Signature	Address	Comment	Date
ISAME VILLARREAL	<i>[Signature]</i>	9601 Mieras Rd, Yakima, Wa 98901		10/23/21
Ethan Villarreal	<i>[Signature]</i>	9601 Mieras Rd Yakima 98901		10/23/21
Olivia Goldstein	<i>[Signature]</i>	4721 Mieras Rd Yakima 98901		10-23-21
Michael Linden	<i>[Signature]</i>	9421 Bittner Rd Yakima 98901		10/25/21
Debbie Thompson	<i>[Signature]</i>	250 Green acres Yakima 98901		10/29/21
Judy Johnson	<i>[Signature]</i>	100 White Rd Yakima Wa 98901		11/5/21
Frank Gallaway	<i>[Signature]</i>	241 Green Acres 98901		11/5/21
Sherry Hallenbeck	<i>[Signature]</i>	51 Kittitas Canyon Rd 98901		11/5/21
DONALD LEMBERG	<i>[Signature]</i>	200 Kittitas Canyon Rd 98901		11/5/21
Christina Wiseman	<i>[Signature]</i>	10651 Mieras Road, Yakima WA 98901		11/5/21
Rebecca Wiseman	<i>[Signature]</i>	10810 Mieras Rd, Yakima WA 98901		11/5/21
Jessica Wiseman	<i>[Signature]</i>	10651 Mieras Rd, Yakima WA 98901		11/23/22

Petition to Reject Barreled Surf Park

CASE# ~~HCU~~ ~~2021-00014~~ / ~~SEP~~ ~~2021-00012~~ / ~~CAD~~ ~~2021-00009~~ / ~~SSP~~ ~~2021-00012~~ NW Surf Parks Re. Facility ^{FEB 08 2022}

Petition summary and background	Against Barreled Surf Park due to excessive water usage, concerned for residential wells and water needs for personal property.	Case No.: _____
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny construction of Barreled Surf Park.	
	Assigned To: _____	

Printed Name	Signature	Address	Comment	Date
Odetta Linden	<i>Odetta Linden</i>	9401 Mierds Rd	Our well is lower already	10-21-2021
Gilbert Linden	<i>Gilbert Linden</i>	9401 Mierds Rd		10-21-2021
LINDA BARRY	<i>Linda Barry</i>	160 FAUCHER RD		10-22-21
TOMI SCHWARTZ	<i>Tomi Schwartz</i>	50 High Point Landing		10/22/2021
ANTHONY FELDI	<i>Anthony Feldi</i>	280 HIGH POINT LN DL		10/22/2021
Darlene Noorson	<i>Darlene Noorson</i>	170 High point Rd		10/22/21
Vernon Ransom	<i>Vernon Ransom</i>	140 Faucher Rd		10-22-21
Charles T. Newkome	<i>Charles T. Newkome</i>	121 Faucher Rd	concerned about ground water	10/22/21
Thomas Wixson	<i>Thomas Wixson</i>	61 Faucher Rd.		10/22/2021
michele Phelps	<i>michele Phelps</i>	271 Kelly Lane Yakim WA		10/23/2021
MICHAEL PHELPS	<i>Michael Phelps</i>	271 KELLY LANE YAKIMA, WA	ROADS ARE NOT BUILT FOR TRAFFIC, WELLS ALREADY DROPPING	10/23/2021
Shelley Lowe	<i>Shelley Lowe</i>	111 Duval Lane Yak. WA 98901		10/23/21

Petition to Reject Barreled Surf Park

CASE# CUP2021-00014/SEP2021-00012/CAO2021-00009/SSP2021-00012 NW Surf Parks Rec. Facility

FEB 08 2022

Petition summary and background	Against Barreled Surf Park due to excessive water usage, concerned for residential wells and water needs for
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to deny construction of Barreled Surf Park.

Printed Name	Signature	Address	Comment	Date
Katie Crane	Katie Crane	846 E Norman Rd Yakima		11/21/2021
Zee Crane	Zee Crane	846 E Norman Rd Yakima 98901	our well is already having water issues without this	11-21-21
Ryan Crane	Ryan Crane	846 E Norman Rd Yakima WA 98901		11/21/2021
Trever Crane	Trever Crane	846 E Norman Rd Yakima WA 98901		
Ethney Crane	Ethney Crane	846 E Norman Rd Yakima WA 98901	Please provide wells for residents as this dries our wells	12/4/21
LEWIS DEMMER	Levi Demmer	848 E. NORMAN RD YAK. WA 98901	WE DON'T HAVE ENOUGH WATER NOW	01/31/22
ISAAC HARRISA	Isaac Harrisa	846 E Norman Rd Yakima WA		1/31/22
Christopher Jensen	Chris Jensen	1501 St. Hilaire Yakima, WA		2/1/22
Amee Borley	Amee Borley	1371 Saint Hilaire Rd. Yakima		2/5/22
Brian Borley	Brian Borley	1371 St. Hilaire Rd Yakima		2/5/2022

We are only able to water 1/4 of 2 acres because of water and well shortages and they want

NWSurf Parks Rec Facility
- 00012

NWSurf Parks Rec Facility
- 00012

Case No.: _____
Assigned To: _____

[illegible]

Subject: CUP2021-00014 / SSP2021-00012 / SEP2021-00012, TYPE 3, Northwest
Surf Parks Recreational Facility

Public Services (3)

JAN 31 2022

To: Yakima County Planning Division,

Lisa____Matt____David____Tommy____
Harold____Carmen____Jacob____

My wife and I live at 1160 St. Hilaire Road, approx. ½ mile from the proposed Surf Park. We have lived at this location since 1980. We have several serious concerns regarding the proposed Surf Park.

They are:

- (1) The properties in this area are mainly single-family small acreage residences
- (2) The noise generated by this development would erode the quiet country setting.
- (3) There are no side walks on St. Hilaire Road. The increased traffic could create dangerous conditions for the people like us who walk several times a week.
- (4) This part of St. Hilaire Road is a SEAL-COATED ROAD, not paved, not designed for (1) car a minute traffic. There are cracks in the road at this time. We feel that it was never meant to handle the proposed increase in traffic generated by this Park.
- (5) The proposed bar and concerts will likely cause accidents and DUIs in our area. The concerts at the Gorge in Grant County can be used as an example.

Concerned;

Robert & Joanne Stonecipher

Robert Stonecipher
Joanne Stonecipher

JAN 28 2022

January 24, 2022

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

Yakima County Planning Division
123 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901

Re: File No. CUP 2021-00014/Sep 2021-00012
CA 02021-00009/SSP 2021-0001:
Northwest Surf Parks Recreational
Facility

I am writing once again in opposition to the proposed Surf Park / Campground, Restaurant, Dog park, etc. As one of many land owners that live near the proposed site I'm listing below the many reasons this project should be denied.

#1 Water. This entire area is known to have water shortages. Many of our wells have gone dry. Just because the planners of this project say it won't affect our wells doesn't mean it won't. After all they are trying to get this thing approved any way possible. If our wells ^{do} go dry, who is responsible to pay for new ones? The county? Roy Farms? Surf Park?

2. Traffic. This proposal increases traffic through a "residential" neighborhood. We have too much traffic now without a dramatic increase. The planners of this project once again are on the low side of projected traffic to get this approved. We know the increase in traffic will not only be annoying but dangerous to the local residents. We have a 100 slot mail box on St. Hilaire going into Yakima Ranches Phase I. I just imagine trying to get your mail with the increased traffic from this proposed project. Is the county going to improve St. Hilaire and provide a safe place for mail pick up?

Near the
Site of the
Surt Park.

3. Fire danger. In the years we have lived here, we have had several range fires. One fire almost took our house. Our fire break stopped that one. If the county approves this Surt park and R.V. park it will put all of us in danger of range fires. Lets face it, large groups of partys are a danger in such a dry area.

4. Noise. Now I know the planners of this project claim that this will be a →

quiet, low impact recreation area. Once again common sense tells us that if they get approval, this thing will grow from what they are telling us now. The folks that live around here live here because of the quiet and natural area. A noisy commercial operation has no place in a quiet residential area. We all know what's coming. Loud music, barking dogs, speeding traffic, litter, ^{crime} and so on.

We
5. I live near the border of the proposed Surt park. I am 1 of 6 board members for Yakima Ranches Phase I. Our board had 2 votes last spring referencing this Surt park. The first vote was whether we wanted the Surt park as a neighbor. That vote was 5 no votes and 1 yes vote. The second vote was whether we would allow the Surt park to use our private roads. That vote was 6 no votes to ~~6~~ 8 yes votes. We represent 200+ members. The Surt park planners want to extend East Norman road to their park. We have voted not to allow them access to Reed lane.

In summary, I don't believe any of us are against this park, It's just a bad location. This park should be out off Hwy 24, not in our residential neighborhood. As county planners you have an obligation to your present tax payers. Please do the right thing and deny this location for commercial use.

Sincerely,
David Turner
170 Reed Lane
Yakima, WA 98901
509-370-1029

From:

John and Heidi Dobie
800 E. Norman Rd.
Yakima, WA. 98901
(509) 952-1240

JAN 27 2022

Case No.: CUP 21-014

Assigned To: JASON

To:

Yakima County Planning Division
128 N. 2nd Street, 4th Floor Courthouse
Yakima, WA. 98901

Case Number: CA02021-00006/SEP2021-00012/CUP2021-00014/SSP2021-00012

Type-3, Northwest Surf Parks Recreational Facility

**Threshold Determination – Mitigated Determination of Non-Significance
(MDNS)**

Parcel # 201320-44001 and 201320-43001

To Whom It May Concern:

We are writing to protest the proposal of the **Northwest Surf Parks Recreational Facility**, located on parcel numbers **201320-44001 and 201320-43001**. We protest this proposal for several reasons:

1. The location of the facility would be in a residential neighborhood. The above parcels were zoned agriculture. The neighbors who purchased neighboring lots were under the understanding that this is what the property would be used as. Using the property for commercial business purposes will majorly change the dynamics of the neighborhood.
2. The location of the facility would use residential streets to access the facility. Currently about 5-10 cars per hour access the use of Saint Hilaire Road through a residential neighborhood. With the proposed Surf Park, the car traffic would dramatically increase to an unsafe environment for the neighborhood.
3. The water usage is a major concern. As the county knows, around 3 years ago the community well for the neighboring lots dried up. A new well was drilled. With the water usage to start and maintain the proposed Surf Park, neighboring wells would be at risk of again drying up.
4. How in the world was the well for this location approved? It was understood that this well was abandoned. We have an emergency drought well for agriculture use that has been in existence for 21 years. How has the Roy Family abandoned well received water rights, when we have been asking for permanent use for our well for 21 years? Sounds a bit shady with the Department of Ecology. (Apparently if you have deep pockets you get special privileges.)
5. Meanwhile, the folks on Saint Hilaire have had to re-drill their community well for lack of water. Yet you are going to allow Roy Farms full access because they have money? Money does not give the Roy Family, who are acting like spoiled brats, the right to do what they want. This is ridiculous!

6. Infrastructure wise, it doesn't make an ounce of sense how the geniuses of the County Planning Department think that these county roads can handle the excess traffic this business will require. Everyone around here sees that if you have deep pockets, you get what you want. This is disgusting; our respect towards our County Officials has deteriorated!
7. The same Roy Family that is proposing this Surf Park, is the same family that proposed several years ago to spread human waste from the Yakima Water Treatment Plant on their agricultural land to feed into our aquifer. This family obviously does not care about their neighbors or Yakima in general.

We are saddened that the Roy Family has again put profit above community. We strongly protest the Surf Park.

Sincerely,
John and Heidi Dobie

John Dobie
Heidi Dobie

Yakima County Public Services 

JAN 27 2022

Case No.: _____
Assigned To: _____

January 15, 2022

Yakima County Public Services 

To: Yakima County Planning Division
From: Vernon Woods and Ronda Woods

JAN 27 2022

Re: Applications by Roy Farms, Inc. and Northwest Surf Parks, LLC.

Case No.: CUP 21-014
Assigned To: JAN

CASE # CUP2021-00014/SEP2021-00012/CAO2021-00009/SSP2021-00012 Northwest Surf Parks Recreational Facility.

We are writing this letter to urge you to oppose the proposition by Roy Farms, Inc. and Northwest Surf Parks, LLC. to create a surf park recreation facility in Parcel Nos 201320-44001 and 201320-43001 of Yakima County.

Our family has lived on the corner of E. Norman Road & Hi Valley View St. for 20 years, and we value the friends and agriculture it has brought to our lives. We are very concerned that this culture will be threatened if the proposal is approved due to the impact it will have on our community and our water supply.

During the time we have lived here, the community has already had to drill three wells in order to supply 19 homes because of increased farm usage and growth in the area. We were advised that our current well of 1,200 feet is as deep as it can go.

We have learned that Northwest Surf Parks, LLC has already drilled one well in expectation of their facility. The Dept of Ecology has permitted the proposal of shared water rights and will give them the ability to drill more wells that will have an impact to the local water table, and we recognize that the park will have the ability to grow, renovate, and change its facilities in the future for which the impact is unpredictable. Their ability to gauge how much water usage they will cause is not possible.

For example, when the water table is declined, there will be not enough water for the local farm animals, which is a primary reason that many families in this area invested in their current homes. Depleted water levels may also cause bacteria in the well to increase, which makes the water unsafe for our families to consume. Most importantly, when the water table is declined, there may not be enough water to protect homes against wildfires by creating fire barriers.

It is estimated that the surf park will bring one car containing multiple people every 30 seconds to the park, RV park and cabins. This could result in estimated 120 cars every hour and approximately 2400 people a day. This traffic will certainly be increased during holiday weekends, such as the July 4th weekend when wildfires are most likely. With this many potential people arriving, there is also a great concern for property vandalism, traffic accidents, and litter. The safety of our Yakima County citizens and families should be first priority.

While we understand that the attraction of increased tourism in Yakima County is certainly needed and well-deserved by our community, we fear that adding a surf park on E. Norman Road is will have a detrimental impact on our families, our safety, and our water conservancy abilities.

We hope that you recognize that the families who love to live here want to stay and see it flourish, a goal that will not be obtainable with the addition of a surf park.

Thank you for your time.

Sincerely,

Vernon Woods, Ronda Woods, and family
31 Hi Valley View St. Yakima WA 98901
509-728-2711

Woodman100@charter.net

CASE # CUP2021-00014/SEP2021-00012/CAO2021-00009/SSP2021-00012 Northwest Surf Parks Recreational Facility.



File Number: COP2021-0014/
SSP 2021-0012/Sep 2021-0012
Public Services (M)

June 4, 2021

JUN 08 2021

To Whom It May Concern:

Lisa _____ Matt _____ David _____ Tommy _____
Harold _____ Carmen _____ Jacob _____

I write this letter in regards to the Surf Barrel park that is proposed behind St. Hilaire Rd in Yakima, Wa. I believe this is an absolutely bad spot for the location of this park, below are my reasons.

The residents that have chosen to live out there have worked very hard to purchase land out in the country, to get away for the hustle and bustle of the city. If you take the time to pass by these homes on any given weekend, you will see the land owners doing work on their land to beautify it. These are not landowners that have landscapers do the work, they put in their love and sweat into their land by themselves. If the proposed surf park goes up, they will also have to come up with the time and money to now have to put up fences, which is the last thing that you would want to do in a beautiful country setting. However, this will be necessary to do as there will be hundreds of cars now driving through the country roads and the residents will lose their peaceful privacy that they originally sought when they purchased land out in the country.

On to my second point, the traffic that this will bring into the country roads will be a complete change of pace in what they are used to. As of right now, when you are sitting outside enjoying the beautiful view there is the occasional car that passes by once every 30 minutes. You can tell that they are residents up there because they are going the speed limit, looking out for neighbors walking on the road or the occasional pet that wanders off. Some years ago, a gravel quarry started doing work further up the hills and they use St. Hilaire to travel through. These trucks have zero regard for the residents who live there, walking neighbors or wandering pets. They have completely disrupted the safe roads and no matter how many times they are asked to slow down, or calls have been made to the company of how fast they are going, and the danger that they are not only putting themselves in but also the residents, nothing changes and they continue to speed by. If the surf park goes in, there will be 100's of trucks going by on a daily basis. Again, please remember why those that live out chose this location. They wanted to live in a peaceful area, with no traffic, neighbors that weren't RIGHT next door, privacy, and a beautiful view to add to it. The traffic that will start once the project begins will take this all away. Once the surf park is built, now they have to worry about strangers being lost up there and multiple cars going by every 15 minutes. Also, there are now plans to have a restaurant in the surf park that will be serving craft beer. These country roads going up to the surf park are winding and very dangerous if you don't know where you're going or don't follow the speed limits. I can't even imagine what happens to the safety of everyone once you add alcohol to the mix, at night in the dark. It also makes me question what happens after a few accidents happen out there. Do they start considering putting out street lamps out there in the country? For the safety of everyone of course but can you imagine how disrupting that will be to the residents out there?

I would like to discuss the view. If you have ever taken a drive out past St. Hilaire you will see the natural beauty of our valley, East, West, North and South. There will be no question in your mind of why the residents chose this land to built their homes and raise their families. The views of this valley are breathtaking, the residents will suffer a great loss to lose their view of the valley. Their views will change significantly from the natural beauty of Yakima, to cars and trucks driving by their homes at a steady rate, and replaced with views of a glorified amusement park, full of stores, restaurants, RV parks,

bright lights, and sounds that will be carried for at least a mile. Let's remember that this will be placed .25 miles from the homes, which is nothing when you are in a open space that carries sound. The manager of the proposed surf park keeps writing that one of the reasons for this location is so that the surfers can have a beautiful view of Mt. Adams while surfing. He has stated in his posts on the facebook page that the surfers would not like the environment that would be created if they put the surf park into a place like the Boise Cascade lot near the freeway. Shocking that he doesn't realize that this is the EXACT reason that these residents live in the country, not only for the privacy of life that it allows them but the beauty of the valley that their land provides to them. It seems silly to take that away from the hard working residents, asking over and over again that they be the ones to sacrifice their lands and their homes, for the sake of the surfers at the park.

My family has lived out on St. Hilaire for the last three decades. I have watched them work a hard, honest day of work and then come home and start the every day chores that their land requires. They are tired but keeping up with creating a beautiful space for their family is the reason they chose this life. At the end of the night, they sit outside and enjoy their fruits of their labor and take in the beautiful, peaceful view that they have worked so hard to maintain. Ask anyone who has chosen to move out of the city and into the country. Why did these make that decision? Would anyone that chose this life want a view of a waterpark, with retail space, RV's and tents, and a concrete jungle to park all the visitors? I ask that you please respect the lives and homes that these residents created and do NOT approve this location for the surf park. If the owners really want a surf park for the Yakima Valley they will find a location that is suitable and does not need to ask those that love the land that they own to sacrifice their hard work, and their homes for others. Please let these residents go back to their private and peaceful lives that they have created out there.

Thank you for your time.

A handwritten signature in cursive script that reads "Andrea Stone". The ink is dark and the writing is fluid.

Andrea Stone

JUN 07 2021

Yakima County Planning
128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

RE: Proposed "Surf Park"

Dear Ms. Reed,

Where do I begin? As a long time resident, 3/4 of a mile from this project, I strongly oppose the use of this land, in this location, for this project. I will admit that I am not totally up to speed on what has transpired as I was not among those very few notified about it. If this is the land owned by Roy Farms then of course there aren't really very many close enough property owners to have been notified. Yakima County, knowing this area, still did only the minimum required about notifications.

I don't think the County was involved the last time Roy Farms, again if it's their property, tried to do something in this neighborhood. That was the time they wanted to contract with the City and use the land to dump the sludge from the City Sewage facility in that area. Fortunately there was a public meeting on that and it was turned down.

It should be obvious why this endeavor is a bad idea at this location. This facility is meant to bring people in from all over the County and other areas and yet it's very far from main access roads and goes through many neighborhoods to get up here. The roads coming in and out of here do not, and cannot support this kind of increased traffic. Hundreds of cars and campers each and every day. Does this mean the County will, especially up here, install sidewalks, curbing, street lights, and have the Sheriff patrol this area more often?

Maybe I should make a list....

1. Inadequate streets for the project, way too far from major roads. This will heavily impact two lane rural roads. I would say several of these County roads are inadequate in terms of shoulders and lighting just to name a few. You know many of us do walk these roads every day alone, with our kids, and with our pets. It would no longer be safe to do so. Perhaps even worse when you factor in the alcohol, speeding drivers, etc. This project jeopardizes our safety, our quality of life, and impacts why we live out here in a totally rural setting.
2. Policing. Who is going to do this? Again alcohol use, speeders, etc. Who is going to be responsible for protecting the residents and property along the routes to this facility? Is the County taking on the responsibility for off site trash as well?
3. Operating hours and noise from 6 in the morning till 11 at night 7 days a week plus concerts. Isn't there an ordinance against that in housing areas? This is way out of line in a residential area. This is nothing but noise pollution.
4. WATER. Over the past years the water table in the area has dropped. My own well has lost 100 feet in its static water level alone. Several have had to drill new wells or can't find water at all. Roy Farms giving up his water to that area will not mitigate the probable water issues. I am asking DOE to weigh in on this.

5. Bars, restaurants, kids, dogs, skate park ad nauseam. This is a rural area! What part of that is not understood? Would each of the Commissioners like this to happen in their area? Of course they wouldn't. So why us when there are far better locations with minimal impact compared to out here in the boonies?
6. I understand that the lighting issue, or light pollution, is 'supposedly' being addressed. I understand the concerns from those who love dark skies but we all know that even lights that face downwards and not up still generate a great deal of glow. How can you say, with a straight face, that the facility will be open from 6 a.m. to 11 p.m. and then say that "the project objective is to limit operations to **daylight hours** to minimize the amount of lighting."? There simply is not that much daylight every day from April to October. And to repeat myself, there is no lighting on the rural roads leading up to the proposed facility.
7. TRAFFIC! If the numbers I've heard being discussed are even close to accurate it's a nightmare in the making for the residents. Show me a traffic study that shows this is a good thing and won't severely impact these roads and the residents, especially along St. Hilaire which is the only road onto Norman and into this proposed facility. There are no shoulders to speak of along any part of St. Hilaire or E. Norman. Access is from E. Norman Road but many other residential roads will be impacted and these people have no idea what is about to come their way. I am referring to St. Hilaire, Mieras, Bittner, and Terrace Heights Drive. Roza Hill, after the landfill, is a private road. This is almost trickery.
8. Area is WAY too rural for this type of project. We live out here and enjoy the peace and quiet. We walk the roads. We respect our neighbors by limiting noise early in the morning and late in the evening. This facility will effectively destroy the rural nature of the area we chose to make our homes in. It will adversely affect our property values not to mention our quality of life and may make it very difficult to sell a house.

I can only hope that the formalities of going through this process will result in the project being turned down for the good of all the neighborhoods that will be impacted to some degree or another. I can only hope that Yakima County sees the value of maintaining its rural areas. When I consider how few people affected are informed as to what's going on I have to wonder.

I am totally and unequivocally opposed to this project at this location. I would highly welcome it in an appropriate location as I feel the valley needs these types of projects. And they need them in a combined effort with other cities of this County. This seems to be a rather private enterprise between Surf Parks, Roy Farms, and Bale Breaker. It does not impact them directly. Let them take this elsewhere.

Thank you for your time,


Diane Hesse

920 St. Hilaire Rd
Yakima, WA 98901

Subject: CUP2021-00014 / SSP2021-00012 / SEP2021-00012, TYPE 3, Northwest
Surf Parks Recreational Facility

Public Services 

MAY 20 2021

To: Yakima County Planning Division,

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

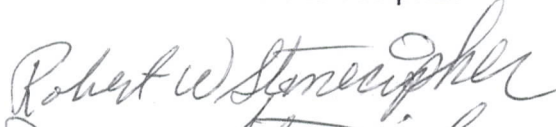
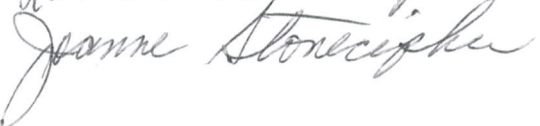
My wife and I live at 1160 St. Hilaire Road, approx. ½ mile from the proposed Surf Park. We have lived at this location since 1980. We have several serious concerns regarding the proposed Surf Park.

They are:

- (1) The properties in this area are mainly single-family small acreage residences
- (2) The noise generated by this development would erode the quiet country setting. (My wife and I walk several mornings a week and can clearly hear the train as it passes through Yakima more than 5 miles away)
- (3) There are no side walks on St. Hilaire Road. The increased traffic could create dangerous conditions for the people like us who walk several times a week.
- (4) This part of St. Hilaire Road is a SEAL-COATED ROAD, not paved. I feel that it was never meant to handle the proposed increase in traffic generated by this Park.

Concerned;

Robert & Joanne Stonecipher

MAY 17 2021

From: Michael Vaughn, 1171 St Hilaire Rd, Yakima, WA 98901
Re: Applications by Roy Farms, Inc. and Northwest Surf Parks, LLC. YAKI-20-02


Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

We are writing this letter to urge you to oppose the proposition by Roy Farms, Inc. and Northwest Surf Parks, LLC. to create a surf park in Section 29 of Yakima County. Our family has lived in this community for five years. We moved out of the city and into the country to enjoy the quiet and peaceful area and to get away from all the traffic. We are very concerned of the livelihood of our community if this proposal is approved, due to the impact it will have on our water supply and to the increased traffic. Our community has already had to drill three wells in order to supply 19 homes because of decline water from local farms usage and growth in the area. Our current well of 1,200 feet is as deep as it can go.

We have learned that Northwest Surf Parks, LLC has already drilled one well in expectation of their facility. The proposal will give them the ability to drill more wells that will have an impact to the local water table and we recognize that the park will have the ability to grow, renovate, and change its facilities in the future for which the impact is unpredictable. For example, when the water table is declined, there will be not enough water for the local farm animals, which is a primary reason that many families in this area invested in their current homes. Most importantly, when the water table is declined, there may not be enough water to protect homes against wildfires by creating fire barriers. It is estimated that the surf park will bring one car containing multiple people every 30 seconds to the park, RV park and cabins. This could result in estimated 2400 people a day. This traffic will certainly be increased during holiday weekends, such as the July 4th weekend when wildfires are most likely. And their ability to gauge how much water usage there will be is not possible. The safety of our Yakima County citizens and families should be first priority. While we understand that the attraction of increased tourism in Yakima County is certainly needed and well-deserved by our community, we fear that adding a surf park on E. Norman Road will have a detrimental impact on our people, our families, and our water conservancy abilities. The traffic on our street (St Hilaire Rd) will be drastically increased.

We hope that you recognize that the families who love to live here want to stay and see it flourish, a goal that will not be obtainable with the addition of a surf park. Thank you for your time. Please contact us if needed as we are willing to do whatever it takes to stop this from damaging the community we love.

Sincerely,


Mike Vaughn
206-683-7051

MAY 17 2021

941 Saint Hilaire Road
Yakima, WA 98901

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

May 11, 2021

Yakima County Planning Division
128 N. 2nd St., 4th Floor Courthouse
Yakima, WA 98901

Case Reference Number: File CUP2021-00014/SSP2021-00012/ SEP2021-00012 Name:
Northwest Surf Parks
Tax Parcel Number: 201320-44001

To Dinah Reed and all parties involved,

The McDonald family is writing to you concerning the Surf Park proposal (referenced above). We are vehemently against the development of this project on the proposed land, and all that the project proposal includes, to develop a 24-acre surf park with a wave pool on a 39.5-acre parcel in the Rural 10/5 zoning district. This project will deny us the use of our house, land, and surrounding lands. We are concerned this will negatively affect the water usage in the local parcels. We chose this location to raise our family and set roots due to the quiet, slow-paced nature of the area. My daughter and I are equestrians and ride frequently on the roads nearby (Norman Rd., and St. Hilaire Rd.). This poses a danger to rider and our horse due the amount of traffic this project would bring. We are against this project and the major increase in traffic and noise this will bring to our quiet community.

For any questions or to discuss further our resolved objections to this proposed project, please feel free to call, write, or email.

Michael and Shelley McDonald
(509)306-3373 or (509)306-3374
Mwmcdonald34@gmail.com
Smmcdonald34@gmail.com
941 Saint Hilaire Road
Yakima, WA 98901



RE: Re-publication - NW Surf Park

From: Tim (timber6101@gmail.com)

To: woodman100@charter.net; deanna.dillon13@yahoo.com

Cc: joebuffm@gmail.com; moxeedave@gmail.com; kanansel@aol.com; tsilverthorn@balebreaker.com; eschlect@balebreaker.com; rarexp@aol.com; fred.schlect@loftusranches.com; peggy.hannah@abfoodsusa.com; hallenbeck.sherry@gmail.com; stitchntme2002@yahoo.com; tom@dolsenco.com; christine_jac@msn.com; smyler316@gmail.com; carlaanddave@yahoo.com; biokat@live.com; connoranderson@live.com; borleybb@hotmail.com; kathycluck.kc@gmail.com; hivalleyviewwater@gmail.com; sylvia.cervantes@esd105.org

Date: Monday, May 10, 2021, 01:07 PM PDT

This couldn't be better news!. However there is always a chance of appeal. Also note the letter deadline was extended until June 14th, so please send letters of opposition to the planning commission. Does not have to be long letter, just stating you're opposing the noise, traffic, etc.

You also must include the following case numbers in your letter:

CUP2021-00014 / SSP2021-00012 / SEP2021-00012 so it gets applied to the correct case.

With a large number of letters, we can be confident that even with an appeal on the water rights, we may stop it at planning!!

Let's give 'em hell!!!

Tim Milbert

From: woodman100@charter.net <woodman100@charter.net>

Sent: Monday, May 10, 2021 12:49 PM

To: 'Deanna Dillon' <deanna.dillon13@yahoo.com>

Cc: 'joebuffm@gmail.com' <joebuffm@gmail.com>; 'David Turner' <moxeedave@gmail.com>; 'kanansel' <kanansel@aol.com>; 'Taylor Silverthorn' <tsilverthorn@balebreaker.com>; 'Erin Schlect' <eschlect@balebreaker.com>; 'Mitch Rohlf' <rarexp@aol.com>; 'Fred Schlect' <fred.schlect@loftusranches.com>; 'Peggy Hannah' <peggy.hannah@abfoodsusa.com>; 'hallenbeck.sherry@gmail.com' <hallenbeck.sherry@gmail.com>; 'stitchntme2002@yahoo.com' <stitchntme2002@yahoo.com>; 'Tom Crouch' <tom@dolsenco.com>; 'christine_jac@msn.com' <christine_jac@msn.com>; 'Tyler Forman' <smyler316@gmail.com>; 'Carla Strother' <carlaanddave@yahoo.com>; 'Kat Z' <biokat@live.com>; 'Tim' <timber6101@gmail.com>; 'Connor Anderson' <connoranderson@live.com>; 'Brian Borley' <borleybb@hotmail.com>; 'Kathy Cluck' <kathycluck.kc@gmail.com>; 'hivalleyviewwater' <hivalleyviewwater@gmail.com>; 'Sylvia Cervantes' <Sylvia.Cervantes@esd105.org>

Subject: Re: Re-publication - NW Surf Park

Hello East Valley residents:

If you all haven't seen it yet, the Ecology department has "Denied" the Surf park's request for water rights changes.

It also appears as though Joey Lawrence has been trying to sum up additional support for the project and it may be sitting in front of the County Planning commission.

I would suggest sending a letter to the Planning commission in abjection, it is my understanding it will need to be mailed before this Friday May14th.

Yakima County Planning

4th floor courthouse

128 N. 2nd st

Yakima WA 98901

Let's not just sit on the recent denial let's hammer it home that we do not want this in our neighborhood.

Vernon "Woody" Woods

Ronda Woods

From: "Deanna Dillon"

To: "joebuffm@gmail.com", "David Turner", "kanansel", "Taylor Silverthorn", "Erin Schlect", "Mitch Rohlf", "Fred Schlect", "Peggy Hannah", "hallenbeck.sherry@gmail.com", "stitchntme2002@yahoo.com", "Tom Crouch", "christine_jac@msn.com", "woodman100", "Tyler Forman", "Carla Strother", "Kat Z", "Tim", "Connor Anderson", "Brian Borley", "Kathy Cluck", "hivalleyviewwater", "Sylvia Cervantes"

Cc:

Sent: Tuesday November 17 2020 4:20:55PM

Subject: Re: Re-publication - NW Surf Park

Do we as neighboring home owners need to oppose this again or are our original oppositions on file applied to this new amendment?

Deanna Dillon

On Tuesday, November 17, 2020, 11:46:19 AM PST, Sylvia Cervantes <sylvia.cervantes@esd105.org> wrote:

Here is the latest email received from the consultant regarding re-publishing the notice due to an omitted portion of the proposed place of use. This is going out to parties of record, with a few exceptions to some folks who did not supply an email address.

See below:

On behalf of NW Surf Park and Roy Farms, we would like to amend application YAKI-20-02 (CG4-26958C) by this email. We inadvertently omitted a portion of the proposed place of use, specifically:

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, and that portion of the Southwest $\frac{1}{4}$ of
Section 29, Township 13 North, Range 20, E.W.M. owned by Roy Farms, Inc.

We have prepared a new public notice attached (in track changes so you can easily see the changes), and plan to publish it next week. Note that our original notice also had information on our reservoir application which is unchanged. For clarity and simplicity, we are not re-noticing that.

Sylvia/Dave, can you confirm that our reference to a December 3rd Board meeting on Page 2 is indeed correct? Our hope is to have this queued up for Board consideration at your January meeting following successful conclusion of this notice.

Wendy, once the Board confirms the date, please coordinate with the Yakima Herald to get this republished with publication fees under 200206-01 Roy Farms.

Thanks very much, Dan


Dan Haller, PE, CWRE | Aspect Consulting LLC | Principal Water Resources Engineer | Direct: 509.895.5462 | Cell: 509.952.8607

--

Sylvia E. Cervantes

Administrative Assistant/Receptionist

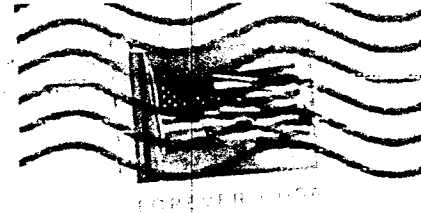
Educational Service District 105

33 South Second Avenue, Yakima, WA 98902
(509) 575-2885 

Dillon
1251 St. Nilaire Rd
Yakima, WA 98901

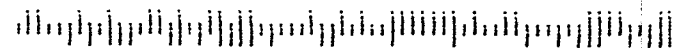
SEATTLE WA 980

22 AUG 2020 PM 2 L



Dept of Ecology
PO BOX 47611
Olympia, WA 98504-7611

98504-7611



cupai-014 | sspai-01a | sepai-012

Public Services

MAY 17 2021

From: Corina Vaughn, 1171 St Hilaire Rd, Yakima, WA 98901

Re: Applications by Roy Farms, Inc. and Northwest Surf Parks, LLC. YAKI-20-02 Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

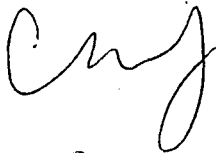
I am writing this letter in hopes to help you see that E. Norman Rd is not an appropriate location for the Barreled Surf Park.

I chose to purchase our property due to the location, it is out of town and in a beautiful, quiet, safe, country area. The traffic the surf park will bring to our home and community will be unbearable. The thought of the RV park has already grown in size to what the Barreled surf park had originally said. Vendors and Businesses will be out on a regular basis, there is no reason for all of those people to need to drive out into the country every day for this park.

This park would be much better suited in the city of Yakima or Moxee for that matter, it would have a more sufficient water supply that would not affect local families well-being.

Please do not approve this park in the current location.

Corina Vaughn



509-941-6402

MAY 14 2021

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

As a property owner located in Yakima Ranches I oppose the Surf Park, there are two major roads that the public would use and they are private roads, one is Roza Hill Dr and the other is a portion of St. Helaine. We the land owners of Yakima Ranches pay road association dues to maintain our roads. We all have private wells and water would certainly be an issue. A Campground could bring in unsavory people. This area is very remote and any a major concern would be fires, there are no fire hydrants in the area. Although I think it's a great idea, the location is not appropriate.

Cup 2021-14
SSP 2021-12
SEP 2021-12

Dan & Janna Jackson

MAY 18 2021

Harold _____ Garmon _____ Jacob _____

Comments concerning Case number CUP2021-000014/SSP2021-0012/SEP2021-0012

We have concerns about the noise that may be generated from this proposal. We live at 10326 Roza Hill Dr, about a mile northwest from the project. Noise out in this quiet countryside travels miles farther than in more populated areas. We can hear the train sounding its whistle when signaling the crossings into Moxee. We have heard the Yakima Speedway noise in the evenings when it was operating which is quite distant from us. In the proposal, music concerts are mentioned, but it is not declared what time of day these might occur. Will there also be general music playing all day with the "outdoor amusements"?

The proposal also mentions hours of operation being 6AM to 11PM. Then again later in the proposal it says "the project objective is to limit operations to daylight hours in order to minimize the amount of lighting." What are the actual hours of operation going to be - daylight or until 11PM??

I would suggest the RV campground use the standard "quiet time" of 8AM to 10PM especially in this residential area.

The "site-screening" proposed for the North property line of a 150 foot-wide wildlife corridor will do nothing to abate noise and light pollution -unless I'm not understanding the definition of a "wildlife corridor". Will there be fencing to prevent the coyotes from running through the facility?

We are also concerned amount the increase in traffic volume on our private association roads that are not designed for heavy traffic flow. Just the number of employees alone will add to the traffic volume coming and going in the area.

If people use the GPS to get directions to the site, they can be directed to use portions of Roza Hill Dr and St Hilaire Rd that are privately maintained by the Yakima Ranches Association and the roads in the Association are only chip sealed and not built to County road standards. They are also designated "primitive" roads because hazardous curves are not marked. There's also a concern about mountain bike riders using our private roads. The Association is considering putting in gates at our private entrances if this proposal is approved and the people will be considered trespassing and will be reported as such. If the project is approved, contractors and employees will not be allowed to use the private Yakima Ranches Association portions of Roza Hill Dr and St Hilaire Rd.

If this proposal is to be approved, it is our opinion there needs to much more done to mitigate the noise, lighting and traffic issues.

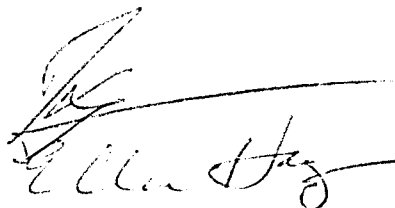
Respectfully submitted by

Eugene and Ellena Hazen

PO Box 1335

Moxee, WA 98936

May 11, 2021



* Case # SEP2021-00014/SSP20 -00012/SEP2021-000

August 19, 2020

Public Services MM

MAY 13 2021

Department of Ecology
To: Yakima County Water Conservancy Board
From: David & Deanna Dillon
1251 St Hilaire Rd, Yakima, WA 98901

Isa _____ Matt _____ David _____ Tommy _____
Harold _____ Carmen _____ Jacob _____

Re: Applications by Roy Farms, Inc. and Northwest Surf Parks, LLC. YAKI-20-02

We are writing this letter to urge you to oppose the proposition by Roy Farms, Inc. and Northwest Surf Parks, LLC. to create a surf park in Section 29 of Yakima County.

Our family has lived in this community for only 5 months, and we value the friends and agriculture it has brought to our lives. We moved from town into this rural community to enjoy the quiet and peaceful area and to get away from all the traffic. We are very concerned that many of these things will be threatened if this proposal is approved due to the impact it will have on our community water supply and to the increased traffic.

We have been informed that the community has already had to drill three wells in order to supply 19 homes because of decline water from local farms usage and growth in the area. We were advised that our current well of 1,200 feet is as deep as it can go. An additional concern is that over time as the well water temperature increasing causing more bacteria, our well may become unsafe for human consumption.

Department of Ecology

AUG 26 2020

Water Resources Program

AUG 26 2020

461V248

We have learned that Northwest Surf Parks, LLC has already drilled one well in expectation of their facility. The proposal will give them the ability to drill more wells that will have an impact to the local water table and we recognize that the park will have the ability to grow, renovate, and change its facilities in the future for which the impact is unpredictable.

For example, when the water table is declined, there will be not enough water for the local farm animals, which is a primary reason that many families in this area invested in their current homes.

Most importantly, when the water table is declined, there may not be enough water to protect homes against wildfires by creating fire barriers. It is estimated that the surf park will bring one car containing multiple people every 30 seconds to the park, RV park and cabins. This could result in estimated 2400 people a day. This traffic will certainly be increased during holiday weekends, such as the July 4th weekend when wildfires are most likely. And their ability to gauge how much water usage there will be is not possible. The safety of our Yakima County citizens and families should be first priority.

While we understand that the attraction of increased tourism in Yakima County is certainly needed and well-deserved by our community, we fear that adding a surf park on E. Norman Road is will have a detrimental impact on our people, our families, and our water conservancy abilities. The traffic on our street (St Hilaire Rd) will be drastically increased.

We hope that you recognize that the families who love to live here want to stay and see it flourish, a goal that will **not** be obtainable with the addition of a surf park.

Thank you for your time. Please contact us if needed as we are willing to do whatever it takes to stop this from damaging the community we have moved into and have fallen in love with. David Dillon 509-930-4119 and Deanna Dillon 509-930-4111 (deanna.dillon13@yahoo.com).

Sincerely,
David & Deanna Dillon

MAY 13 2021

May 10, 2021

Lisa _____ Matt _____ David _____ Tommy _____
Harold _____ Carmen _____ Jacob _____

To: Yakima County Planning
From: Vernon Woods and Ronda Woods

Re: Applications by Roy Farms, Inc. and Northwest Surf Parks, LLC.
Case # CUP2021-00014 / SSP2021-00012 / SEP2021-00012

We are writing this letter to urge you to oppose the proposition by Roy Farms, Inc. and Northwest Surf Parks, LLC. to create a surf park in Section 29 of Yakima County.

Our family has lived on the corner of E. Norman Road & Hi Valley View St for over 20 years, and we value the friends and agriculture it has brought to our lives. We are very concerned that many of these things will be threatened if this proposal is approved due to the impact it will have on our community and water supply.

During the time we have lived here, the community has already had to drill three wells in order to supply 19 homes because of decline water from local farms usage and growth in the area. We were advised that our current well of 1,200 feet is as deep as it can go. An additional concern is that over time as the well water temperature increasing causing more bacteria, our well may become unsafe for human consumption.

We have learned that Northwest Surf Parks, LLC has already drilled one well in expectation of their facility. The proposal will give them the ability to drill more wells that will have an impact to the local water table and we recognize that the park will have the ability to grow, renovate, and change its facilities in the future for which the impact is unpredictable.

For example, when the water table is declined, there will be not enough water for the local farm animals, which is a primary reason that many families in this area invested in their current homes.

Most importantly, when the water table is declined, there may not be enough water to protect homes against wildfires by creating fire barriers. It is estimated that the surf park will bring one car containing multiple people every 30 seconds to the park, RV Park and cabins. This could result in estimated 2400 people a day. This traffic will certainly be increased during holiday weekends, such as the July 4th weekend when wildfires are most likely. And their ability to gauge how much water usage there will be is not possible. The safety of our Yakima County citizens and families should be first priority.

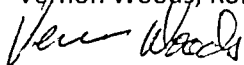
While we understand that the attraction of increased tourism in Yakima County is certainly needed and well-deserved by our community, we fear that adding a surf park on E. Norman Road will have a detrimental impact on our people, our families, and our water conservancy abilities.

We hope that you recognize that the families who love to live here want to stay and see it flourish, a goal that will not be obtainable with the addition of a surf park.

Thank you for your time.

Sincerely,

Vernon Woods, Ronda Woods, and family



MAY 12 2021

May 10, 2021

Lisa Matt David Tommy
Harold Carmen Jacob

Yakima County Planning Division

Re: surf barreled project / Surf Park

My name is David Turner, vice president of Yakima Ranches Phase I land owners association. I am responding to a letter on face book stating that there is a small but vocal group opposed to the building of a Surf Park.

There is actually a large group opposed to this project! Yakima Ranches has 200+ members, (landowners). Our board of directors has voted 5 to 1 in opposition to this Surf Park. We will stand strong against this park, and none of our private roads can be used for commercial use. There are many reasons we are against this project.

1. Even though the water conservancy board has approved, it doesn't change the fact that water is a problem. Yakima Ranches Phase I borders the Surf Park (Roy Farms) property. Many of our members have lost their wells.

2. This is zoned as a rural area, not commercial. People buy out here for

→

→ the quiet and natural beauty of this area. We bought here because of the current zoning. We want to maintain this setting.

3. The road traffic if approved would far exceed the light traffic we experience today. The Surt Park people (Joey Lawrence) has proposed traffic through East Norman road. Yakima Ranches (Reed Lane) starts when the county road ends. That cannot be used (Reed Lane).

4. You are smart people. You know what happens when a commercial property is put into an area like this. More traffic, speeding, littering, noise, theft.

Please do the right thing for the people that live here. Keep the zoning as is. Roy Farms does not have the right to change our way of life! We know there are many letters of support but those people don't live here! We do! (Sorry I had to print this. My printer is down.

Sincerely,

David Turner

Yakima Ranches Phase I

Email - moxeadave at Gmail

509-370-1029 - Phone

MAY 12 2021

May 9, 2021

Yakima County Planning Division
128 N 2nd St.
Yakima, WA 98901

Lisa___ Matt___ David___ Tommy___
Harold___ Carmen___ Jacob___

Subject:
CUP2021-00014 / SSP2021-00012 / SEP2021-00012. Type 3,
Northwest Surf Parks Recreational Facility

Kurt Nansel
Susan Nansel
1103 East Norman Road
Yakima, WA 98901

509 910-6199
KANANSEL@AOL.COM

This letter is to inform the Yakima County Planning Division of our opposition to the permit to build the proposed Northwest Surf Parks Recreational Facility. This proposed surf park would create several issues that would greatly affect quality of life, property value, and deprive us of our current use of our property.

These issues would include:

Noise levels
Lighting
Traffic

The increased noise levels would prohibit us from enjoying our outdoor space such as having windows open during the day and at night when trying to sleep.

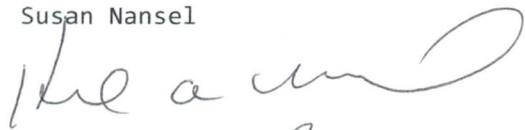

The increased traffic levels would be over-whelming for the rural road we live on. The approximate increased traffic level of up to 600 cars per day would be over-whelming for East Norman Road bordering our property which currently has approximately 60 cars or less per day traveling on it.

These issues would be depriving us of the use of our property and the peace and quiet of rural living that we currently enjoy.

We have been told by real estate agents that this surf park could greatly lower the value of our property.

Sincerely,

Kurt Nansel
Susan Nansel

1103

E NORMAN


RD1

VAI LIMA

WA 98901

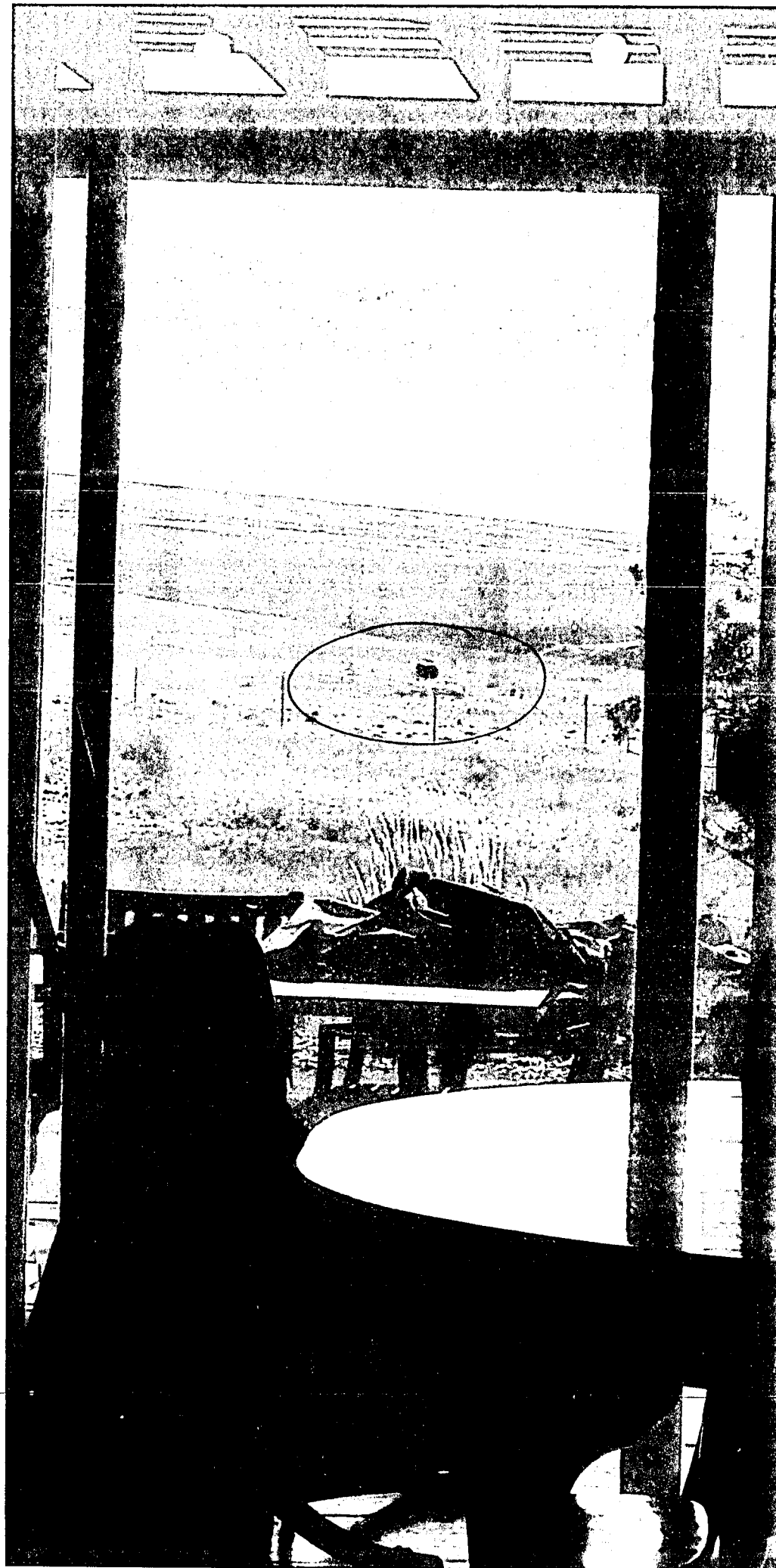
PROPOSED
SURF PARK
SITE.

TAKEN FROM
MY LIVING
ROOM COUCH

Public Services 

MAY 12 2021

David Tommy
Carmen Jacob



ANNE MOHAGEN
2910 SOUTH 62 AVE
YAKIMA WA 98903
(509) 966-6287

MAX | PLEASE RECEIVE
WRITTEN FINAL DECISION?

Public Services ()

MAY 12 2021

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____

MAY 7th 2021
RE: FILE# CUP2021-00014 / SSP2021-00012 /
SEP2021-00012

DEAR YAKIMA COUNTY ADA COORDINATOR AND ALL
OTHERS INVOLVED:

SINCE MY ANCESTORS CAME TO THIS VALLEY
WE HAVE CONSERVED WATER. THIS IS A
SHRUB-STEPPE DESERT ENVIRONMENT.
WITH THE LOSS OF OUR FORESTS TO THE
WEST, WE HAVE LOST PRECIOUS SNOW
AND RAIN. NOW IS THE TIME TO CALL ON
OUR LEADERS TO LOOK TO THE FUTURE
FOR THOSE OF US WHO CALL THIS VALLEY
OUR HOME. WATER IS BECOMING A
PREMIUM RESOURCE WHEREVER YOU LOOK
THESE DAYS. WE ARE SO BLESSED TO HAVE
WHAT WE HAVE NOW. IN CALIFORNIA
YOU CANNOT FLUSH YOUR TOILETS OR WASH
YOUR CAR. PLEASE SEE WHAT IS COMING.
TO CHANGE TO A SIMPLE, SUSTAINABLE
LIFESTYLE, AND TO ENCOURAGE AND HELP
OTHERS TO DO THE SAME IS WHAT IS
NEEDED FOR OUR CHILDREN TO HAVE A
FUTURE HERE. PLEASE CONSIDER THEM
NOW AND AT EVERY DECISION MAKING
MOVING FORWARD. THANK YOU, ANNE.

MAY 11 2021

Thomas J Crouch
1105 E. Norman Road
Yakima, WA 98901
(509) 728-1062

Yakima County Public Services
128 N. second street
Yakima, WA 98901
Lisa _____ Matt _____ David _____ Tommy _____
Carmen _____ Jacob _____

FROM: Dinah Reed. Yakima County Public Services Department: Planning Division

SUBJECT: CUP2021-00014 / SSP2021-00012 / SEP2021-00012. Type 3. Northwest Surf Parks
Recreational Facility
May 10, 2021 Notice of Application. Notice of Completeness. Notice of Future Hearing

To Whom this may Concern: Yakima County Planning Division

I live on East Norman Road and have for the past 5 years, we moved out here from Yakima to escape the traffic and the noise issues that come from living in the city. When I heard about the planned Surf Park coming out this way, I couldn't believe they would possibly think this is a good location for such a complex. The area is zoned agricultural/rural, so how can something like what their proposing Surf Park, RV park, Restaurants, skate park, Dog park and beach volleyball and concerts to name a few activities they listed. East Norman road is a gravel road with no sidewalks or lighting and one stop sign and a long way from a major throughfare on two lane country roads.

I OBJECT TO THE PROPOSED NORTHWEST SURF PARK LLC FOR THESE REASONS:

- INCREASED TRAFFIC
- INCREASED NOISE
- STRAIN ON EXISTING WELLS

Signed Concerned,



MAY 17 2021

To: Yakima County Planning Division

Reference: CUP2021-00014, SSP2021-00012, SEP2021-00012

Lisa___ Matt___ David___ Tommy___
Harold___ Carmen___ Jacob___

Northwest Surf Parks LLC

From:

Tim Milbert

1291 E. Norman Rd

Yakima, WA. 98901

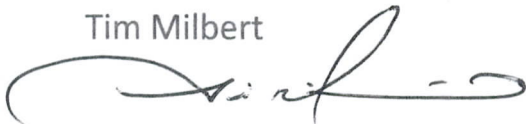
I am writing this letter in opposition to the proposed surf park in Moxee. My property is on the N.W. corner on E. Norman and Reed Roads, and borders the property that the proposed park would occupy. I can say with great confidence that if this proposal was ever approved, that the traffic, noise, lights, and litter would be unbearable, not to mention the environmental impact this park would have. I did not move out to this rural property to live next to an entertainment water park with restaurant, bars, campgrounds etc. All the streets leading from Hwy 24 to this park would not be able to handle this amount of traffic and I absolutely attest to having this park literally in my back yard. Myself, along with all my neighbors enjoy the quiet life out here and this park would ruin everything we came here for.

I strongly encourage you to listen to the people who this proposed park would negatively effect and deny this proposed surf park.

Please feel free to contact me with any questions or comments.

Sincerely,

Tim Milbert



509-260-1220

[illegible]



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

October 7, 2021

Northwest Surf Parks, LLC
Attn: Joey Lawrence
15104 NE 154th St.
Woodinville, WA 98072
Joey@surfbarreled.com

Roy Farms, LLC
Attn: Michael Roy
401 Walters Rd
Moxee, WA 98936
Michael@royfarms.com

Public Services ()
OCT 07 2021
Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

RE: Water Right Change Application No. CG4-26958C (YAKI-20-02)

Dear Mr. Lawrence and Mr. Roy:

Pursuant to a settlement of PCHB No. 21-033, and in accordance with RCW 90.80.080 the Department of Ecology (Ecology) has reviewed the Record of Decision (ROD), Report of Examination (ROE), and all comments, protests, objections and other relevant information submitted by the Yakima County Water Conservancy Board (the Board) for the above referenced application for change. Ecology has also considered supplemental information provided through settlement negotiations regarding well use and continued farm operations.

This decision supersedes and replaces the Reversal Order issued on May 7, 2021. Ecology has modified the decision of the Board and the proposed change/transfer of water right is approved under the following conditions:

Summary of Ecology's Final Order

MAXIMUM CUB FT/ SECOND	MAXIMUM GAL/MINUTE	MAXIMUM ACRE-FT/YR	TYPE OF USE, PERIOD OF USE
	1,000	390.62 (350.5 Consumptive Use)	317.47 afy primary irrigation on 88.5 acres (4/1 to 10/31) 17.7 afy frost control 0.92 afy stockwater continuously

Summary of Ecology's Final Order – continued on page 2.

Attachment: 0

Summary of Ecology's Final Order -- continued from page 1.

MAXIMUM CUB FT/ SECOND		MAXIMUM GAL/MINUTE		MAXIMUM ACRE-FT/YR		TYPE OF USE, PERIOD OF USE:	
						75 afy (43.65 CU) recreational, domestic, commercial and landscaping use (not to exceed 390.62 afy limit) *Portions to be rerouted into primary irrigation total.	
SOURCE				TRIBUTARY OF (IF SURFACE WATER)			
Two Wells				Groundwater			
¼	¼	SECTION	TOWNSHIP	RANGE	WRIA	COUNTY	
SW	NE	29	13	20 E.W.M.	37	Yakima	
SW or SE	SE	20	13	20 E.W.M.	37	Yakima	
AT A POINT LOCATED:							
PARCEL NO. Replacement Well 1: 20132043001 Well 2: 20132043001 or 20132044001							
LEGAL DESCRIPTION OF PROPERTY ON WHICH WATER IS TO BE USED AS APPROVED BY THE BOARD							
Existing place of use; AND, Parcel 20132043001 (SW¼SE¼ S. 20, T. 13 N., R. 20 E.W.M., Except the West 30 feet; and Except the South 40 feet conveyed to Yakima County for road by Quitclaim Deed recorded October 11, 1972 under Auditor's File No. 2297778, records of Yakima County WA.) AND, Parcel 20132044001 (SE¼SE¼ S. 20, T. 13 N., R. 20 E.W.M., Except the South 40 feet conveyed to Yakima County for road by Quitclaim Deed recorded October 11, 1972 under Auditor's File No. 2297778, records of Yakima County, WA. AND, Parcels 20132942001 and 20132931404 (The Northwest ¼ of the Southeast ¼, and that portion of the Southwest ¼ of Section 29, Township 13 North, Range 20 E.W.M. owned by Roy Farms, Inc.)							
PARCEL NO.	¼	¼	SECTION	TOWNSHIP	RANGE		
20132911005, 20132912001, 20132914001, 20132913001.		N½	29	13	37		
20132043001 & 20132044001.	SW & SE	SE	20	13	37		
20132942001.	NW	SE	29	13	37		
20132931404.		SW	29	13	37		
DEVELOPMENT SCHEDULE							
BEGIN PROJECT BY THIS DATE:		COMPLETE PROJECT BY THIS DATE:		WATER TO PUT TO FULL USE BY THIS DATE:			
Begun		December 31, 2025		December 31, 2028			

Ecology has **MODIFIED** the decision of the Board as follows:

Pursuant to settlement of PCHB No. 21-033, Ecology has reduced the acreage and maximum annual quantity of the right to reflect peak groundwater use in 2011, with portions of the originally certificated quantities being relinquished due to non-use. As such, the ACQ analysis contained in the Board's record is also modified to reflect these reduced quantities/acreage. A summary of the new analysis is as follows:

1. Primary irrigation of 372 acre-feet on 102 acres of apples
 - a. $3.93 \text{ ac-ft/acre (from ROE) for apples times } 102 \text{ acres} \times 85\% \text{ CU} = 340.7 \text{ afy CU}$
2. Supplemental irrigation of 40 acres of orchard
 - a. Not valid
3. Frost protection (17.7 afy). Same calculation as in ROE.
 - a. $17.7 \text{ afy} \times 50\% = 8.85 \text{ afy CU}$
4. Stockwater (0.92 afy). Reduced for relinquished quantity.
 - a. $0.92 \text{ afy} \times 100\% = 0.92 \text{ afy CU}$
5. Summing these quantities, the ACQ = 350.5 afy CU.

Provision No. 5 is modified to reflect the reduced ACQ of 350.5 acre-feet of consumptive use. All other provisions listed the Board's ROE/ROD will remain in effect.

YOUR RIGHT TO APPEAL

You have a right to appeal this Decision to the Pollution Control Hearings Board (PCHB) within 30 days of the date of receipt of this Decision. The appeal process is governed by chapter 43.21B RCW and chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21B.001(2).

To appeal you must do all of the following within 30 days of the date of receipt of this Decision:

- File your appeal and a copy of this Decision with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.
- Serve a copy of your appeal and this Decision on Ecology in paper form - by mail or in person. (See addresses below.) E-mail is not accepted.

You must also comply with other applicable requirements in chapter 43.21B RCW and chapter 371-08 WAC.

ADDRESS AND LOCATION INFORMATION	
Street Addresses	Mailing Addresses
Department of Ecology Attn: Appeals Processing Desk 300 Desmond Drive SE Lacey WA 98503 Pollution Control Hearings Board 1111 Israel Road SW, Suite 301 Tumwater WA 98501	Department of Ecology Attn: Appeals Processing Desk PO Box 47608 Olympia WA 98504-7608 Pollution Control Hearings Board PO Box 40903 Olympia WA 98504-0903

For additional information visit the Environmental Hearings Office Website: <http://www.eho.wa.gov>
To find laws and agency rules visit the Washington State Legislature Website: <http://www.leg.wa.gov/CodeReviser>

If you have any questions or concerns on the above information, please call Trevor Hutton at the Department of Ecology at (509) 454-4240.



Trevor Hutton, Section Manager
Water Resources Program
Central Regional Office

TH:SS/210933

Enclosures: Your Right to Be Heard
Construction Notice

By certified mail: 9489 0090 0027 6130 3002 14 (NW Surf Parks, LLC)
9489 0090 0027 6130 3002 21 (Roy Farms, LLC)

cc: Lawrence Martin, Halverson NW Law Group (ecc)
Dan Haller, Aspect Consulting (ecc)
Phil Rigdon, Superintendent, Natural Resources Department, Yakama Nation (ecc)
Sylvia Cervantes, Yakima County Water Conservancy Board (ecc)
David Turner, Protestant (ecc)
Robert Stonecipher, Protestant (ecc)
Vernon Woods and family, Protestant (ecc)
David and Deanna Dillon, Protestant (ecc)

SIGN POSTING PROCEDURES AND CERTIFICATION

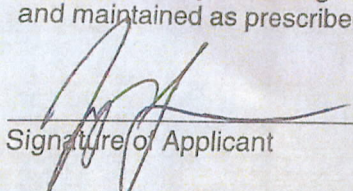
The applicant is required to post one or more public hearing notification signs at the site of the land use proposal. The applicant is responsible for obtaining the sign(s) from the Yakima County Planning Division and for posting and maintaining the sign(s) as prescribed below (YCC 16B.05.030 (4)):

1. The sign(s) shall be placed on the property a minimum of 15 days before the scheduled public hearing date;
2. If the public hearing is continued, delayed, or postponed, the sign(s) shall be replaced or amended to accurately describe the new date, place, and time for the public hearing;
3. If the property has more than one (1) street frontage, a sign shall be placed facing each street;
4. If the property under consideration does not have any abutting street, consult with the Planning Division staff regarding the appropriate location for the sign(s);
5. The sign(s) shall be firmly affixed on the property in a place visible from the adjoining streets;
 - a. The sign(s) shall be placed within five (5) feet of the public right-of-way; and
 - b. The sign(s) shall be a minimum of two (2) feet above the ground;
 - c. The sign(s) shall be positioned to have no visual obstructions and to be readily seen;
6. The status of the sign(s) should be checked frequently and fallen or destroyed sign(s) shall immediately be replaced; new sign(s) are available from the Planning Division if needed for an additional fee; and
7. The sign(s) shall be posted and maintained throughout the approval process and then removed by the applicant within five (5) days after the public hearing.
The sign board(s) shall be returned to the Planning Division no later than 7 days after the hearing date or a reimbursement fee for the board will be added to the final billing.

Fifteen (15) days prior to the public hearing the applicant is required to certify that the sign(s) have been posted and maintained as required. Applicants are also required to submit a photo showing the posted sign(s) as viewed from the abutting street(s). Failure to comply with these requirements will cause the public hearing to be canceled and rescheduled for a later date.

THE FOLLOWING CERTIFICATION IS TO BE COMPLETED AND SUBMITTED TO THE PLANNING DIVISION A MINIMUM OF 15 DAYS PRIOR TO THE PUBLIC HEARING.

I, JOSEPH LAWRENCE (printed name) hereby state that I have received a copy of the Sign Posting Procedures and that the required sign(s) have been posted and maintained as prescribed in the Sign Posting Procedures.


Signature of Applicant

2-28-22
Date

For Official Use Only:

Case Number: **CUP2021-00014, SSP2021-00012, SEP2021-00012 & CAO2021-00006**

Date Received: 2-28-22

Planner: Jason Earles

FILED

HEARING EXAMINER

EXH # 1

DATE 2-28-22

FILE NO. CUP21-014

①

 **YAKIMA COUNTY**
PUBLIC SERVICES

**LAND USE ACTION
PROPOSED FOR THIS SITE**

PROPOSED CHANGES

PROJECT NAME	Yakima County Planning Division
PROJECT LOCATION	509-574-2300
PROJECT CONTACT	www.yakimacounty.us/planning
PROJECT STATUS	FOR INFORMATION CONTACT

FOR INFORMATION CONTACT:
YAKIMA COUNTY PLANNING DIVISION
509-574-2300
www.yakimacounty.us/planning

NOTICE: NOT TO BE MOVED OR ALIGNED. IF MOVED OR ALIGNED, THE PLANNING DIVISION WILL BE NOTIFIED. IF MOVED OR ALIGNED, THE PLANNING DIVISION WILL BE NOTIFIED.

E. NORMAN
ST. HILAIRE RD

 **YAKIMA COUNTY**
PUBLIC SERVICES

**LAND USE ACTION
PROPOSED FOR THIS SITE**

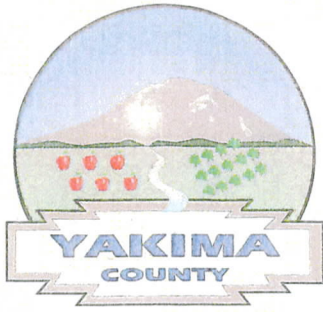
PROPOSED CHANGE
From Single-Family Residential (R1) to Medium-Density Residential (R2.5)

PUBLIC HEARING
Date: March 17, 2014
Time: 5:30 PM
Location: Council Chambers, 200 N. Washington, Yakima, WA 98901
Agenda Item: 4.1
Staff: Planning and Development Services

FOR INFORMATION CONTACT
YAKIMA COUNTY PLANNING DIVISION
509-574-2300
www.yakimacounty.us/planning

NOTICE NOT TO BE REMOVED WITHOUT PROPER AUTHORIZATION
APPLICATION MAY BE REVIEWED WITH PROPER AUTHORITY

2



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

LISA H. FREUND – Director

DATE: February 18, 2022

TO: Northwest Surf Parks LLC, Tom Durant-PLSA Engineering and Surveying,
Parties of Record, and Interested Agencies

FROM: Jason Earles, Yakima County Public Services: Planning Division

SUBJ: SEP2021-00012 - Northwest Surf Parks Recreational Facility
Final Threshold Determination

Enclosed are the Decision and Final Threshold Determination - Mitigated Determination of Non-Significance for the proposal to develop a surf park with wave pool, surfing school, fitness studio, 21 space recreational vehicle campground, lodge and restaurant. Please review the attached documents for information on the mitigation measures and your appeal options. If you have any questions on the project or the appeal process, please contact me at (509) 574-2300.

Encl. MDNS

Copy: Parties of Record

FILED
HEARING EXAMINER
EXH # 2 DATE 2-18-22
FILE NO. CUP21-014

(4)

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, national 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.

FINAL
MITIGATED DETERMINATION OF NON-SIGNIFICANCE
(Notice of Action)

1. **Description of Proposal:** The proposal is a Type 3 application to develop a 24-acre surf park with a wave pool on a 39.5 acre parcel in the Rural 10/5 zoning district. The project includes a 5.5 acre pool with related uses such as; surfing school, fitness studio, a 21 space RV campground with 21 campsites and a 23 unit lodge. The site will have four (4) main buildings: a 5,580 square foot entrance/reception building with restrooms, the surf shop and other retail sales; a 12,000 square foot multi-purpose surf school building with changing rooms, showers, offices, meeting rooms for training and surf camp and equipment storage; a 6,912 square foot food court with bar and restaurant, restrooms, indoor and outdoor seating, and a 768 square foot building with toilets and showers at the RV Park and campground. Outdoor recreational activities include swimming (lounge) pools, skate park, kid's play area, dog park, gas fire pit and beach volleyball. The facility will provide surf camps and surfing related events such as smaller concerts with music. The number of employees will be as many as 90 during the high season, with hours of operation from 6 am – 11 pm Monday through Sunday from the months of April to October with pre-opening and close down maintenance in March and November. Access is from East Norman Road. Proposed sitescreening consists primarily of a 150 foot-wide wildlife corridor along the north and south exterior property lines. A 50 foot-wide green strip is to be maintained as a fire break to the north. Either a row of trees or an artificial screen is to be provided along the west property line. The site will be served by a community water system and large on-site sewage disposal system for domestic waste. The project objective is to limit operations to daylight hours in order to minimize the amount of lighting. The type of lighting fixtures will be designed to not shine on neighboring properties as required by County code.

The entire project area is located within the designated Upland Wildlife Habitat Area. Over half of the project site is proposed to be set aside as wildlife habitat including corridors connecting the habitat area with the Yakima Training Center (YTC) which is considered to have high habitat value. The habitat area will be located on parcel 201320-43001 and will be set aside for wildlife, directly connected to the YTC by the wildlife corridors and protected from both development and livestock grazing.

2. **File Number:** CAO2021-00009/SEP2021-00012/CUP2021-00014/SSP2021-00012
3. **Owner:** Northwest Surf Parks LLC **Proponent:** Tom Durant
P.O. Box 1107 PLSA Engineering & Surveying
Moxee, WA 98936 521 N. 20th Ave, Suite 3
Yakima, WA 98902
4. **Location of Proposal:** On the north side of East Norman Road, approximately ¾ mile east of the intersection of the East Norman Road and St. Hilaire Road, and approximately 3.2 miles northeast of the City of Moxee. (Parcel Nos. 201320-44001 and 201320-43001)
5. **Lead Agency:** Yakima County Planning Division
6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c), provided the measures

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listed below are taken to mitigate potential adverse impacts. This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. This information (including all environmental documentation) is available to the public on request and can be examined in our offices during regular business hours or online at www.yakimap.com/permits. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials. WAC 197.11.158 SEPA/GMA project review – Reliance on existing plans, laws, and regulations states (1) in reviewing the environmental impacts of a project and making a threshold determination, a GMA county/city may, at its option, determine that the requirements for environmental analysis, protection, and mitigation measures in the GMA county/city's development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, provide adequate analysis of and mitigation for some or all of the specific adverse environmental impacts of the project. The lead agency has determined the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WA 197-11-158.

7. **Identified Environmental Impacts and Mitigation Measures:**

Substantive authority to require mitigation for significant and non-significant impacts is derived from WAC 197-11-660, Yakima County Code Chapter 16.04.230 and, by reference, the policies contained in the Yakima County Comprehensive Plan.

A. Air (Erosion and Dust)

Wind erosion and fugitive dust are likely during grading and construction. All soils within the project area possess the potential to generate significant levels of dust if they are disturbed. This potential for wind erosion and dust creation exists predominantly during construction, but also during normal operations from equipment movement within the site. (*Horizon 2040* Policy NS 3.3)

Mitigation Measure A1: The applicant shall submit a Dust Control Plan to the Yakima Regional Clean Air Agency prior to the start of construction. During both construction and normal operations, the applicant must comply with the provisions of the submitted Dust Control Plan and all permitting and regulatory requirements set forth by the Yakima Regional Clean Air Agency.

B. Historic and Cultural Preservation

The Washington State Department of Archaeology and Historic Preservation (DAHP) provided comments that there may be impacts to cultural resources that result from the development of this site. A cultural resources survey has been completed for the site by RLR Archaeology and Cultural Resources. However, there are potential impacts to cultural resources as a result of site development and construction. (*Horizon 2040* Goal IC 2, Policy IC 2.1, Policies NS 4.1, NS 4.2, and NS 4.5)

Mitigation Measure B1: If the inadvertent discovery is Archaeological material: The project proponent and DAHP will be contacted and work in that area will stop. The archaeologist will contact the Project Proponent, Joey Lawrence (206) 459-7587. Upon notification of discovery of potential archaeological deposits, the professional archaeologist evaluates the remains. The DAHP, and the Yakima Nation will be given the

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opportunity to view the artifacts within 48 hours after the discovery or at the earliest possible time thereafter. The discovery will be kept confidential. After halting construction, securing the site, and notifying the contractor, the archaeologist will conduct a brief in-field evaluation. The purpose of the evaluation is to determine whether the discovered resources have potential to answer research questions. If parties agree that the artifacts are not significant, construction may resume. If parties agree that the artifacts are significant, the Washington State DAHP will issue a stop work order until further notice for all construction work in the area defined as a significant site.

C. Transportation Systems (Vehicular Traffic)

A Traffic Impact Analysis was completed by J-U-B Engineers LLC, which determined that road improvements to East Norman Road are required. The Yakima County Engineer has indicated that these improvements to the Yakima County Transportation System would mitigate for vehicular traffic impacts created by the completed project. (*Horizon 2040* Policies T 1.9 and T 6.15)

Mitigation Measure C1: East Norman Road shall be improved to Yakima County "Rural Access (09) ADT < 1000" standards (see YCC Title 19, Table 19.23.045-2 Public Rural Road Standards) from the intersection St. Hilaire Road through the project parcel (the SE lot corner of parcel 201320-43001).

Mitigation Measure C2: Prior to issuance of building or grading permits, 30% road designs for the improvement of East Norman Road between St. Hilaire Road and the SE corner of Parcel 201320-43001 shall be provided to and approved by the Yakima County Engineer.

Mitigation Measure C3: All required road improvements to East Norman Road shall be completed prior to commencement of Surf Park operations.

D. Wildlife (Sensitive Species)

The Washington State Department of Fish and Wildlife (WDFW) has identified Priority Habitat and potential for Priority Species on the subject property. (*Horizon 2040* Policies NS 15.1, NS 15.2, NS 15.4, NS 15.5, and NS 15.6)

Mitigation Measure D1: Prior to ground disturbance, Priority Habitats and Species (PHS)/Sensitive Species surveys shall be performed by trained wildlife biologist in coordination with the Washington State Department of Fish and Wildlife in a timeframe as established by the Washington State Department of Fish and Wildlife.

Mitigation Measure D2: Prior to ground disturbance, a final habitat assessment and habitat management plan meeting the guidance published by the Washington State Department of Fish and Wildlife shall be submitted for review and approval.

Mitigation Measure D3: A wildlife habitat easement meeting the requirements of the Washington State Department of Fish and Wildlife's requirements shall be recorded with the Yakima County Auditor's Office over Parcel 201320-43001 in perpetuity for the life of the surf park located on parcel number 201320-44001.

Mitigation Measure D4: Wildlife corridors easements shall be established and recorded meeting the requirements of the Washington State Department of Fish and Wildlife along the northern and southern property lines of parcel 201320-44001 to allow for the migration of wildlife from the Yakima Training Center (located to the east) to parcel 201320-43001 (located to the west). The applicant shall maintain/enhance the corridors with native vegetation approved by the Washington State Department of Fish and Wildlife. The applicant will coordinate with the Washington State Department of Fish and Wildlife for the long-term monitoring of the wildlife habitat areas.

Mitigation Measure D5: Road, trails and finish excavation through the wildlife corridors shall be built at grade.

Mitigation Measure D6: Artificial lighting that illuminates vegetated outdoor areas shall be composed of wavelengths at least 95% within the 520-620 nanometer range (yellow-green to amber visible light).

Mitigation Measure D7: Utilities shall be buried and ground structures that attract bird perching should be avoided to the greatest extent possible, especially with the drain field area and within 150' of the parcel boundaries.

Mitigation Measure D8: Perishable garbage shall not be stored outside unless it is fully contained from scavenging by birds and other animals in durable, closed containers.

8. **Comment and Appeal Information:** This Final MDNS is issued under WAC 197-11-340(2). There is no further comment on it. You may appeal this SEPA threshold determination to Yakima County Hearings Examiner within 14 days. For information on the appeal processes, or on other issues relating to this proposal, contact Jason Earles, Planning Section Manager, at (509) 574-2300.

9. **SEPA Responsible Official:** Thomas Carroll
10. **Address:** 128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901
11. **Date:** February 18, 2022

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Harold MacLean Jason Earles
Joe Stump John Walkenhauer
Mark Cleaver Jase Testerman
Michele Pescador Dianna Woods
David Haws Chris Pederson
Troy Havens

WA. State Dept. of Ecology
Attn: Gwen Clear
crosepacoordinator@ecy.wa.gov

Yakama Nation
Cultural Resources
jessica@Yakama.com
corrine_camuso@Yakama.com
kate_valdez@yakama.com

Yakama Nation Environmental
enviroreview@yakama.com

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901

Rebecca Chu
EPA Region 10
R10-NEPA@epa.gov

Yakima Health District
Help Desk
yhd@co.yakima.wa.us

Robert Bright
Air Traffic & Airspace Officer
Joint Base Lewis-McChord
robert.d.bright10.civ@mail.mil

WA Dept. of Fish & Wildlife
Eric Bartrand and Scott
Downes
Eric.bartrand@dfw.wa.gov
Scott.downes@dfw.wa.gov

Northwest Surf Parks LLC
PO Box 1107
Moxee, WA 98936

Thomas R. Durant
PLSA Engineering & Surveying
521 North 20th Ave, Suite #3
Yakima, WA 98902

Fire Chief
E.V. Fire District #4
2003 Beaudry Road
Yakima, WA 98901

East Valley School District #90
Attn: John Schieche
2002 Beaudry Road
Yakima, WA 98901

Moxee City Hall
P.O. Box 249
Moxee, WA 98936

Yakima Valley
Conference of Governments
311 N. 4th Street, Suite 204
Yakima, WA 98901

Yakima County Sheriff Office
PO Box 1388
Yakima, WA 98907-1388

WA State Dept. of Health
Office of Drinking Water
16201 E. Indiana Ave - Ste 1500
Spokane Valley, WA 99216

Yakima Training Center
Attn: Michael J. Daniels
michael.j.daniels3.civ@mail.mil

sepa@dahp.wa.gov

R3planning@dfw.wa.gov

SEPA Register
SAW ACCT.

FormerOrchards@ecy.wa.gov

⑨

AGENCY MAILING LIST
HIGHLIGHTED = EMAILED

CUP21-014/SSP21-012/SEP21-012
02/18/22
11 LABELS

10

Final Threshold Determination-Determination

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

That I mailed said determination in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 18th day February 2022.

Edm

Eva A. Rivera
Office Specialist

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FILED
HEARING EXAMINER
EXH # 3 DATE 2-18-22
FILE NO. CUP21-014



Public Services ()

FEB 11 2022

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

1250 W Alder St • Union Gap, Washington 98903-0009 • (509) 575-2490
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

February 10, 2022

Jason Earles
Yakima County Planning Division
128 North 2nd Street
4th Floor Courthouse
Yakima, WA 98901

Re: SEPA Register 202200180, CUP2021-00014, CAO2021-00006, SEP2021-00012, SSP2021-00012

Dear Jason Earles:

Thank you for the opportunity to comment on the Mitigated Determination of Non Significance for the Type 3 Outdoor Amusement Park and RV Park/Campground, 23-unit Lodge, and Restaurant project, proposed by Northwest Surf Parks, LLC. We have reviewed the environmental checklist and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or

(12)

FILED
HEARING EXAMINER
EXH # 4 DATE 2-10-22
FILE NO. CUP21-014

Jason Earles
February 10, 2022
Page 2

contact **Lloyd Stevens Jr.** at the Dept. of Ecology, (509) 574-3991 or email lloyd.stevenjr@ecy.wa.gov , with questions about this permit.

WATER RESOURCES

The applicant must receive approval on their reservoir permit and Dam Safety permit, if applicable, from the Department of Ecology's Water Resources Program prior to construction of the reservoir. If you have any questions about this comment please contact, **Christopher Kossik** at Christopher.Kossik@ecy.wa.gov or (509)-379-1826.

Dam Safety Construction Permit

Under RCW 90.03.350, a Dam Safety construction permit is required for those dams or ponds that can impound a volume of 10 acre-feet or more of water or other liquids above ground level. The Dam Safety Office acknowledges that the applicant is aware of the need to obtain the necessary Dam Safety construction permits for the Northwest Surf Parks project. The permit can be found by entering the following link into your search engine:
<https://apps.ecology.wa.gov/publications/summarypages/ecy07038.html>. Please submit the dam construction permit to:

WA Department of Ecology
Dam Safety Office
P.O. Box 47600
Olympia, WA 98504-7600

For more information, please contact **Charlotte Lattimore** by e-mail at clat461@ecy.wa.gov or by telephone at (360) 407-6066.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

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FEB 01 2022

Lisa____ Matt____ David____ Tommy____
Harold____ Carmen____ Jacob____State of Washington
DEPARTMENT OF FISH AND WILDLIFESouth Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

February 01, 2022

Yakima County Planning Division
Attn: Thomas Carroll
128 N 2nd Street
Fourth Floor / Courthouse
Yakima, WA 98901Subject: **WDFW Comments on Threshold MDNS SEP2021-00012, CAO2021-00006,
CUP2021-00014. Northwest Surf Parks Recreational Facility, Yakima
County**

Dear Thomas,

The Department's comments on this project follow below:

- PHS/Sensitive species surveys of the property should be done in April – May, 2022 over multiple dates. Survey should be performed by trained wildlife biologists in coordination with WDFW. The WDFW is willing to perform the surveys if that is the Proponent's preference.

Minimally, survey wildlife, as-follows:

- Two surveys- one between 10-April and 20-April and one during the second week of May for:

Townsend's Ground Squirrel
Burrowing Owl
Sharp-tailed snake
Documentation of all wildlife species encountered

- Proponent should produce a Habitat Management Plan that is approved by WDFW. Plan should specify-

General plant species composition for natural areas
Target percent canopy cover for natural areas
Specifications for vegetative green strips, firebreaks

(14)

FILED
HEARING EXAMINER
EXH # 5 DATE 2-10-22
FILE NO. CUP21-014

Disturbance thresholds for set-aside parcel #
20132043001

- Proponent agreed in early conversations with WDFW that habitat restoration or enhancement would be done in undeveloped (natural) portions of the site. WDFW to be allowed sufficient access to the parcel, set aside as wildlife habitat (20132043001), to do and monitor such work. Proponent should be responsible for restoration / enhancement within wildlife corridors, vegetative green strips (fire breaks), and undeveloped ground in the south and east portions of the eastern parcel, including the drain field area.
- Have a fire prevention plan consistent with Yakima County Fire Marshall's recommendations and Best Management Practices indicated by State DNR in <https://www.dnr.wa.gov/programs-and-services/wildfire-resources>.
- Artificial lighting that illuminates vegetated outdoor areas should be composed of wavelengths at least 95% within the 520-620 nanometer range (yellow-green to amber visible light).
- Landscape plants should be native species or those otherwise not capable of invasive spread without supplemental irrigation.
- Road, trails, and finish excavation through wildlife corridors should be built at-grade. Only wildlife-friendly fencing to be constructed along the western, eastern, and northern parcel boundaries, if any.
- Utilities should be buried. Above ground structures that attract bird perching should be avoided to the greatest extent, especially within the 'Drainfield Area' and 150 feet of the parcel boundaries, otherwise.
- Perishable garbage should not be spilled, accumulated, or stored outside unless it is fully contained from scavenging by birds and other animals in durable, closed containers.

RECOMMENDATIONS IN SEPA

The early engagement and proposed mitigations have been helpful to arrive at a final agreement.

Tommy Carroll
Northwest Surf Parks
February 01, 2022
Page 3

A Mitigated DNS with the proposed mitigations and condition above are acceptable. The Proponent should be required to restore or enhance undeveloped, or otherwise natural areas, as acceptable to WDFW to meet needed UWHCA mitigation ratios.

Thank you for the opportunity to provide comments on this application. Feel free to call me at 952-8147 if you have questions or need clarifications concerning these comments.

Sincerely,



Eric Bartrand

Department of Fish and Wildlife
Area Habitat Biologist
1701 S 24th Avenue
Yakima, WA 98902

EB:eb

(16)



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

LISA H. FREUND – Director

DATE: January 13, 2022

TO: Northwest Surf Parks LLC, Tom Durant-PLSA Engineering and Surveying, Adjacent Property Owners, Parties of Record, and Interested Agencies

FROM: Jason Earles, Yakima County Public Services Department: Planning Division

SUBJ: CAO2021-00006/SEP2021-00012/CUP2021-00014/SSP2021-00012
Type-3, Northwest Surf Parks Recreational Facility
Threshold Determination - Mitigated Determination of Non-Significance (MDNS)

NOTICE OF APPLICATION for CAO2021-00009
NOTICE OF ENVIRONMENTAL REVIEW for SEP2021-00012
RE-NOTICE OF APPLICATION for CUP2021-00014 and SSP2021-00012
NOTICE OF HEARING

Location: Not addressed as yet – East Norman Road, approximately ¾ mile east of the intersection of East Norman Road and St. Hilaire Road, and approximately 3.2 miles northeast of the City of Moxee.

Tax Parcel No.: 201320-44001 and 201320-43001

Submittal Date: March 30, 2021 (CUP2021-00014/SSP2021-00012/SEP2021-00012)
September 14, 2021 (CAO2021-00006)

Completeness Date: April 27, 2021 (CUP2021-00014/SSP2021-00012/SEP2021-00012)
October 12, 2021 (CAO2021-00006)

Proposal: The proposal is a Type 3 application to develop a 24-acre surf park with a wave pool on a 39.5-acre parcel in the Rural 10/5 zoning district. The project includes a 5.5-acre pool with related uses such as a surfing school, a fitness studio, a 21 space RV campground with 21 campsites and a 23 unit lodge. The site will have four (4) main buildings: a 5,580 square foot entrance/reception building with restrooms, the surf shop and other retail sales; a 12,000 square foot multi-purpose surf school building with

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HEARING EXAMINER
EXH # 6 DATE 1-31-22
FILE NO. CUP21-014

changing rooms, showers, offices, meeting rooms for training and surf camp and equipment storage; a 6,912 square foot food court with bar and restaurant, restrooms, indoor and outdoor seating, and a 768 square foot building with toilets and showers at the RV Park and campground. Outdoor recreational activities include swimming (lounge) pools, skate park, kid's play area, dog park, gas fire pit and beach volleyball. The facility will provide surf camps and surfing related events such as smaller concerts with music. The number of employees will be as many as 90 during the high season, with hours of operation from 6 am – 11 pm Monday through Sunday from the months of April to October with pre-opening and close down maintenance in March and November. Access is from East Norman Road. Proposed sitescreening consists primarily of a 150-foot-wide wildlife corridor along the north and south exterior property lines. A 50-foot-wide green strip is to be maintained as a fire break to the north. Either a row of trees or an artificial screen is to be provided along the west property line. The site will be served by a community water system and large on-site sewage disposal system for domestic waste. The project objective is to limit operations to daylight hours in order to minimize the amount of lighting. The type of lighting fixtures will be designed to not shine on neighboring properties as required by County code.

The entire project area is located within the designated Upland Wildlife Habitat Area. Over half of the project site is proposed to be set aside as wildlife habitat including corridors connecting the habitat area with the Yakima Training Center (YTC) which is considered to have high habitat value. The habitat area will be located on parcel 201320-43001 and will be set aside for wildlife, directly connected to the YTC by the wildlife corridors and protected from both development and livestock grazing.

An open record public hearing is scheduled before the Hearing Examiner on March 17, 2022 at 9:30 a.m. in the basement of the County Courthouse room (B33) 128 N. 2nd Street, Yakima WA 98901 and virtually/telephonically using Microsoft Teams. For joining information go to www.yakimacounty.us/2566/Upcoming-Public-Hearings.

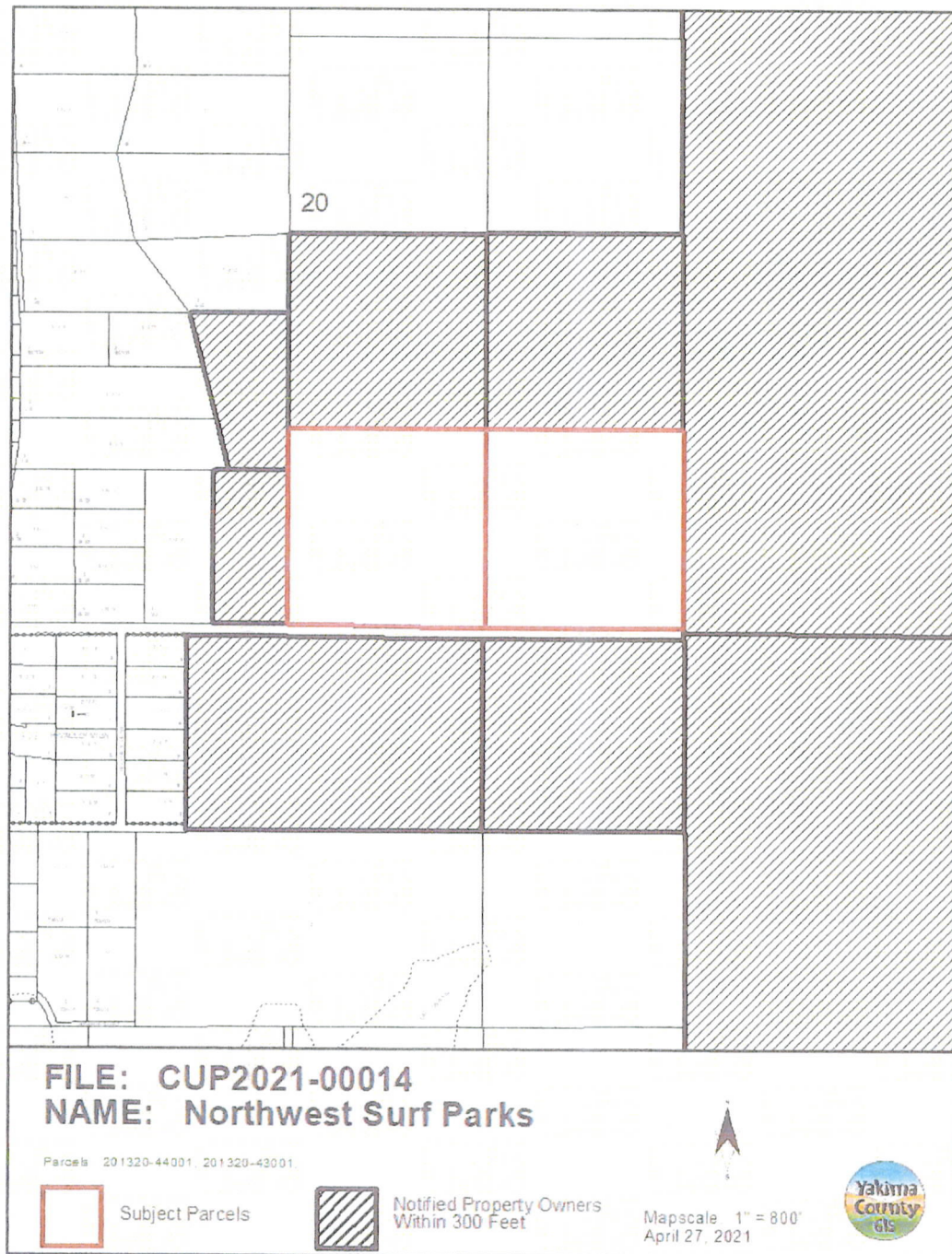
COMMENT AND APPEAL INFORMATION

Yakima County, as lead SEPA agency for this proposal, is issuing the attached MDNS for comment under WAC 197-11-340(2). To view the application materials online go to: www.yakimap.com/permits/ Additionally, you can request a copy to be emailed or mailed to you. **Your views on this proposal are welcome and you may provide written comments on issues related to this proposal and threshold determination. All written comments must be received by 4:00 p.m., February 12, 2022.** 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. **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.** The Responsible Official will reconsider this MDNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the MDNS. No permits will be issued, and the applicant shall not begin work, until the comment deadline has expired and any other necessary permits are issued. The lead agency will not act on

this proposal for 14 days from the date of issuance.

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. If you have any questions on this proposal, please call **Jason Earles**, at **(509) 574-2300** or 1-800-572-7354 ext. 2300.

Encl: Site plan
SEPA Checklist



MITIGATED DETERMINATION OF NON-SIGNIFICANCE

1. **Description of Proposal:** The proposal is a Type 3 application to develop a 24-acre surf park with a wave pool on a 39.5-acre parcel in the Rural 10/5 zoning district. The project includes a 5.5-acre pool with related uses such as a surfing school, a fitness studio, a 21 space RV campground with 21 campsites and a 23 unit lodge. The site will have four (4) main buildings: a 5,580 square foot entrance/reception building with restrooms, the surf shop and other retail sales; a 12,000 square foot multi-purpose surf school building with changing rooms, showers, offices, meeting rooms for training and surf camp and equipment storage; a 6,912 square foot food court with bar and restaurant, restrooms, indoor and outdoor seating, and a 768 square foot building with toilets and showers at the RV Park and campground. Outdoor recreational activities include swimming (lounge) pools, skate park, kid's play area, dog park, gas fire pit and beach volleyball. The facility will provide surf camps and surfing related events such as smaller concerts with music. The number of employees will be as many as 90 during the high season, with hours of operation from 6 am – 11 pm Monday through Sunday from the months of April to October with pre-opening and close down maintenance in March and November. Access is from East Norman Road. Proposed sitescreening consists primarily of a 150-foot-wide wildlife corridor along the north and south exterior property lines. A 50-foot-wide green strip is to be maintained as a fire break to the north. Either a row of trees or an artificial screen is to be provided along the west property line. The site will be served by a community water system and large on-site sewage disposal system for domestic waste. The project objective is to limit operations to daylight hours in order to minimize the amount of lighting. The type of lighting fixtures will be designed to not shine on neighboring properties as required by County code.

The entire project area is located within the designated Upland Wildlife Habitat Area. Over half of the project site is proposed to be set aside as wildlife habitat including corridors connecting the habitat area with the Yakima Training Center (YTC) which is considered to have high habitat value. The habitat area will be located on parcel 201320-43001 and will be set aside for wildlife, directly connected to the YTC by the wildlife corridors and protected from both development and livestock grazing.

2. **File No.:** CAO2021-00009/SEP2021-00012/CUP2021-00014/SSP2021-00012
3. **Owner:** Northwest Surf Parks LLC
P.O. Box 1107
Moxee, WA 98936

Proponent: Tom Durant
PLSA Engineering & Surveying
521 N. 20th Ave, Suite 3
Yakima, WA 98902

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4. **Location of Proposal:** On the north side of East Norman Road, approximately ¾ mile east of the intersection of the East Norman Road and St. Hilaire Road, and approximately 3.2 miles northeast of the City of Moxee. (Parcel Nos. 201320-44001 and 201320-43001)
5. **Lead Agency:** Yakima County Planning Division
6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c), provided the measures listed below are taken to mitigate potential adverse impacts. This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. This information (including all environmental documentation) is available to the public on request and can be examined in our offices during regular business hours or online at www.yakimap.com/permits. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials. WAC 197.11.158 SEPA/GMA project review – Reliance on existing plans, laws, and regulations states (1) in reviewing the environmental impacts of a project and making a threshold determination, a GMA county/city may, at its option, determine that the requirements for environmental analysis, protection, and mitigation measures in the GMA county/city's development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, provide adequate analysis of and mitigation for some or all of the specific adverse environmental impacts of the project. The lead agency has determined the requirements for environmentally analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WA 197-11-158.
7. **Identified Environmental Impacts and Mitigation Measures:**
Substantive authority to require mitigation for significant and non-significant impacts is derived from WAC 197-11-660, Yakima County Code Chapter 16.04.230 and, by reference, the policies contained in the Yakima County Comprehensive Plan.

A. Air (Erosion and Dust)

Wind erosion and fugitive dust are likely during grading and construction. All soils within the project area possess the potential to generate significant levels of dust if they are disturbed. This potential for wind erosion and dust creation exists predominantly during construction, but also during normal operations from equipment movement within the site. (*Horizon 2040* Policy NS 3.3)

Mitigation Measure A1: The applicant shall submit a Dust Control Plan to the Yakima Regional Clean Air Agency prior to the start of construction. During both construction and normal operations, the applicant must comply with the provisions of the submitted Dust Control Plan and all permitting and regulatory requirements set forth by the Yakima Regional Clean Air Agency.

B. Historic and Cultural Preservation

The Washington State Department of Archaeology and Historic Preservation (DAHP) provided comments that there may be impacts to cultural resources that result from the development of this site. A cultural resources survey has been completed for the site by RLR Archaeology and Cultural Resources. However, there are potential impacts to cultural resources as a result of site development and construction. (*Horizon 2040* Goal IC 2, Policy IC 2.1, Policies NS 4.1, NS 4.2, and NS 4.5)

Mitigation Measure B1: If the inadvertent discovery is Archaeological material: The project proponent and DAHP will be contacted and work in that area will stop. The archaeologist will contact the Project Proponent, Joey Lawrence (206) 459-7587. Upon notification of discovery of potential archaeological deposits, the professional archaeologist evaluates the remains. The DAHP, and the Yakima Nation will be given the opportunity to view the artifacts within 48 hours after the discovery or at the earliest possible time thereafter. The discovery will be kept confidential. After halting construction, securing the site, and notifying the contractor, the archaeologist will conduct a brief in-field evaluation. The purpose of the evaluation is to determine whether the discovered resources have potential to answer research questions. If parties agree that the artifacts are not significant, construction may resume. If parties agree that the artifacts are significant, the Washington State DAHP will issue a stop work order until further notice for all construction work in the area defined as a significant site.

C. Transportation Systems (Vehicular Traffic)

A Traffic Impact Analysis was completed by J-U-B Engineers LLC, which determined that road improvements to Norman Road are required. The Yakima County Engineer has indicated that these improvements to the Yakima County Transportation System would mitigate for vehicular traffic impacts created by the completed project. (*Horizon 2040* Policies T 1.9 and T 6.15)

Mitigation Measure C1: Norman Road shall be improved to Yakima County "Rural Access (09) ADT < 1000" standards from the intersection St. Hilaire Road through the project parcel (the SE lot corner of parcel 201320-43001), unless modifications are approved by the Yakima County Engineer.

Mitigation Measure C2: Prior to issuance of building or grading permits, 30% road designs for the improvement of Norman Road between St. Hilaire Road and

the SE corner of Parcel 201320-43001 shall be provided to and approved by the Yakima County Engineer.

Mitigation Measure C3: Road improvements to Norman Road shall be completed prior to commencement of Surf Park operations.

8. **Comment and Appeal Information:** A land use application has been submitted near your property. To view the application materials online go to: www.yakimap.com/permits/ (follow the instructions on the left of the webpage and type in the associated case number(s) in the search box as referenced above). Additionally, you can request a copy to be emailed or mailed to you. If you would like to schedule an appointment to view a copy of the application materials at the Planning Division on the 4th floor of the Courthouse, please contact the Planning Division at (509) 574-2300 to schedule your appointment. Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. This MDNS is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the date of issuance. All written comments must be received **by 4:00 p.m., February 12, 2022**. 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. **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.** 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. If you have any questions on this proposal, please call **Jason Earles** at (509) 574-2300 or 1-800-572-7354 ext. 2300.

9. **SEPA Responsible Official:** Thomas Carroll

10. **Designee:** Jason Earles
11. **Address:** 128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901
12. **Date:** January 11, 2022



SEPA ENVIRONMENTAL REVIEW

(State Environmental Policy Act)

Submittal Checklist

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

Form # PLN ENR 003 SC-A
Revised 4/1/10

(For staff use only)	
APPLICANT: Joseph Lawrence, NW Surf Parks, LLC	PROJECT #:
PHONE: (206) 459-7587	CASE #:
PROJECT DESCRIPTION (from application form):	PC/SPC:
Surf park, accessory uses, 42 RV spaces/campsites, 23 lodging	DATE SUBM:

NOTE: Your application is not considered complete for processing until all applicable items have been submitted.

NOTE: It is recommended that construction plans not be submitted until after Planning permits are obtained since your permit may be denied or changes may be require to the construction plans, resulting in wasted or additional consultant and permit fee costs.

SEE INSTRUCTIONS ON PAGE 2

Required Items (supplied by applicant)	INTAKE STAFF COMMENTS (reviewed by Staff)	Intake Verification
1. <u>Complete SEPA Application Form</u> * Did the property owner of record sign? YES NO * Is there a contact phone number listed? YES NO	List other related applications (zoning, subdivision, etc.):	<input type="checkbox"/>
2. <u>Completed Environmental Checklist</u> • Are all questions answered? YES NO • Did the property owner of record sign? YES NO		<input type="checkbox"/>
3. <u>Complete written description of the project.</u>		<input type="checkbox"/>
4. <u>Site Plan</u> • Are all Site Plan Requirements met? YES NO • Are all structures shown? (see air photos) YES NO • Are all Critical Areas present shown? YES NO • Have reproducible copies been provided? YES NO		<input type="checkbox"/>
5. <u>Appropriate fees paid</u>		<input type="checkbox"/>

By signing this form you are certifying that the above information is attached and accurate.

Landowner/Representative Signature: Thomas R. Dineen Date: 3/29/2021

NOTE: Representatives must be listed on the Application Form, with their signature.

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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: _____

REVIEWED BY: _____

PROJECT #: _____

CASE #: _____

RELATED FILES: _____

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A. BACKGROUND

1. Name of proposed project, if applicable:

Barreled Surf Park

2. Name of applicant:

Joseph Lawrence, Northwest Surf Parks, LLC

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

**PO Box 1107
Moxee, WA 98936
(206) 459-7587**

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

4. Date checklist prepared:

March 29, 2021

5. Agency requesting checklist:

Yakima County

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

Project completion and opening targeted for 2024, based on County land use approval Summer 2021.

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

No.

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

Traffic impact analysis

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.

A water right change authorization has been issued by the Yakima County Water Conservancy Board and is expected to receive final approval of the Department of Ecology in April 2021.

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

Type 3 zoning review.

Binding Site Plan for RV Park/Campground

Approval of Group 'A' Water System

Approval of Large On-site sewage disposal system (LOSS)

Grading permit

Building permits

Yakima County and Department of Ecology Construction Stormwater permit

Dam safety approval

Department of Ecology approval of water right change

Yakima Health District Food Service Permits

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.)

Develop a 24-acre surf park with a wave pool/wave generation machine on a 39½ - acre site. Project includes surf-school, restaurant/bar, 23 overnight lodging units with running water and full bathrooms, 21 RV hookup spaces and 21 campsites. Amenities such as, but not limited to, food truck, beach volleyball, lounge pools, skate park, dog park, playground, and retail sale of surfing equipment and clothing. Proposed operation is seven days a week from April to October with maintenance in March and November.

A Group A community water system and a Large On-Site sewage disposal system is proposed. E. Norman Road is to be improved to Yakima County hard-surfaced standards from St. Hilaire Road to the entrance of the site.

The action includes water right change of up to 1,000 gallons per minute and 75 annual acre-feet of water for agricultural use to be used for water recreation, domestic use and landscaping irrigation. The change also provides an expanded place of use for the agricultural concern that is retaining the remaining water rights to allow for additional farmland rotation and to replace land within the existing place of use now occupied by a farm pond.

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

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the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located on one of two 40-acre (+/-) parcels on the north side of unopened Yakima County road right-of-way for E. Norman Road about ¼ mile east of the intersection of Reed Lane (private road), 0.6 mile east of St. Hilaire Road and four miles northeast of Moxee. It is in the southeast quarter of Section 20, T. 13 N., R. 20 E.W.M. The parcel number is 201320-44001. The adjoining 40-acre parcel to the west, Parcel 201320-43001, also owned by the proponent will remain undeveloped for wildlife habitat.

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)?

Up to 20% slopes in steeper parts of the site.

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

Soils identified by the Yakima County Area Soil Survey include Moxee cobbly silt loam, Starbuck-Rock outcrop complex and a small area of Moxee silt loam. None of these soil classifications are designated prime farmland. The site is not designated agricultural land of long-term commercial significance. A deficit is expected in balancing cuts and fills so no soil removal from the site is expected.

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.

Site grading and excavation to construct the wave pool and other proposed improvements involve approximately 24 acres of the 39.5-acre site. Approximately 141,800 cubic yards of material would be excavated, and 144,500 cubic yards of fill material required. The approximately net 2,700 cubic yards of fill material is expected to be obtained from on-site grading.

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

There is a potential for erosion from proposed excavation and grading. Stormwater construction permit and best management practices to be used during construction.

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Hard-surfacing, landscaping and otherwise stabilizing unimproved surfaces when construction is complete. See responses to B.1.h., B.2.c., B.3.c.1., B.3.d. and B.4.d. below.

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

Approximately 33%

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

Best management practices used during site development to control erosion such as but not limited to the use of silt fencing, retaining existing grades to the extent possible, landscaping or surfacing exposed areas, stabilizing slopes and stormwater drainage retention for the completed project.

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. Vehicle emissions before and after project completion.

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 measures during construction as specified by dust control plan such as application of water and preventing the tracking of sediment to public roads. Surfacing or landscaping areas disturbed by construction. Other parts of the site to be preserved in existing vegetation will be disturbed to the minimum amount possible. Vehicle emissions are controlled 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.

There are no natural surface water bodies in the vicinity although Yakima County has identified two Type 5 streams (ephemeral, per County definition – YCC 16C.06.06(5)) that cross the 40-acre parcel to the west. The westerly of the two streams is associated with a feature named Kittitas Canyon.

STAFF USE ONLY

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An artificial pond located on agricultural land about ½ mile to the south will be used to discharge water from the wave pool as described under response B.3.a.6 below.

STAFF USE ONLY

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.

Proposed work in the northwest part of the site is within 200 feet of the most easterly of the ephemeral streams. The extension of E. Norman Road will be constructed across the type 5 streams with culverts installed to accommodate occasional runoff through these channels. Piping will be installed for pool discharge to the agricultural pond to the south.

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, since there is no surface water or wetlands on or in the vicinity of the site.

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

No.

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.

The pool will occasionally be drained as needed, discharged through pipes to an artificial pond on agricultural land located on Parcel 201329-13001 about ½ mile south of the site. Discharged water is clean, containing no toxic chemicals. A small amount of chlorine is used in the pool but will be allowed to evaporate (takes 5 to 7 days) before water is discharged. The pool holds 6.6 million gallons of water.

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

A new well is proposed to be located on Parcel 201329-13001 about 2,500 feet south of the project site to be used for the wave pool and other water features. A second new well is proposed on the site for domestic use. Up to 75 acre-feet of water is to be provided annually for these purposes and for site irrigation. Most of the water budget is for filling the wave pool. When it is discharged it will be recycled in an irrigation

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pond for later irrigation use by the agricultural entity holding the remaining water rights with a commensurate reduction in agricultural irrigation use.

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.

Domestic wastewater from lodging units, restrooms, showers and food service to be discharged to a large on-site sewage system (LOSS).

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.

Impervious surfaces including roofs and hard-surfaced pedestrian and travel surfaces are sources of run-off. A stormwater collection system will be constructed to retain runoff except for any off-site runoff which will be allowed to pass through the site. None of the on-site drainage will flow into other waters. It is possible that pass-through runoff originating off-site would reach other waters downstream, but this would be the case without the project.

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

Not expected to.

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:

Preparation of a stormwater plan and approval by Yakima County. On-site retention of stormwater runoff generated on-site and any upland drainage conveyed through the site as described. Design and approval of on-site sewage disposal system to accommodate wastewater flows.

4. Plants

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

— Deciduous tree: Alder, maple, aspen, other:

— Evergreen tree: Fir, cedar, pine, other

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☒ 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?

Vegetation on portions of the site that are to be excavated and developed will be removed.

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

None known

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

Areas of the site improved for public use and that are not surfaced will be landscaped, planted in lawn or maintained in natural grasses.

Measures to preserve existing vegetation include, to the extent possible, limiting grading, filling and excavation to the footprint of the project, preserving naturally vegetated buffers around the exterior boundaries of the site and maintaining the fire-resistant green strip primarily by mowing vegetation within it. Adjoining Parcel 201320-43001 is to remain undeveloped to preserve existing vegetation.

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

Cheat grass.

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 and other small mammals, deer.

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

Greater sage grouse, listed as threatened, may occur in the general vicinity. Based on a site visit by Washington State Department of Fish and Wildlife staff in June 2019, the indications of current habitat use by this and other State sensitive species in this location are limited.

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

Not known.

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

The following measures are proposed based on recommendations made by the Washington Department of Fish and Wildlife:

- a. Grading, filling and excavation is limited to the extent possible to the footprint of the project development site in order to support and sustain native plant communities;
- b. Buffer strips on the north and south sides of the site are being maintained in natural vegetation as wildlife corridors. Roads and utilities cross these areas in places, but more intensive use including buildings, RV or camping spaces and developed open areas would not. Where improvements are made within the corridors, they would (to the extent possible) be constructed at existing grades;
- c. Keeping Parcel 201320-43001 undeveloped for wildlife habitat;
- d. Maintaining a fire-resistant green strip along the north side of the site;
- e. Seasonal operation, with the park open from March to October.

- 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 will be used for energy needs including heating, lighting and equipment operation.

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

No.

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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:

Project design includes energy conservation and sustainability initiatives including the use of recycled materials and used equipment. High efficiency electric motors used to move mechanical parts in wave generation.

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.

There is a small risk of employee exposure to chemicals used for water treatment, but no greater than that associated with swimming pools, public or private.

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

None known.

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 typically used for swimming pool water treatment, including chlorine, which will not be in gas form.

Chemicals used for cleaning, maintenance and landscaping but nothing out of the ordinary for a typical residential or commercial land use.

4) Describe special emergency services that might be required.

None.

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

Procedures will be put into place to keep employees safe and chemicals away from customers.

b. Noise

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

None.

STAFF USE ONLY

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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.

Short term equipment noise during construction.

Potential noise sources are vehicles, people at the site, and landscape maintenance equipment. While the wave making equipment does generate sound, the sound of waves breaking is more noticeable and would not be detectable at all off of the site.

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

Because of the facility location within the site, 50 feet or more from exterior property lines, and its distance from the nearest residences, it is not expected to have significant noise impacts.

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.

The site is open land having been historically used for grazing. Surrounding properties include orchards to the south and similarly open land in all other directions. Property to the east is within the Yakima Training Center but does not appear to be in active military use in the vicinity of the site. The nearest single-family residences are to the west and northwest 1,100 feet or more from the pool and other actively used areas of the site.

Because of the size of the site and distances, significant land use effects on surrounding properties are not expected. The wildlife corridor along the south property line corresponds to the 150-foot setback for especially sensitive land uses as required from Agriculturally zoned lands 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?

Other than grazing, there is no indication the property has been used as working farmlands. The site is not designated agricultural land of long-term commercial significance so no conversion results from this proposal. Neither of the parcels owned by the proponent 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:

It is not expected to affect nearby farmland or be affected by it.

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c. Describe any structures on the site.

None.

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

No.

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.

The County has identified the following critical areas in the vicinity of the site: alluvial fan, intermediate risk and two Type 5 streams. These areas are located on the 40-acre parcel to the west that is to remain undeveloped. Improvement of E. Norman Road would cross these areas.

Type 5 streams are defined and identified by, but not regulated under the Critical Areas Ordinance (YCC 16C.06.06(5)).

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

Eight full-time employees and up to 90 seasonal workers.

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

None.

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

N/A.

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

Distance from nearest residences should result in no significant compatibility effects.

Proposed wildlife corridors, setbacks, 40-acre undeveloped parcel and green strip provide wildlife habitat, fire safety and separation from other land uses.

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

STAFF USE ONLY

The following site considerations are consistent with YCC 19.18.205(3) and expected to reduce or control impacts on the agricultural lands of long-term commercial significance located south across E. Norman Road from the site:

- a. Parts of the development that may be considered especially sensitive land uses are more than 150 feet from Agricultural zoned land (agricultural lands of long-term commercial significance) and existing orchards.
- b. Because the manner in which the RV park/campground use is limited and conducted in conjunction with the surf park and the lack of individual water and sewer hookups is not conducive to long-term occupancy, the likelihood of nuisance complaints is reduced (YCC 19.28.205(3)(a)).

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.

None.

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

N/A.

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?

The tallest height is 18 feet. The principal exterior building material is corrugated metal. Buildings will be constructed with lap siding and wood accents.

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

There is no substantial view obstruction from upslope properties that are either undeveloped or within the Yakima Training Center. The view of the site from surrounding areas will change from that of open land to an irrigated recreational site with trees and landscaping surrounded by shrub-steppe vegetation.

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

Landscaping and architectural design of the proposed buildings to a rural theme. Native vegetated areas surround the site to help it blend into surrounding open lands.

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11. Light and glare

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

Some lighting will be necessary for security and safety. Individual RV's and camping units would have internal lighting and/or outside lights such as lanterns. While some of this may occur during all hours of darkness, substantial lighting of the outdoor recreational facilities is to be avoided to the extent possible.

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:

Although the distance from surrounding properties would itself make such impact unlikely, lighting fixtures will be designed to not shine directly on surrounding properties as required by County Code. Operating hours for outdoor use of the surf park is to be from dawn to dusk to minimize the need for external lighting.

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.

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

Recreational opportunities of the proposal are being provided but are not expected to have an adverse effect on any existing recreation.

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.

No.

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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.

Resources were identified, but determined not eligible for listing pending concurrence of the Washington Department of Archaeology and Historical Preservation (DAHP). This was determined by an on-site survey by a professional archaeological consulting firm.

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.

A cultural resource survey was conducted by professional archaeologists. A report is being generated for submittal. Concurrence of DAHP is being requested.

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.

No measures were identified for existing resources. Inadvertent discovery protocol will be followed as recommended by the consultants.

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.

Primary access to the site is from E. Norman Road, currently an unopened County road right-of-way in the vicinity of the site. A privately constructed and maintained road is within the right-of-way for about 900 feet from just east of Hi Valley View Road where County road maintenance currently ends to the southwest corner of the property owned by the proponent where the private road turns north as Reed Lane. The County improved part of E. Norman Road in turn extends 1,000 west to St. Hilaire Road and the public road network that serves the geographic area.

Proposed access to E. Norman Road from the site consists of two approaches, one of which would be open to the public located on the south property boundary about ¼ mile from the intersection of Reed Lane and E. Norman Road. A second approach located on the south property line an additional 870 feet to the east is intended to provide emergency access but may also be used for property management and maintenance purposes. It would not be open to the public except when necessary during emergencies.

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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?

The nearest public transit is in the City of Yakima, 8 miles west of the site.

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

Three hundred seventy-eight (378) parking spaces are proposed including the proposed 42 RV spaces and campsites being counted as parking spaces under Yakima County Code. No parking spaces eliminated.

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).

East Norman Road is to be constructed as a County rural local access road from where County maintenance currently ends to the proposed public entrance to the site. The existing County maintained section will also be brought up to the same standards to St. Hilaire Road.

The emergency access road is to be a private gravel road constructed to IFC fire apparatus standards from the parking lot on the site to E. Norman Road right-of-way and then west to the end of the County road being improved for this project.

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

No.

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?

Estimated 562 daily trips for the average mid-week day during the high season. The mid-week forecast is slightly higher than the weekend forecast due to an assumption of lower vehicle occupancy. The high season peak hour is not known since it is expected that traffic will generally be evenly distributed through the day. During shoulder seasons there may be a peak during the afternoon after schools get out. Few commercial vehicles are expected. Non-passenger vehicles would primarily be recreational vehicles visiting the RV park / campground. Daily trip estimates are from a traffic impact analysis prepared for the project, based on the ITE Trip Generation Manual, visitor estimates from other surf park facilities worldwide and as agreed upon by Yakima County staff. Other estimates were made in consultation with the proponent.

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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:

Improvement of E. Norman Road as described under B.12.d. above.

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.

There may be an increase in the need for emergency service, police protection and health care as would be typical of any active recreational facility.

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

Lifeguards will be on staff and will be trained in first aid and in procedures that will be implemented to prevent accidents.

16. Utilities

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

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.

Electricity provided by Pacific Power. Sewer and water to be provided from on-site systems, refuse service to be contracted out. Construction that will be needed include developing a water system with wells, pumphouse and underground water service infrastructure, development of a sewage disposal facility likely including drainfield excavation and distribution and service lines. Construction of inflow piping from the well site to the south and outflow piping to the pond for pool discharge.

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: _____

Date Submitted: _____

(42)

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Office of Drinking Water
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R3planning@dfw.wa.gov

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

47
CUP21-014/SSP21-012/SEP21-012
01/13/22
11 LABELS

87

60' ACCESS & UTILITY EASEMENT
REED LANE (PRIVATE)

TYPE 5 STREAM

PARCEL NO. 201320-43001

100 0 100 FEET
SCALE: 1" = 100'

NORMAN ROAD (COUNTY)

TYPE 5 STREAM

PARCEL NO. 201320-44001

WAVE POOL

WILDLIFE CORRIDOR

WILDLIFE CORRIDOR

DATE 12/13/2021
DRAWN BY T.K.L.
CHECKED BY RJS
JOB NO. 19157
DWG NAME

1
OF
1

PLSA
ENGINEERING-SURVEYING-PLANNING
1120 WEST LINCOLN YAKIMA, WASHINGTON (509) 578-6990

WAVE GARDEN
SUPPLEMENTAL SITE PLAN
TERRACE HEIGHTS, WASHINGTON
— PREPARED FOR —
JOEY LAWRENCE
PO BOX 1107-202 E. SEATTLE AVE MOXIE, WASHINGTON (206) 458-7887

REVISION	DATE

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Contact:	Tina Beck,AP
Address:	COURTHOUSE - ROOM 417 128 N 2ND STREET YAKIMA, WA 98901
Telephone:	(509) 574-2230

Account Rep:	Simon Sizer
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Email:	ssizer@yakimaherald.com
Ad ID:	993191
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50

FILED

HEARING EXAMINER

EXH # 8 DATE 1/13/22
FILE NO. CUP 21-014

**Yakima County Public Services
Planning Division
Threshold Determination - MDNS
Notice of Hearing**

File No.: CUP2021-00014/SEP2021-00012/CAO2021-00009/SSP2021-00012 Northwest Surf Parks Recreational Facility

Description of Proposal: Establishment of a Private Outdoor Recreational Facility (Surf Park) and Campground/RV Park.

Location of Proposal: Not addressed as yet – East Norman Road, approximately ¾ mile east of the intersection of East Norman Road and St. Hilaire Road, and approximately 3.2 miles northeast of the City of Moxee. Parcel Nos. 201320-44001 and 201320-43001.

Determination: The Planning Division, as lead agency for this proposal under the State Environmental Policy Act (SEPA), is issuing a MDNS (Mitigated Determination of Non-Significance) for comment under WAC 197-11-340(2).

An open record public hearing is scheduled before the Yakima County Hearing Examiner on **Thursday, March 17, 2022, at 9:30 am.** The hearing will be conducted both in-person in the BOCC Conference Room - Yakima County Courthouse Basement room B33, 142 N. 2nd Street, and **virtually/telephonically** using Microsoft Teams. For joining information go to www.yakimacounty.us/2566/Upcoming-Public-Hearings. The link will give you the information with the options to either "join the meeting virtually" or to call in.

Comment and Appeal Information: To view the threshold determination online go to: www.yakimap.com/permits/ or you can view a copy of the determination at the Planning Division on the 4th floor of the Courthouse. 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. To be considered prior to making the final threshold determination, all submitted comments must identify the name and physical or post office address of the sender. Be sure to reference the above case number in your correspondence. All written comments received by **4:00 p.m., February 12, 2022**, will be considered prior to making the final threshold determination. 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. If you have any questions on this proposal, please call Jason Earles, Planning Section Manager, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, please contact the Yakima County ADA Coordinator at (509) 574-22107-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing).

Dated this 10th day of January, 2022

(993191) January 13, 2022

51

Courtesy of Yakima Herald-Republic

SCOTT D. GARLAND, P.E.

ROBERT J. SCOTT, P.E.

RICHARD L. WEHR, PLS

JOSEPH W. BAKER, PLS

THOMAS R. DURANT, PLANNING

Yakima County Public Services (M)

December 15, 2021

DEC 15 2021

Jason Earles, Current Planning Manager
Yakima County Planning Division
128 N. 2nd Street, 4th Floor
Yakima, WA 98901

Case No.: CUP2021-00014

Assigned To: Dinah

Re: Request for Additional Information; NW Surf Parks, File No. CAO 2021-00006

Dear Jason:

Enclosed is the following information requested by the November 18, 2021 additional information request:

The two application pages with the additional parcel number added. Since requested to use the pages that were sent, the entire letter with attachments are being returned, but the requested changes have been made to the specific pages as directed.

A new site map that shows both parcels with drainages and habitat corridors. This is to supplement, not replace, the site plan already submitted.

Page 3 from the critical areas ordinance narrative amended to omit the reference to grazing on Roy Farms properties. For the record, this was intended to document the intent of Roy Farms to not use their properties for this purpose, which addresses concerns raised by the Department of Fish and Wildlife in their correspondence. Since this apparently cannot be considered mitigation, it is being taken out of the narrative discussion. We still want it part of the record that it is their intent.

I trust that this information responds to the request. Please let me know if you have any questions.

Sincerely,



Thomas R. Durant
Planning Manager

Enclosures:

November 18, 2021 Request for Additional Information, with application pages amended as requested.

Supplemental Site Map with drainages and habitat corridors

Page 3 from Critical Areas Ordinance Narrative

Copy: Joseph Lawrence

FILED

HEARING EXAMINER

EXH # 9 DATE 12-15-21
FILE NO. CUP21-014



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

November 18, 2021

Thomas R. Durant
PLSA Engineering & Surveying
521 N. 20th Avenue, Suite 3
Yakima, WA 98902

**Re: Request for Additional Information: NW Surf Parks
Exceptions from 120-Day Time Period
File Number: CAO2021-00006**

Dear Tom,

The Critical Areas Permit submitted on September 14, 2021 needs additional information. Based on the narrative provided with the CAO application the following additional information is needed:

- 1) The application pages listing the project area will need to include both parcel nos. 201320-44001 and 201320-43001. Please use the copies provided and add the additional parcel on both pages.
- 2) Please provide a revised site plan that shows both parcels with drainages, habitat corridors that connect with Yakima Training Center, and any new placements of the park.
- 3) You mention in your narrative that "no grazing will occur on this site or any of the Roy Farms properties to the North." If you are proposing that mitigation, then you will need to include the Roy Farms parcels in the application. I have attached that page of the narrative that you can change if you do not plan to include Roy Farms in the mitigation. Otherwise you will need to add those parcels to the application pages.

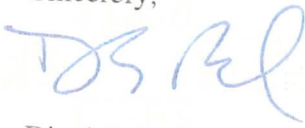
Additionally, 16B.07.030(3) states: *"If the County is unable to issue its final decision on a project permit application within the time limits provided for in this Section, it shall provide written notice of this fact to the project applicant. The notice shall include a statement of reasons why the time limits have not been met and an estimated date for issuance of the Notice of Decision."*

Based on the additional information needed and the complexity of the project, the County is giving you written notice that we will need additional time beyond the 120-Day time period. The re-noticing of the application is a 30 day notice period since the project is adjacent to the Training Center. We could possibly expect a Hearing date sometime in late February or March, 2022 depending on how soon the requested information is provided.

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We are required to notify you that processing has been placed on hold until we receive the described required information. You have up to **45 days** to either return the required submittals or to send verification in writing the process for meeting these additional requirements, and the status of that process. Once we receive the information, we have 14 days to review it and determine if the application is complete.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dinah Reed'.

Dinah Reed, Senior Project Planner

cc: Joey Lawrence

Enclosures: application pages/narrative page

54



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

October 7, 2021

Northwest Surf Parks, LLC
Attn: Joey Lawrence
15104 NE 154th St.
Woodinville, WA 98072
Joey@surfbarreled.com

Roy Farms, LLC
Attn: Michael Roy
401 Walters Rd
Moxee, WA 98936
Michael@royfarms.com

Public Services ()

OCT 07 2021

Lisa _____ Matt _____ David _____ Tommy _____
Harold _____ Carmen _____ Jacob _____

RE: Water Right Change Application No. CG4-26958C (YAKI-20-02)

Dear Mr. Lawrence and Mr. Roy:

Pursuant to a settlement of PCHB No. 21-033, and in accordance with RCW 90.80.080 the Department of Ecology (Ecology) has reviewed the Record of Decision (ROD), Report of Examination (ROE), and all comments, protests, objections and other relevant information submitted by the Yakima County Water Conservancy Board (the Board) for the above referenced application for change. Ecology has also considered supplemental information provided through settlement negotiations regarding well use and continued farm operations.

This decision supersedes and replaces the Reversal Order issued on May 7, 2021. Ecology has modified the decision of the Board and the proposed change/transfer of water right is approved under the following conditions:

Summary of Ecology's Final Order

MAXIMUM CUB FT/ SECOND	MAXIMUM GAL/MINUTE	MAXIMUM ACRE-FT/YR	TYPE OF USE, PERIOD OF USE
	1,000	390.62 (350.5 Consumptive Use)	317.47 afy primary irrigation on 88.5 acres (4/1 to 10/31) 17.7 afy frost control 0.92 afy stockwater continuously

Summary of Ecology's Final Order – continued on page 2.

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HEARING EXAMINER

EXH # 10 DATE 10-7-21
FILE NO. CU21-014

Summary of Ecology's Final Order – continued from page 1.

MAXIMUM CUB FT/ SECOND		MAXIMUM GAL/MINUTE		MAXIMUM ACRE-FT/YR		TYPE OF USE, PERIOD OF USE	
						75 afy (43.65 CU) recreational, domestic, commercial and landscaping use (not to exceed 390.62 afy limit) *Portions to be rerouted into primary irrigation total.	
SOURCE				TRIBUTARY OF (IF SURFACE WATER)			
Two Wells				Groundwater			
¼	¼	SECTION	TOWNSHIP	RANGE	WRIA	COUNTY	
SW	NE	29	13	20 E.W.M.	37	Yakima	
SW or SE	SE	20	13	20 E.W.M.	37	Yakima	
AT A POINT LOCATED:							
PARCEL NO. Replacement Well 1: 20132043001 Well 2: 20132043001 or 20132044001							
LEGAL DESCRIPTION OF PROPERTY ON WHICH WATER IS TO BE USED AS APPROVED BY THE BOARD							
Existing place of use; AND, Parcel 20132043001 (SW¼SE¼ S. 20, T. 13 N., R. 20 E.W.M., Except the West 30 feet; and Except the South 40 feet conveyed to Yakima County for road by Quitclaim Deed recorded October 11, 1972 under Auditor's File No. 2297778, records of Yakima County WA.) AND, Parcel 20132044001 (SE¼SE¼ S. 20, T. 13 N., R. 20 E.W.M., Except the South 40 feet conveyed to Yakima County for road by Quitclaim Deed recorded October 11, 1972 under Auditor's File No. 2297778, records of Yakima County, WA.) AND, Parcels 20132942001 and 20132931404 (The Northwest ¼ of the Southeast ¼, and that portion of the Southwest ¼ of Section 29, Township 13 North, Range 20 E.W.M. owned by Roy Farms, Inc.)							
PARCEL NO.	¼	¼	SECTION	TOWNSHIP	RANGE		
20132911005, 20132912001, 20132914001, 20132913001.		N½	29	13	37		
20132043001 & 20132044001.	SW & SE	SE	20	13	37		
20132942001.	NW	SE	29	13	37		
20132931404.		SW	29	13	37		
DEVELOPMENT SCHEDULE							
BEGIN PROJECT BY THIS DATE:		COMPLETE PROJECT BY THIS DATE:		WATER TO PUT TO FULL USE BY THIS DATE:			
Begun		December 31, 2025		December 31, 2028			

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Ecology has **MODIFIED** the decision of the Board as follows:

Pursuant to settlement of PCHB No. 21-033, Ecology has reduced the acreage and maximum annual quantity of the right to reflect peak groundwater use in 2011, with portions of the originally certificated quantities being relinquished due to non-use. As such, the ACQ analysis contained in the Board's record is also modified to reflect these reduced quantities/acreage. A summary of the new analysis is as follows:

1. Primary irrigation of 372 acre-feet on 102 acres of apples
 - a. $3.93 \text{ ac-ft/acre (from ROE) for apples times } 102 \text{ acres} \times 85\% \text{ CU} = 340.7 \text{ afy CU}$
2. Supplemental irrigation of 40 acres of orchard
 - a. Not valid
3. Frost protection (17.7 afy). Same calculation as in ROE.
 - a. $17.7 \text{ afy} \times 50\% = 8.85 \text{ afy CU}$
4. Stockwater (0.92 afy). Reduced for relinquished quantity.
 - a. $0.92 \text{ afy} \times 100\% = 0.92 \text{ afy CU}$
5. **Summing these quantities, the ACQ = 350.5 afy CU.**

Provision No. 5 is modified to reflect the reduced ACQ of 350.5 acre-feet of consumptive use. All other provisions listed the Board's ROE/ROD will remain in effect.

YOUR RIGHT TO APPEAL

You have a right to appeal this Decision to the Pollution Control Hearings Board (PCHB) within 30 days of the date of receipt of this Decision. The appeal process is governed by chapter 43.21B RCW and chapter 371-08 WAC. "Date of receipt" is defined in RCW 43.21B.001(2).

To appeal you must do all of the following within 30 days of the date of receipt of this Decision:

- File your appeal and a copy of this Decision with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.
- Serve a copy of your appeal and this Decision on Ecology in paper form - by mail or in person. (See addresses below.) E-mail is not accepted.

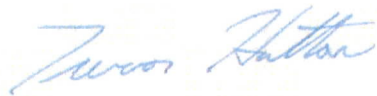
You must also comply with other applicable requirements in chapter 43.21B RCW and chapter 371-08 WAC.

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ADDRESS AND LOCATION INFORMATION	
Street Addresses	Mailing Addresses
Department of Ecology Attn: Appeals Processing Desk 300 Desmond Drive SE Lacey WA 98503 Pollution Control Hearings Board 1111 Israel Road SW, Suite 301 Tumwater WA 98501	Department of Ecology Attn: Appeals Processing Desk PO Box 47608 Olympia WA 98504-7608 Pollution Control Hearings Board PO Box 40903 Olympia WA 98504-0903

For additional information visit the Environmental Hearings Office Website: <http://www.eho.wa.gov>
To find laws and agency rules visit the Washington State Legislature Website: <http://www.leg.wa.gov/CodeReviser>

If you have any questions or concerns on the above information, please call Trevor Hutton at the Department of Ecology at (509) 454-4240.



Trevor Hutton, Section Manager
Water Resources Program
Central Regional Office

TH:SS/210933

Enclosures: Your Right to Be Heard
Construction Notice

By certified mail: 9489 0090 0027 6130 3002 14 (NW Surf Parks, LLC)
9489 0090 0027 6130 3002 21 (Roy Farms, LLC)

cc: Lawrence Martin, Halverson NW Law Group (ecc)
Dan Haller, Aspect Consulting (ecc)
Phil Rigdon, Superintendent, Natural Resources Department, Yakama Nation (ecc)
Sylvia Cervantes, Yakima County Water Conservancy Board (ecc)
David Turner, Protestant (ecc)
Robert Stonecipher, Protestant (ecc)
Vernon Woods and family, Protestant (ecc)
David and Deanna Dillon, Protestant (ecc)

58



Bob Ferguson
ATTORNEY GENERAL OF WASHINGTON

Ecology Division

PO Box 40117 • Olympia, WA 98504-0117 • 360-586-6770

September 7, 2021

Carolina Sun-Widrow, Presiding
Pollution Control Hearings Board
PO Box 40903
Olympia, WA 98504

Public Services ()

SEP 14 2021

Lisa _____ Matt _____ David _____ Tommy _____
Harold _____ Carmen _____ Jacob _____

RE: *Northwest Surf Parks, LLC and Roy Farms, Inc. v. Department of Ecology*
PCHB No. 21-033

Dear Ms. Sun-Widrow:

Consistent with your letter dated June 30, 2021, the parties are filing this status report. The parties have reached a settlement agreement in principle and are actively working to finalize all remaining details. Once the agreement is finalized, the parties anticipate requesting dismissal of the pending appeal. We respectfully request an additional 30 days to finalize agreement.

Thank you for your assistance.

Sincerely,

s/ Courtney J. Throgmorton

COURTNEY J. THROGMORTON
Assistant Attorney General
Attorney for Respondent

s/ Paul C. Dempsey

PAUL C. DEMPSEY
LAWRENCE E. MARTIN
Attorneys for Appellants

(59)

FILED
HEARING EXAMINER
EXH # 11 DATE 9-7-21
FILE NO. CUP21-014

SCOTT D. GARLAND, P.E.
RICHARD L. WEHR, PLS
THOMAS R. DURANT, PLANNING

ROBERT J. SCOTT, P.E.
JOSEPH W. BAKER, PLS

August 9, 2021

Public Services ()

AUG 09 2021

Dinah Reed, Senior Project Planner
Yakima County Planning Division
128 N. 2nd Street, 4th Floor
Yakima, WA 98901

Lisa ___ Matt ___ David ___ Tommy ___
Harold ___ Carmen ___ Jacob ___

Re: Request for Additional Information; NW Surf Parks, File No. CUP 2021-00014

Dear Ms. Reed:

Enclosed is some of the information requested by your June 24, 2021 additional information letter. We are also requesting an extension of time to provide the remaining information.

Enclosed is the professional archaeological survey and cultural resource report for the site as requested. We have been advised by our archaeological consultant that consultation with the Yakama Nation must be initiated by Yakima County and that you should upload the report to the Department of Archaeology and Historical Preservation as well.

We provided clarifying information about the project and proposed mitigation to Fish and Wildlife Habitat Manager Eric Bartrand. Enclosed is his June 23, 2021 email message with the following statement:

"After you clarified to me that the only land use on the parcel set aside for wildlife would be wildlife habitat, and that public access would be only informal, sporadic, low-impact types- Your proposal is acceptable".

It is our understanding that he has also contacted you directly about this. Based on this, it is presumed that the critical areas standard development permit is still required but that additional mitigation will not be required, other than the measures described in the application, SEPA checklist and proposed to WDFW.

An extension of the time is being requested to provide the remaining additional information requested along with the reasons for needing the extension and progress achieved thus far:

1. Information regarding the handling of pool wastewater, specifically Department of Ecology permit requirements. The project team is coordinating with Ecology on whether or not a State Waste Discharge Permit will be required for infrequent use of water drained from the proposed Wave Pool for irrigation. Ecology has requested additional information about the water volumes, timing, and anticipated water quality. A water sample has been collected to address water quality, but we are still waiting for the results. This information

will be compiled with studies from other facilities on chlorine dissipation and provided to Ecology. Submittal of the application to Ecology is expected in the next two weeks.

- met ✓ 2. Verification of water rights approval or availability. The legal team has been meeting with and providing additional information to the Department of Ecology. A meeting with Ecology is scheduled for August 18th. We may be able to verify the water rights at that time.
- ret ✓ 3. We are working on the critical areas standard development permit application and should have that submitted by the end of August.

Thank you for your consideration of this request.

Sincerely,



Thomas R. Durant
Planning Manager

Enclosures:

Barreled Surf Park Cultural Resources Report
June 23, 2021 email message from Eric Bartrand

Copy: Joey Lawrence

(cd)

PLSA

ENGINEERING SURVEYING PLANNING
621 NORTH 20TH AVENUE
YAKIMA, WA 98902

Tom Durant <tdurant@plsaofyakima.com>

No Grazing Confirmation for Surf Park Parcel

Bartrand, Eric L (DFW) <Eric.Bartrand@dfw.wa.gov>

To: Joey Lawrence <joey@surfbarreled.com>

Cc: Tom Durant <tdurant@plsaofyakima.com>

Wed, Jun 23, 2021 at 9:17 AM

Public Services ()

AUG 09 2021

Joey...

Lisa___ Matt___ David___ Tommy___
Harold___ Carmen___ Jacob___

After you clarified to me that the only land use on the parcel set aside for wildlife would be wildlife habitat, and that public access would be only informal, sporadic, low-impact types- Your proposal is acceptable.

Eric

From: Joey Lawrence <joey@surfbarreled.com>

Sent: Wednesday, June 23, 2021 9:07 AM

To: Bartrand, Eric L (DFW) <Eric.Bartrand@dfw.wa.gov>

Cc: Tom Durant <tdurant@plsaofyakima.com>

Subject: No Grazing Confirmation for Surf Park Parcel

External Email

[Quoted text hidden]

(62)

CUP 21-14

Completion of Approval.

Dinah Reed

From: Bartrand, Eric L (DFW) <Eric.Bartrand@dfw.wa.gov>
Sent: Thursday, June 24, 2021 8:21 AM
To: Dinah Reed
Subject: FW: No Grazing Confirmation for Surf Park Parcel / Comments on CUP2021-00014/SSP2021-00012/SEP2021-00012

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi Dinah...

Please make sure these clarifications become part of the decision record. Thanks.

Eric

From: Bartrand, Eric L (DFW)
Sent: Wednesday, June 23, 2021 9:17 AM
To: Joey Lawrence <joey@surfbarreled.com>
Cc: Tom Durant <tdurant@pisaofyakima.com>
Subject: RE: No Grazing Confirmation for Surf Park Parcel

Joey...

After you clarified to me that the only land use on the parcel set aside for wildlife would be wildlife habitat, and that public access would be only informal, sporadic, low-impact types- Your proposal is acceptable.

Eric

From: Joey Lawrence <joey@surfbarreled.com>
Sent: Wednesday, June 23, 2021 9:07 AM
To: Bartrand, Eric L (DFW) <Eric.Bartrand@dfw.wa.gov>
Cc: Tom Durant <tdurant@pisaofyakima.com>
Subject: No Grazing Confirmation for Surf Park Parcel

External Email

Hello Eric!

I wanted to quickly follow up on our conversation yesterday. I had the chance to connect with Mike and he confirmed that there would be no cattle grazing activity on the western parcel or any other parcel owned by Roy Farms in the immediate area.

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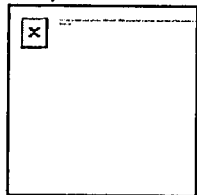
FILED
HEARING EXAMINER
EXH # 13 DATE 6-24-21
FILE NO. CUP 21-014

With that confirmation, along with the agreement to properly vegetate the wildlife corridors with natural species, that should keep things on track to utilize the western parcel as our off-set, but please let me know if you see any additional concerns and we'd be happy to address them.

Thanks!

Joey

--
Joey Lawrence



Founder - Barreled, LLC

(64)



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

LISA H. FREUND – Director

June 24, 2021

Joey Lawrence
Northwest Surf Parks, LLC
P.O. Box 1107
Moxee, WA 98936

Re: Request for Additional Information: NW Surf Park
File Number: CUP2021-00014 / SSP2021-00012 / SEP2021-00012

Dear Joey,

The Conditional Use Permit, SEPA and Binding Site Plan application submitted on March 30, 2021 was determined complete and sent out for notice of application on May 7, 2021 with the comment period ending June 7, 2021. The application process has been designed so that Yakima County can review potential impacts the proposal will have on the property, the surrounding area, and to the natural and built environments which may occur as a result of the project development.

We have received comment letters (Attached) that require the following additional information:

- 1) State of Washington Department of Archaeology & Historic Preservation (DAHP) –
 - a) Provide a professional archaeological survey of the project area that has been conducted prior to ground disturbing activities. DAHP also recommends consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.
- 2) State of Washington Department of Ecology (DOE) –
 - a) **Provide information regarding the handling of pool wastewater. You may need a State Waste Discharge Permit Application.**
 - b) Provide verification from DOE for the source approval of the water rights approved by Yakima County Water Conservancy Board, or obtain adequate water rights from a different source.
- 3) State of Washington Department of Fish and Wildlife (WDFW) –
 - a) WDFW confirmed that Upland Wildlife Habitat Conservation Areas will be impacted by your proposal. As impacts have been identified, a Critical Areas Standard Development Permit is required.
 - i. **If you accept the WDFW** findings and recommendations, including mitigation, no additional studies are required.

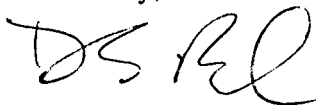
FILED
HEARING EXAMINER
EXH # 14 DATE 6-24-21
FILE NO. CUP21-014

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- ii. If you do not accept the WDFW findings and recommendations, including mitigation, a series of studies and additional information is needed, including:
 - 1. A Habitat Assessment performed by a qualified third party;
 - 2. A Habitat Map;
 - 3. A Wildfire Abatement Plan per WA DNR;
 - 4. A Habitat Management Plan using mitigation sequencing;
 - 5. Priority Habitat and Species (PHS)/Sensitive Species surveys;
- b) Submit a Critical Areas Ordinance Standard Development Permit (YCC 16C.03.20) (Fee \$870.00)
 - i. If the WDFW recommendations are followed, no additional studies are required with the CAO Standard Development Permit application.
 - ii. In lieu of following the WDFW recommendations, please provide the studies listed in Section 3(a)(ii) along with the CAO Standard Development Permit application.

We are required to notify you that processing has been placed on hold until we receive the described required information. You have up to **45 days** to either return the required submittals or to send verification in writing the process for meeting these additional requirements, and the status of that process. Once we receive the information, we have 14 days to review it and determine if the application is complete.

Sincerely,



Dinah Reed
Senior Project Planner

C: File
Tom Durant, PLSA Engineering & Surveying

Enclosures: DAHP comment letter dated May 11, 2021
DOE comment letter dated June 3, 2021
WDFW comment letter dated June 7, 2021

Joey Lawrence
Northwest Surf parks, LLC
P.O. Box 1107
Moxee, WA 98936

Thomas R. Durant
PLSA Engineering & Surveying
521 North 20th Ave, Suite #3
Yakima, WA 98902

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Eva Rivera, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, a Request for Additional Information, a true and correct copy of which is enclosed here-with; that Request for Additional Information was addressed to the applicant/agent and property owner, that said party is individually listed on the Mailing List retained by the Planning Division and that said request was mailed by me on the 24th day of June 2021.

That I mailed said request in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 24th day June 2021.



Eva A. Rivera
Office Specialist

FILED
HEARING EXAMINER
EXH # 15 DATE 6-24-21
FILE NO. CUP21-014

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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

LISA H. FREUND – Director

DATE: May 7, 2021

TO: Northwest Surf Parks LLC, Tom Durant-PLSA Engineering and Surveying, Adjacent Property Owners, and Interested Agencies

FROM: Dinah Reed, Yakima County Public Services Department: Planning Division

SUBJECT: CUP2021-00014 / SSP2021-00012 / SEP2021-00012, Type 3, Northwest Surf Parks Recreational Facility
RE-Notice of Application, Notice of Completeness, Notice of Future Hearing

DESCRIPTION OF PROPOSAL

Owner: Northwest Surf Parks LLC
P.O. Box 1107
Moxee, WA 98936

Applicant: Thomas R. Durant, PLSA Engineering & Surveying
521 N. 20th Avenue, Suite 3
Yakima, WA 98902

Location: Not addressed as yet – East Norman Road, approximately ¾ mile east of the intersection of the East Norman Road and St. Hilaire Road, and approximately 3.2 miles northeast of the City of Moxee.

Tax Parcel No.: 201320-44001

Application Submittal Date: March 30, 2021

Completeness Date: April 27, 2021

Proposal: The proposal is a Type 3 application to develop a 24-acre surf park with a wave pool on a 39.5 acre parcel in the Rural 10/5 zoning district. The project includes a 5.5 acre pool with related uses such as; surfing school, fitness studio, a 21 space RV campground with 21 campsites and a 23 unit lodge. The site will have a four (4) main buildings: a 5, 580 square foot entrance/reception building with restrooms, the surf shop and other retail sales; a 12,000 square foot multi-purpose surf school building with changing rooms, showers, offices, meeting rooms for training and surf camp and equipment storage; a 6, 912 square foot food court with bar and restaurant, restrooms, indoor and outdoor seating, and a 768 square foot building with toilets and showers at the RV Park and campground. Outdoor recreational activities include swimming (lounge) pools, skate park, kid's play area, dog park, gas fire pit and beach volleyball. The facility will provide surf camps and surfing related events such as smaller concerts with music. Land uses included: Outdoor amusements (Type 3), Mobile food

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Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2210

7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

FILED

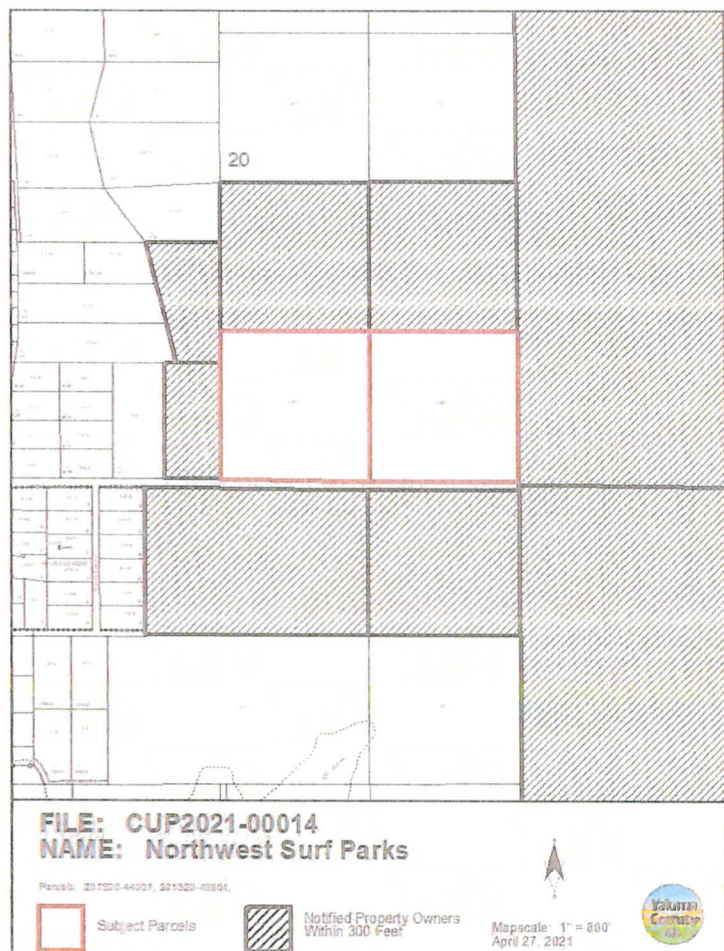
HEARING EXAMINER

EXH # 14 DATE 5-7-21
FILE NO. CUP21-014

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10

NORTHWEST SURF PARKS LLC
15104 NE 154TH ST
WOODINVILLE, WA 98072

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ROGER W & SUSAN C KINDER
700 REED LN
YAKIMA, WA 98901

ROY FARMS INC
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MOXEE, WA 98936

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TIMOTHY M MILBERT
1291 E NORMAN RD
YAKIMA, WA 98901

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400 15TH ST SW
AUBURN, WA 98001

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AUBURN, WA 98001

Harold MacLean Jason Earles
Joe Stump John Walkenhauer
Mark Cleaver Jase Testerman
Michele Pescador Dianna Woods
David Haws Chris Pederson
Troy Havens

WA. State Dept. of Ecology
Attn: Gwen Clear
crosepacoordinator@ecy.wa.gov

Yakama Nation
Cultural Resources
jessica@Yakama.com AND
corrine_camuso@Yakama.com

Yakama Nation Environmental
enviroreview@yakama.com

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901

Jill Nogi
U.S. EPA, Region 10
1200 Sixth Ave, Suite 155
Seattle, WA 98101

Yakima Health District
Help Desk
yhd@co.yakima.wa.us

Robert Bright
Air Traffic & Airspace Officer
Joint Base Lewis-McChord
robert.d.bright10.civ@mail.mil

WA Dept. of Fish & Wildlife
Eric Bartrand and Scott
Downes
Eric.bartrand@dfw.wa.gov
Scott.downes@dfw.wa.gov

Northwest Surf Parks LLC
PO Box 1107
Moxee, WA 98936

Thomas R. Durant
PLSA Engineering & Surveying
521 North 20th Ave, Suite #3
Yakima, WA 98902

Fire Chief
E.V. Fire District #4
2003 Beaudry Road
Yakima, WA 98901

East Valley School District #90
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2002 Beaudry Road
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Moxee City Hall
P.O. Box 249
Moxee, WA 98936

Yakima Valley
Conference of Governments
311 N. 4th Street, Suite 204
Yakima, WA 98901

Yakima County Sheriff Office
PO Box 1388
Yakima, WA 98907-1388

WA State Dept. of Health
Office of Drinking Water
16201 E. Indiana Ave – Ste 1500
Spokane Valley, WA 99216

Yakima Training Center
Attn: Michael J. Daniels
michael.j.daniels3.civ@mail.mil

sepa@dahp.wa.gov

SEPADesk@dfw.wa.gov

SEPA Register
separegister@ecy.wa.gov

FormerOrchards@ecy.wa.gov

72

AGENCY MAILING LIST

CUP21-014/SSP21-012/SEP21-012

HIGHLIGHTED = EMAILED

05/07/2021

11 LABELS

Re FILE NO.: CUP2021-00014/SSP2021-00012/SEP2021-00012
Notice of Application, Completeness, and Future Hearing

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Eva Rivera, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a Notice of Application, Completeness, and Future Hearing a true and correct copy of which is enclosed here-with; that Notice of Application, Completeness, and Future Hearing was addressed to the applicant/agent, property owner, adjoining property owners, and interested agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 7th day of May 2021.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 7th day May 2021.



Eva A. Rivera
Office Specialist

73

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HEARING EXAMINER	
EXH #	17 DATE 5-7-21
FILE NO.	Cup 21-014

YAKIMA
HERALD-REPUBLIC
WE TELL YOUR STORIES YAKIMAHERALD.COM

El Sol de Yakima
-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below.
Please proof read notice carefully to check spelling and run dates,
if you need to make changes

Date:	05/05/21
Account #:	110343
Company Name:	YAKIMA COUNTY PLANNING DIVISION
Contact:	Tina Beck, AP
Address:	COURTHOUSE - ROOM 417 128 N 2ND STREET YAKIMA, WA 98901
Telephone:	(509) 574-2230

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@YAKIMAHERALD.COM
Ad ID:	976817
Start:	05/07/21
Stop:	05/07/21
Total Cost:	\$352.00
Lines:	200.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	05/07/21

74

FILED
HEARING EXAMINER

EXH # 18 DATE 5/7/21
FILE NO. CUP 21-014

Yakima County Public Services
Planning Division
Re-Notice of Application,
Re-Notice of Environmental Review,
Re-Notice of Future Hearing

File No.: CUP2021-00014/SSP2021-00012/SEP2021-00012

Description of Proposal: The proposal is a Type 3 application to develop a 24-acre surf park with a wave pool on a 39.5 acre parcel in the Rural 10/5 zoning district. The project includes a 5.5 acre pool with related uses such as; surfing school, fitness studio, a 21 space RV campground with 21 campsites and a 23 unit lodge. The site will have a four (4) main buildings: a 5,580 square foot entrance/reception building with restrooms, the surf shop and other retail sales; a 12,000 square foot multi-purpose surf school building with changing rooms, showers, offices, meeting rooms for training and surf camp and equipment storage; a 6,912 square foot food court with bar and restaurant, restrooms, indoor and outdoor seating, and a 768 square foot building with toilets and showers at the RV Park and campground. Outdoor recreational activities include swimming (lounge) pools, skate park, kid's play area, dog park, gas fire pit and beach volleyball. The facility will provide surf camps and surfing related events such as smaller concerts with music. Land uses included: Outdoor amusements (Type 3), Mobile food vendor on site longer than 4 hours in a 24-hour period (Type 3), Restaurant (Type 3), Overnight lodging (Type 2), Campground/RV Park (Type 3), Private Recreational Facilities (Type 2), Sport facility/indoor (Type 2). The number of employees will be as many as 90 during the high season, with hours of operation from 6 am – 11 pm Monday through Sunday from the months of April to October with pre-opening and close down maintenance in March and November. Access is from East Norman Road. Proposed sitescreening consists primarily of a 150 foot-wide wildlife corridors on the north and south exterior property lines. A 50 foot-wide green strip is to be maintained as a fire break to the north. Either a row of trees or an artificial screen is to be provided along the west property line. The site will be served by a community water system and large on-site sewage disposal for domestic waste. The project objective is to limit operations to daylight hours in order to minimize the amount of lighting. The type of lighting fixtures will be designed to not shine on neighboring properties as required by County code.

Location of Proposal: Not addressed as yet – East Norman Road, approximately ¼ mile east of the intersection of the East Norman Road and St. Hilaire Road, and approximately 3.2 miles northeast of the City of Moxee. Parcel no. 201320-44001

Determination: 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. After all comments have been received and considered, a final threshold determination will be made without an additional comment period.

An open record public hearing will be scheduled at a future date and will be noticed with the Final Threshold Determination of the SEPA.

Comment and Appeal Information: 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. 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. 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. Be sure to reference the above case number in your correspondence. All written comments received by **4:00 p.m., June 7, 2021** will be considered prior to making the final decision. 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, Senior Project Planner, at (509) 574-2300 or 1-800-572-7354 ext 2300.

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7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

Dated this 7th Day of May, 2021

(976817) May 7, 2021

75

Courtesy of Yakima Herald-Republic

**Yakima County Public Services
Planning Division
Re-Notice of Application,
Re-Notice of Environmental Review,
Re-Notice of Future Hearing**

File No.: CUP2021-00014/SSP2021-00012/SEP2021-00012

Description of Proposal: The proposal is a Type 3 application to develop a 24-acre surf park with a wave pool on a 39.5 acre parcel in the Rural 10/5 zoning district. The project includes a 5.5 acre pool with related uses such as; surfing school, fitness studio, a 21 space RV campground with 21 campsites and a 23 unit lodge. The site will have a four (4) main buildings: a 5, 580 square foot entrance/reception building with restrooms, the surf shop and other retail sales; a 12,000 square foot multi-purpose surf school building with changing rooms, showers, offices, meeting rooms for training and surf camp and equipment storage; a 6, 912 square foot food court with bar and restaurant, restrooms, indoor and outdoor seating, and a 768 square foot building with toilets and showers at the RV Park and campground. Outdoor recreational activities include swimming (lounge) pools, skate park, kid's play area, dog park, gas fire pit and beach volleyball. The facility will provide surf camps and surfing related events such as smaller concerts with music. Land uses included: Outdoor amusements (Type 3), Mobile food vendor on site longer than 4 hours in a 24-hour period (Type 3), Restaurant (Type 3), Overnight lodging (Type 2), Campground/RV Park (Type 3), Private Recreational Facilities (Type 2), Sport facility/indoor (Type 2). The number of employees will be as many as 90 during the high season, with hours of operation from 6 am – 11 pm Monday through Sunday from the months of April to October with pre-opening and close down maintenance in March and November. Access is from East Norman Road. Proposed sitescreening consists primarily of a 150 foot-wide wildlife corridors on the north and south exterior property lines. A 50 foot-wide green strip is to be maintained as a fire break to the north. Either a row of trees or an artificial screen is to be provided along the west property line. The site will be served by a community water system and large on-site sewage disposal for domestic waste. The project objective is to limit operations to daylight hours in order to minimize the amount of lighting. The type of lighting fixtures will be designed to not shine on neighboring properties as required by County code.

Location of Proposal: Not addressed as yet – East Norman Road, approximately ¾ mile east of the intersection of the East Norman Road and St. Hilaire Road, and approximately 3.2 miles northeast of the City of Moxee. Parcel no. 201320-44001

Determination: 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. After all comments have been received and considered, a final threshold determination will be made without an additional comment period.

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76

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(509) 574-2210
7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

Dated this 7th Day of May, 2021

Publish 5/7/21

Bill: Acct.# 10826, Planning



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

LISA H. FREUND – Director

DATE: April 30, 2021

TO: Northwest Surf Parks LLC, Tom Durant-PLSA Engineering and Surveying, Adjacent Property Owners, and Interested Agencies

FROM: Dinah Reed, Yakima County Public Services Department: Planning Division

SUBJECT: CUP2021-00014 / SSP2021-00012 / SEP2021-00012, Type 3, Northwest Surf Parks Recreational Facility
Notice of Application, Notice of Completeness, Notice of Future Hearing

DESCRIPTION OF PROPOSAL

Owner: Northwest Surf Parks LLC
P.O. Box 1107
Moxee, WA 98936

Applicant: Thomas R. Durant, PLSA Engineering & Surveying
521 N. 20th Avenue, Suite 3
Yakima, WA 98902

Location: Not addressed as yet – East Norman Road, approximately ¾ mile east of the intersection of the East Norman Road and St. Hilaire Road, and approximately 3.2 miles northeast of the City of Moxee.

Tax Parcel No.: 201320-44001

Application Submittal Date: March 30, 2021

Completeness Date: April 27, 2021

Proposal: The proposal is a Type 3 application to develop a 24-acre surf park with a wave pool on a 39.5 acre parcel in the Rural 10/5 zoning district. The project includes a 5.5 acre pool with related uses such as; surfing school, fitness studio, a 21 space RV campground with 21 campsites and a 23 unit lodge. The site will have a four (4) main buildings: a 5, 580 square foot entrance/reception building with restrooms, the surf shop and other retail sales; a 12,000 square foot multi-purpose surf school building with changing rooms, showers, offices, meting rooms for training and surf camp and equipment storage; a 6, 912 square foot food court with bar and restaurant, restrooms, indoor and outdoor seating, and a 768 square foot building with toilets and showers at the RV Park and campground Outdoor recreational activities include swimming (lounge) pools, skate park, kid's play area, dog park, gas fire pit and beach volleyball. The facility will provide surf camps and surfing related events such as smaller concerts with music. Land uses included: Outdoor amusements (Type 3), Mobile food

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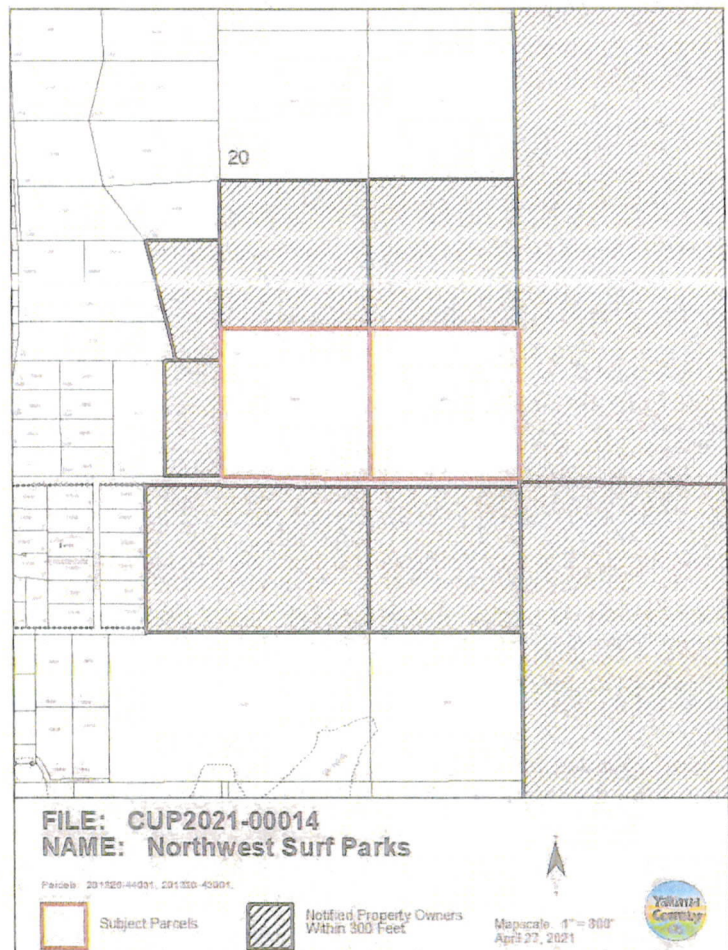
HEARING EXAMINER

EXH # 20 DATE 4-30-21
FILE NO. CUP21-014

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Harold MacLean Jason Earles
Joe Stump John Walkenhauer
Mark Cleaver Jase Testerman
Michele Pescador Dianna Woods
David Haws Chris Pederson
Troy Havens

WA. State Dept. of Ecology
Attn: Gwen Clear
crosepacoordinator@ecy.wa.gov

Yakama Nation
Cultural Resources
jessica@Yakama.com AND
corrine_camuso@Yakama.com

Yakama Nation Environmental
enviroreview@yakama.com

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901

Jill Nogi
U.S. EPA, Region 10
1200 Sixth Ave, Suite 155
Seattle, WA 98101

Yakima Health District
Help Desk
yhd@co.yakima.wa.us

Robert Bright
Air Traffic & Airspace Officer
Joint Base Lewis-McChord
robert.d.bright10.civ@mail.mil

WA Dept. of Fish & Wildlife
Eric Bartrand and Scott
Downes
Eric.bartrand@dfw.wa.gov
Scott.downes@dfw.wa.gov

Northwest Surf Parks LLC
PO Box 1107
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521 North 20th Ave, Suite #3
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Moxee City Hall
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Moxee, WA 98936

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Yakima, WA 98901

Yakima County Sheriff Office
PO Box 1388
Yakima, WA 98907-1388

WA State Dept. of Health
Office of Drinking Water
16201 E. Indiana Ave – Ste 1500
Spokane Valley, WA 99216

Yakima Training Center
Attn: Michael J. Daniels
michael.j.daniels3.civ@mail.mil

sepa@dahp.wa.gov

SEPADesk@dfw.wa.gov

SEPA Register
separegister@ecy.wa.gov

FormerOrchards@ecy.wa.gov

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

CUP21-014/SSP21-012/SEP21-012

04/30/2021

11 LABELS

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Eva Rivera, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a Notice of Application, Completeness, and Future Hearing a true and correct copy of which is enclosed here-with; that Notice of Application, Completeness, and Future Hearing was addressed to the applicant/agent, property owner, adjoining property owners, and interested agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 30th day of April 2021.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 30th day April 2021.



Eva A. Rivera
Office Specialist

FILED
HEARING EXAMINER
EXH # 26 DATE 4-30-21
FILE NO. CUP 21-014

(83)

YAKIMA
HERALD-REPUBLIC
WE TELL YOUR STORIES YAKIMAHERALD.COM

El Sol de Yakima
-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below.
Please proof read notice carefully to check spelling and run dates,
if you need to make changes

Date:	04/27/21
Account #:	110343
Company Name:	YAKIMA COUNTY PLANNING DIVISION
Contact:	Tina Beck, AP
Address:	COURTHOUSE - ROOM 417 128 N 2ND STREET YAKIMA, WA 98901
Telephone:	(509) 574-2230

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@YAKIMAHERALD.COM
Ad ID:	976098
Start:	04/30/21
Stop:	04/30/21
Total Cost:	\$352.00
Lines:	200.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	04/30/21

FILED
HEARING EXAMINER
EXH # 22 DATE 4/30/21
FILE NO. C4P21-014

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Yakima County Public Services
Planning Division
Notice of Application,
Notice of Environmental Review,
Notice of Future Hearing

File No.: CUP2021-00014/SSP2021-00012/SEP2021-00012

Description of Proposal: The proposal is a Type 3 application to develop a 24-acre surf park with a wave pool on a 39.5 acre parcel in the Rural 10/5 zoning district. The project includes a 5.5 acre pool with related uses such as; surfing school, fitness studio, a 21 space RV campground with 21 campsites and a 23 unit lodge. The site will have a four (4) main buildings: a 5,580 square foot entrance/reception building with restrooms, the surf shop and other retail sales; a 12,000 square foot multi-purpose surf school building with changing rooms, showers, offices, meeting rooms for training and surf camp and equipment storage; a 6,912 square foot food court with bar and restaurant, restrooms, indoor and outdoor seating, and a 768 square foot building with toilets and showers at the RV Park and campground. Outdoor recreational activities include swimming (lounge) pools, skate park, kid's play area, dog park, gas fire pit and beach volleyball. The facility will provide surf camps and surfing related events such as smaller concerts with music. Land uses included: Outdoor amusements (Type 3), Mobile food vendor on site longer than 4 hours in a 24-hour period (Type 3), Restaurant (Type 3), Overnight lodging (Type 2), Campground/RV Park (Type 3), Private Recreational Facilities (Type 2), Sport facility/indoor (Type 2). The number of employees will be as many as 90 during the high season, with hours of operation from 6 am - 11 pm Monday through Sunday from the months of April to October with pre-opening and close down maintenance in March and November. Access is from East Norman Road. Proposed sitescreening consists primarily of a 150 foot-wide wildlife corridors on the north and south exterior property lines. A 50 foot-wide green strip is to be maintained as a fire break to the north. Either a row of trees or an artificial screen is to be provided along the west property line. The site will be served by a community water system and large on-site sewage disposal for domestic waste. The project objective is to limit operations to daylight hours in order to minimize the amount of lighting. The type of lighting fixtures will be designed to not shine on neighboring properties as required by County code.

Location of Proposal: Not addressed as yet - East Norman Road, approximately ¼ mile east of the intersection of the East Norman Road and St. Hilaire Road, and approximately 3.2 miles northeast of the City of Moxee. Parcel no. 201320-44001

Determination: 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. After all comments have been received and considered, a final threshold determination will be made without an additional comment period.

An open record public hearing will be scheduled at a future date and will be noticed with the Final Threshold Determination of the SEPA.

Comment and Appeal Information: 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. 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. 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. Be sure to reference the above case number in your correspondence. All written comments received by 4:00 p.m., May 14, 2021 will be considered prior to making the final decision. 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, Senior Project Planner, at (509) 574-2300 or 1-800-572-7354 ext 2300.

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
(509) 574-2210
7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

Dated this 30th day of April, 2021

(976098) April 30, 2021

Courtesy of Yakima Herald-Republic

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GENERAL APPLICATION FORM

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

FINAL
Revised 6/05/2019

(Staff Use Only – Fill In / Circle As Applicable)

Zoning District: R 10/S
 Proposed Land Use: Amusement Park / RV Campground
 Overlay: Airport / Greenway / Floodplain Lodge / Restaurant
 UGA: m CAO/Shoreline: na
 Sewer: Septic Clearance / As Built
 Potable Water: N/A or Exempt
 Purveyor: _____ YCWRS Well: _____
 FAAR: _____ WUI-FD: _____ M/H/E _____
 Occupancy: A B E F H I M R R1 R2 R3 S U
 Type of Construction: IA IIA IIIA IB IIB IIIB IVA IVB VA VB
 Name of Short Plat, Subdivision or Manufactured Home Park: _____
 Planning Forms for Project: CUP, BSP, SEPA, SIGN SUPPLEMENTAL Lot or Space # _____

Reviewed By: DSR
 Case #(s): CUP 2021-014
SSP 2021-012
SEPA 21-012
WRS 2021-114
 Date Submitted: 3/30/2021
3/30/2021
3/30/2021
3/30/2021

Please Tell Us About Your Proposal: (If you need assistance call us at (509) 574-2300 or come into the office)

Parcel Numbers(s): A. 201320-44001 B. 201320-43001C
 Property Owner's Name: Northwest Surf Parks, LLC
 Day Phone: (206) 459-7587 Company (if any): _____
 Mailing Address: PO Box 1107 City: Moxee State: WA Zip: 98936
 Subject Property Address: (if Different) E. Norman Rd
 E-mail Address: joey@surfbarreled.com

Scope of Work: Surf park with associated outdoor activities, restaurant, food truck, RV park: 21 RV spaces, 21 campsites, 23 overnight lodging units

Are you requesting the Optional Consolidated Permit Review Process as provided under YCC 16B.03.060? Yes ☒ No ☐

Applying For A Building Permit? Please Fill Out The Following:

Number of Bedrooms: Existing: _____ Total: _____ Size/Dimensions: _____ Square Footage: _____
 Number of Bathrooms: _____ Size/Dimensions: _____ Square Footage: _____

Construction Valuation (Contractor Estimate) \$ _____

How will you provide legal domestic water for your project? Please check one below:

- ☒ Water right permit from Department of Ecology (Please attach a copy to this application), or
- ☐ Letter from an approved water purveyor stating the ability to provide water, or
- ☐ A Yakima County Water Resource System (YCWRS) domestic well within the Agriculture zoning district, or
- ☐ A Yakima County Water Resource System (YCWRS) domestic well outside of the Agriculture zoning district, or
- ☐ Other adequate evidence of interest in a suitable water right held for mitigation proposed by an existing water bank, or
- ☐ Yakama Nation Water Code permit for properties located within the exterior boundaries of the Yakama Nation, or
- ☐ Documentation that the well site is located outside the Yakima River watershed.

Please note that evidence of an adequate water supply must be submitted to Yakima County prior to the issuance of the permit.

By signing this form, I agree to the following:

- > I hereby state as true that all ownership interests of the property have reviewed the proposal as presented in the application materials and support the proposed change(s).
- > I hereby give Yakima County permission to enter my property during this review to inspect my property as needed.
- > I hereby agree to pay all additional fees associated with the processing of this application including but not limited to the Hearing Examiner fees, Transportation fees or any other fees that may be associated with the proposed project.

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HEARING EXAMINER
EXH # 22 DATE 3/30/21
FILE NO. CUP 21-014

CONTINUE ON BACK →

- I hereby acknowledge that the application with the Yakima County Permit Services Department has been filled out completely.
- I hereby acknowledge that verification of an approved potable water supply is a requirement and part of the procedure to obtain a permit from Yakima County.
- I shall provide Yakima County with proof of an adequate water source as indicated in Ordinance 13-2017 or obtain a YCWS domestic well permit.
- I understand that Yakima County shall be held harmless for misinterpretation or misrepresentation of documents to obtain my permits.
- I am aware my Permit WILL NOT be issued until I provide proof of an approved source of potable water and associated documentation.

(If the property is owned by a corporation or LLC please attach documentation showing that the person signing has the authority to sign on behalf of the corporation or LLC.)

Please Fill Out This Section In Blue or Black Ink. (Please check the box to indicate the primary contact person)

☐ **Property Owner Signature:** [Signature] (required) Date: 3/29/2021

☐ **Check If You Are Acting As Your Own Contractor** -- (Signature required at declaration at bottom of page)

☒ **Applicant/Agent:** Thomas R. Durant

Day Phone: () 575-6990 Company (if any) PLSA Engineering & Surveying

Mailing Address: 521 N. 20th Ave, Suite 3 City: Yakima State: WA ZIP: 98902

E-mail Address: tdurant@plsaofyakima.com

Signature: [Signature] Date: 3/29/2021

☐ **Contractor Name:** _____

Day Phone: () _____ Company (if any) _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

E-mail Address: _____

Contractor License Number: _____

Signature: _____ Date: _____

If there are additional owners, provide an attachment in the same format and with the same declarations

This Section To Be Completed For Construction Permits Only

Pursuant to RCW 19.27.095 (2)(i-ii) The requirement for a fully completed construction application shall include:

- i. The name, address, and phone number of the office of the lender administering the interim construction financing, if any; OR
- ii. The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than 50% of the total amount of the construction permit.

If for any reason the information requested below is not available at the time of application, the applicant shall provide the information as soon as it can be reasonably obtained.

☐ **Lending Agency Name:** _____ Phone: () _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

☐ I acknowledge by checking this box that this project has no lending agency for construction financing.

Bonding Agency Name: _____ Phone: () _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

☐ I acknowledge by checking this box that this project has no bonding agency.

If you are the Property Owner and Acting as Your Own Contractor, Please Complete the Following Declaration:

- I acknowledge that I am applying for a permit thru the Yakima County Public Services Department.
- I also acknowledge that I am not a licensed contractor, specialty or general, or that I am not acting as a contractor and wish to be exempt from the requirements of the Washington State Contractor's Act, per RCW 18.27.090, and will abide by all provisions and conditions of the exemption as stated.
- I agree that if I use the assistance of any person(s) to provide labor and/or assistance, I will retain only contractors registered and currently licensed as required under the laws of the State of Washington.

I (print name) _____ certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Owner Signature: _____ **Date:** _____

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CONDITIONAL USE PERMIT FORM

FINAL
Revised: 052819

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 answer all of the following questions as completely as possible. (If a question is not applicable, write N/A.) In your narrative, please describe your project in detail to help reviewers understand what you want to accomplish.

	Annotation by Planner
1. What are you proposing? <u>See Narrative</u>	
2. Have you had an Early Assistance Meeting? <input checked="" type="checkbox"/> Yes, Case no. <u>EAC2019-31</u> <input type="checkbox"/> No	
3. Are you:	
a. Proposing a new structure(s). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Changing the Use of an existing structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I. If you answered yes to either a. and/or b. above, what is the structure used for? Provide details (such as: type of business, estimated customers/guests, will the new structures be pertinent to any existing structures).	
<u>See narrative</u>	

II. What are the dimensions (length, width, height) of new structure(s)?	
<u>See narrative, site plan & SEPA checklist</u>	

4. Will the project be conducted entirely within a structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
a. If No , describe the outdoor activities (e.g., outdoor eating, playground, park):	
<u>The surf park is a mostly outdoor activity; also camping and</u>	
<u>recreational vehicle park with related activities and facility</u>	
<u>maintenance. Outdoor activities described in the narrative.</u>	
b. What is the approximate square footage, or seating capacity of your outdoor use area(s)?	
<u>See Narrative</u>	

(87)

- c. What type of noises will the outdoor use generate? (e.g. music, machinery, vehicles)

Vehicles, talking, some music, wave motion, machinery used for landscape maintenance.

EMPLOYEES

5. Number of Full-time 8 Part-time _____ Seasonal 90 during high season

6. Maximum number at any given shift 60

7. What are the days & hours of operation? (List all)

<input checked="" type="checkbox"/> Monday	Hours	<u>6 AM to 11 PM -- see narrative</u>
<input checked="" type="checkbox"/> Tuesday	Hours	<u>" " "</u>
<input checked="" type="checkbox"/> Wednesday	Hours	<u>" " "</u>
<input checked="" type="checkbox"/> Thursday	Hours	<u>" " "</u>
<input checked="" type="checkbox"/> Friday	Hours	<u>" " "</u>
<input checked="" type="checkbox"/> Saturday	Hours	<u>" " "</u>
<input checked="" type="checkbox"/> Sunday	Hours	<u>" " "</u>

8. Will the operation be seasonal? If so, list months April to October with pre-opening & close down maintenance in March and November.

PARKING & LOADING (YCC 19.22)

9. How many existing parking spaces do you have? None

a. Surface type (e.g., paved, gravel, dirt)? N/A

10. How many new parking spaces are you proposing? 336

a. Surface type (e.g., paved, gravel, dirt)? Combination of paved & gravel

11. Does the use require loading or unloading from trucks or other large vehicles?

☒ Yes ☐ No (If yes, designate areas on your site plan.)

Note: Depending on the proposed use, Americans with Disabilities Act (ADA) facilities may be required. Our Building Division can assist you.

SIGNS (YCC 19.20)

(88)

12. Will you have signage? ☒ Yes ☐ No (if yes, please use the separate sign form.)

PRIVATE ROAD OR SHARED DRIVEWAY (YCC 19.23)

13. If you are on a Private Road or Shared Driveway, is there an existing Road Maintenance Agreement?

☐ Yes ☐ No (If yes, please attach a copy to your application)

14. What is the name of the private road? _____

15. Is the road paved, gravel, dirt? _____

16. What is the width of the road? _____

17. Do you have a recorded access easement? ☐ Yes ☐ No Width? _____

18. Have you been told you may need to do Road Improvements? ☒ Yes ☐ No

a) If yes, have you met with the Transportation Division? ☒ Yes ☐ No

Please explain **Early Assistance Meeting: EAC 2019-00031; subsequent meetings and discussions with staff.**

STORMWATER

19. How are you proposing to manage your stormwater runoff? If you have questions pertaining to stormwater runoff you can talk with our Water Resources Division.

On-site retention, catch basins and stormwater conveyance piping to infiltration basins.

20. Will the proposal disturb more than one acre of ground? ☒ Yes ☐ No

FENCES (YCC 19.10.040(9))

21. Is there an existing fence? ☐ Yes ☒ No (If yes, answer the following)

a. Fence Material _____

b. Is the fence a view obscuring fence? ☐ Yes ☐ No

c. Is there barbed wire on the top of the fence? ☐ Yes ☐ No

d. What is the total height of the fence (including the barbed wire)? _____

22. Are you proposing a new fence? ☒ Yes ☐ No (If yes, answer the following)

a. Fence Material **metal -- see narrative**

b. Will the fence be a view obscuring fence? ☐ Yes ☒ No

c. Will you be placing barbed wire on the top of the fence? ☐ Yes ☒ No

d. What is the total height of the fence (including the barbed wire if proposed)? **6' - 8'**

23. Are you proposing, or do you have a retaining wall and/or recreational screen?

☒ Yes ☐ No (If yes, please describe)

(89)

Retaining walls may be incorporated into site development

accommodate slopes. They are not for site screening purposes.

SITESCREENING AND/OR LANDSCAPING (YCC 19.21)

24. Does your proposed use require?

Sitescreening? ☐ Yes ☒ No (e.g, fences, walls)

Landscaping? ☐ Yes ☒ No (e.g, trees/shrubs/groundcover)

If yes, what type (E.g., trees/shrubs/groundcover/view obscuring)?

See narrative

Indicate the locations on your site plan, E.g. parking areas, along street frontages, perimeters.

What is the proposed source of irrigation water? Well - see narrative

OUTDOOR LIGHTING (YCC 19.10)

25. Is any outdoor lighting proposed? ☒ Yes ☐ No

see narrative

If yes, indicate type and the locations on your site plan.

WATER

26. Does this project require potable water? ☒ Yes ☐ No

27. What is the proposed source of potable water?

a. ☐ Public Water: Name of provider: _____

b. ☒ Community Well: What is the well ID number? pending

i. Parcel # where the well is located? 201320-44001

ii. Is there an existing Well Maintenance Agreement? ☐ Yes ☒ No

(If yes, please attach a copy with this application)

c. ☐ Shared Well

i. Parcel # where the well is located? _____

ii. Is there an existing Well Maintenance Agreement? ☐ Yes ☐ No

(If yes, please attach a copy with this application)

d. ☐ Individual Well

e. ☐ Other, explain: _____

(90)

SANITARY DISPOSAL

28. Does this project require sanitary disposal? ☒ Yes ☐ No

29. What is the proposed method of sanitary disposal?

- a. ☐ Public Sewer: Name of provider: _____
- b. ☒ Community Septic System:
Parcel where the septic system is located 201320 - 44001
see narrative
- c. ☐ Individual Septic System
- d. ☐ Other, explain: _____

COMPLETION OF PROPOSAL

30. What is your proposed timeline for completing your proposal? If phases are proposed, please describe in detail.

Based on zoning decision in mid-2021, project completion and
opening in 2024

Use this form to answer the questions. Use addition pages as needed.

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.

(91)



BINDING SITE PLAN 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

NOTE TO APPLICANT: YCC 19.34.080 outlines guidelines for Binding Site Plans.

1. Have you had a Pre-Application meeting? ☒ Yes ☐ No If yes, What is the file number? EAC 2019-0031
If no, please stop filling out this application and apply for a Pre-Application meeting.

SUBMIT THE FOLLOWING:

- ☐ The proposed site plan prepared by a licensed architect, engineer, or registered land surveyor, which is at a scale of at least one inch equals 200 feet.
- ☒ **Proposed Site Plan:** In addition to the minimum site plan requirements (please see the attached form) please include the following:
 - Interior and exterior roadway network;
 - Water and sewerage facilities;
 - Stormwater drainage facilities;
 - Sidewalks and streetlights;
 - Fire protection devices, with sufficient water storage and flows;
 - Facilities to address compatibility with adjacent dissimilar land uses; and
 - For commercial and industrial uses, any lot(s) to be created as part of the original Binding Site Plan.
- ☒ Special Studies as determined at the Pre-Application meeting by the Administrative Official.
- ☐ Covenants, Conditions and Restrictions (CC&Rs) or deed restrictions pertaining to or affecting the property.
- ☐ Stormwater Site Plan. *(Please talk with the Water Resources Division to determine if required.)*
- ☐ Owner's Commitment or Subdivision Guarantee. *(Shall be current within 60 days of submitting a complete application. Please refer to YCC 19.30.060(8) for that documentation which is required as part of the Owner's Commitment or Subdivision Guarantee.)*
- ☐ If phasing is proposed refer to and include all the items that are outlined under YCC 19.34.080(3)(a)(iv)(C) and YCC 19.34.050(5)(a)(iv)
- ☒ State Environmental Policy Act (SEPA) checklist.
- ☒ Current application fee and associated recording fees (see fee schedule)

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BINDING SITE PLAN SUPPLEMENTAL CHECKLIST

FINAL
Revised 1/15/2019

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 site plan information on this page is required in addition to the Yakima County General Site Plan. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

Planning Division Application Site Plan Information:

Binding Site Plans shall show the location, description and proposed phasing of the following facilities proposed to serve the development, such as:

	N/A	#	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Interior and exterior roadway network;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Water and sewerage facilities;
<input type="checkbox"/>	<input type="checkbox"/>	3	Stormwater drainage facilities;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	Sidewalks and streetlights;
<input type="checkbox"/>	<input type="checkbox"/>	5	Fire protection systems with sufficient water storage and flows;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6	Facilities to address compatibility with adjacent dissimilar land uses; and
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7	For commercial and industrial uses, any lot(s) to be created as a part of the original Binding Site Plan.

Manufactured/Mobile Home Parks. All proposals for manufactured/mobile home parks shall include a site plan based upon a land survey. The site plan shall be drawn by a licensed architect, engineer or surveyor and shall include the following information:

<input type="checkbox"/>	<input type="checkbox"/>	1	All spaces clearly delineated on the site plan and dimensions and square footage for each space;
<input type="checkbox"/>	<input type="checkbox"/>	2	A building area within each space;
<input type="checkbox"/>	<input type="checkbox"/>	3	Unit setbacks for each space;
<input type="checkbox"/>	<input type="checkbox"/>	4	The location of required off street parking for each unit;
<input type="checkbox"/>	<input type="checkbox"/>	5	Signage for the park and directional signage;
<input type="checkbox"/>	<input type="checkbox"/>	6	The location of all solid waste containers and screening of containers; and
<input type="checkbox"/>	<input type="checkbox"/>	7	All facilities, utilities, improvements and amenities, including pathways, sidewalks, and recreational facilities.

Campgrounds and Recreational Vehicle Parks. Site plan requirements for campgrounds and recreational vehicle parks allowed under 19.18.130 shall include the following campground-specific information:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	The proposed location, configuration and size of each camping space;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Amenities such as picnic areas, playgrounds, landscaped areas and buffers, restrooms, showers, dump stations and swimming areas;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	The location of the campground or recreational vehicle park management office or owner/manager's residence, all existing buildings and structures on site and buildings, structures, and uses proposed to be developed in the campground or recreational vehicle park; and
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	The acreage and proposed site density of the campground and/or recreational vehicle park.

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CAMPGROUND & RV PARK 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

Please Answer the Following Questions: (attach sheet if needed)

1. What type of facility is being proposed?
☐ Campground ☐ Recreational Vehicle (RV) Park ☒ Both
2. What is the total acreage of the proposed facility?
approx. 4.9 acres of 39.5 acre parcel
3. What is the total number of proposed campground and/or RV spaces?
42
4. What are the existing structures on-site?
None
5. What structures are proposed?
Surf park (see application), separate toilet and showers
6. What are the proposed months, days and hours of operation?
Months: **7** Days: **Sun - Sat** Hours: **Office: 8 AM - 9 PM**
7. List the months of operation for the facility:
April 1 to October 31
8. What are your proposed methods of stormwater treatment?
Catch basins & stormwater conveyance piping to infiltration basins, using system for surf park
9. Are fencing, landscaping and site screening indicated on site plan? ☐ Yes ☒ No
10. Are adjacent residences indicated on the site plan? ☐ Yes ☒ No
11. What is the surface type of the county/state road in which the facility accesses? ☒ Paved ☐ Gravel ☐ Dirt
12. What is the surface type of any proposed/existing private or interior roadway? ☒ Paved ☐ Gravel ☐ Dirt
13. What is the steepest grade for any private/interior road? **10** %
14. Will the proposed interior roads be one-way or two-way? ☐ One-Way ☐ Two-Way ☒ Both
15. How many parking spaces are proposed?
8 spaces, not counting campites/RV spaces
16. Are you proposing any use identification signs? ☒ Yes ☐ No
17. Are you proposing any on-site directional signs? ☒ Yes ☐ No
18. What is the proposed method of domestic water? ☐ Public ☒ Community Well ☐ Individual Well ☐ None
19. What is the proposed method of sewage disposal? ☐ Public ☒ Community Septic ☐ Individual Septic ☐ None

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20. Are you proposing shower/re. room facilities? ☒ Yes ☐ No
21. Are you proposing laundry facilities? ☐ Yes ☒ No
22. Are you proposing electrical and/or other utility connections? ☒ Yes ☐ No
23. Are you proposing any exterior lighting? ☐ No ☒ Yes: What Type? See narrative
24. Are you proposing fire pits and/or barbecue pits? ☒ Yes ☐ No
25. What materials will the fire pits and/or barbecue pits be constructed from? Elevated metal structures
26. What are the roofing materials on the existing and proposed structures? Metal
27. Are you proposing a caretaker residence and/or office? ☒ Yes ☐ No
28. Will the caretaker residence and/or office be a: ☒ Conventional Construction ☐ Manufactured Home
29. Will there be any pool/water recreational facilities? ☒ Yes ☐ No
30. What percentage of the facility will be in community open space? see narrative %

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.



SIGN SUPPLEMENTAL FORM

Revised 1/3/2019

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 answer all of the following questions with narrative when required (If a question is not applicable, write N/A.) Your narrative should be described in detail which will expedite the review process. You may refer to Yakima County Title 19 to show how your proposal meets the legal requirements in the code. <http://codepublishing.com/wa/yakimacounty/>

Annotation by Planner

If you are proposing a sign, complete the following questions (if not applicable, explain why):

1. Are you:

a. Proposing a new sign(s)? ☒ Yes ☐ No

b. Changing or replacing an existing sign? ☐ Yes ☒ No

2. How many signs are you proposing? One freestanding sign. Also exempt signs described at '3' below.

3. What type of sign are you proposing (such as: wall sign, billboard, directional, projecting, etc.)? Describe the sign in detail:

Freestanding sign at facility entrance. Also exempt signs internal to the site that are not readable from public rights-of-way as allowed by YCC 19.20.040(11)&(12). They include directional signs and signs within the RV park / camping area identifying spaces, etc.

4. What is the size of the sign area (height, width) of the proposed sign? _____

8' x 4' (32 sq ft). 10' in height

5. What is the total height of the sign from grade to top? 10'

6. Is the proposed sign:

☒ On-Premise ☐ Off-Premise

a. If the sign is Off-Premise, what is the parcel number for the sign location?

Indicate the location of all proposed signs on your site plan.

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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

PARCEL NUMBER: 201320-44001

TYPE 3 REVIEW for Outdoor Amusement/Private Recreational Facility

BINDING SITE PLAN for RV Park/Campground

APPLICANT/OWNER: Joseph Lawrence / Northwest Surf Parks, LLC

This is a Type 3 application to develop a 24-acre surf park with a wave pool on a 39.5-acre parcel in the Rural 10/5 zoning district. Project includes the 5.5-acre pool and other recreational features. Directly related uses include surfing school, fitness studio, surfboard and wetsuit rental. Also proposed are 21 RV spaces, 21 campsites and 23 lodging units. Food service to be provided include a restaurant with bar and possibly a food truck. Accessory retail sale of surf and activity equipment and surf lifestyle clothing is proposed in the reception area. Sale of incidental items such as soft drinks, souvenirs and other items would be expected as is typical in this type of facility. Outdoor recreational activities include swimming (lounge) pools, skate park, kid's play area, dog park, gas fire pit and beach volleyball. There will be surf camps and surfing related events such as smaller concerts with music. These secondary land uses are directly related to the primary use of the site, the surf park/wave pool. Their availability and the availability of camping and lodging is limited to customers purchasing an entrance pass to the surf park. Only the reception area and retail shop would be available to visitors not paying the entrance fee.

The application is being made under the following land use categories, although most if not all, of the secondary uses should be considered normally accessory to the primary use as an outdoor amusement. (Bold-faced italics are being used to identify the actual use from the land-use categories of Title 19 in which the category includes multiple subcategories. Where bold-faced italics are given, other land uses in that category are not to take place at this site).

Amusement park, fairgrounds, race tracks, and other *outdoor amusements*. – Type 3

Mobile food vendor on site longer than 4 hours in a 24-hour period – Type 3

Restaurant, café, drive-in eating – Type 3

Overnight lodging – Type 2

Campground / RV parks – Type 3

Parks and other public or *private recreational facilities* – Type 2

Sports facility, indoor – Type 2 (the fitness studio may fall under this category, if not considered accessory)

Twenty-three lodging units are proposed, 10 each with one and two-bedrooms and three with three bedrooms. All will have running water and full bathrooms.

The project meets Special Use standards (YCC 19.18.370) as follows:

1. Direct access to a fully improved public road that is not a rural major collector, arterial or State route.

2. Parking lots are to be paved; some of the separate parking spaces, such as for the lodging units are to be surfaced with crushed rock as allowed by YCC 19.22.070 (and YCC 19.18.370(2)) in rural zoning districts and for parking areas with a capacity of less than three vehicles.

The campground and RV park and their consistency with Special Use standards are described later in this narrative.

The proponent extensively studied the market for potential park visitors. Although not all pertains directly to the suitability of the site from a land use and environmental standpoint, the following conclusions should be considered:

1. Yakima County has few formal outdoor recreational activity providers of this type. White Pass is the most equivalent.
2. A substantial number of visitors to Yakima County are here for sports events.
3. Of the targeted population of the surf park, 75% is more than 30 minutes driving time from the site and half is more than one hour away. Less than half of the projected number of visits are by local residents. This makes the distance of the site from Yakima less critical. Tri-Cities has a large proportion of the population that is within a one-hour drive from the site and is closer to this location than from a location in Yakima.

The wave pool and wave generation machine is the largest "structure" at more than 245,000 square feet. Four main buildings are proposed: A 5,580 square foot entrance / reception center building which will also have restrooms, the surf shop and other retail activities; a 12,000 square foot multi-purpose surf school building with changing rooms, showers, offices, meeting rooms for training and surf camp and equipment storage; a 6,912 square foot food court with bar and restaurant, restrooms, indoor and outdoor seating, and a 768 square foot building with toilets and showers at the RV park and campground but also available to surfers and other guests. It will also have outdoor sinks and rinse (shower) station.

Proposed sitescreening¹ consists primarily of 150-foot-wide wildlife corridors on the north and south exterior property lines. The corridor along the south property line corresponds with the 150-foot setback for especially sensitive land uses from Agricultural zoned lands. A 50-foot-wide green strip is to be maintained as a fire break to the north. Either a row of trees or an artificial screen is to be provided along the west property line, primarily as a wind break, based on a determination of whether leaves or needles would

¹ Neither sitescreening nor landscaping is required for this project by YCC 19.21. The purpose of this statement is to describe sitescreening, landscaping and fencing to be provided to meet project objectives and as recommended by the Washington Department of Fish and Wildlife. The wildlife corridors are intended to preserve existing natural vegetation and protect habitat. Plant species selection and irrigation of these areas as would be required if YCC 19.21 were applicable would not be appropriate.

pose a threat to the wave-generation machine. Metal fencing described in the application will surround the surf park itself and is intended for security rather than sitescreeing. There are no neighboring residential properties.

A Group A community water system will be developed to provide domestic water and a large on-site sewage disposal system for domestic waste.

The project site is entirely located on Parcel Number 201320-44001 and not on adjoining Parcel 201320-43001, also owned by the proponent. Setbacks are being met along the west property line and it is not necessary to require a boundary line adjustment or merger. The westerly parcel (201320-43001) is to be left open for wildlife habitat providing for separation by distance and effectively sitescreens the project from residences farther to the west. The parcel is crossed by critical areas including two Type 5 streams and geological hazard areas.

Outdoor Use Areas:

The overall development covers approximately 26 acres, consisting of parking, RV park, camping and lodging, the wave pool, wave generation machine, and the surf park. Excluding parking, RV park, camping, drainfield areas, undeveloped and buffer parts of the site, the park itself covers approximately 16 acres. Buildings total 31,468 square feet leaving approximately 651,000 square feet (about 15 acres) outdoors. This includes the wave pool itself, which is a structure but outdoors. The facility is expected to attract an average of 600 persons and a maximum of 1,000 to 1,200 persons per day. Since all of the functions are integral to the primary use of the surf park, this represents the total number of users of all facilities and activities.

Days / Hours of Operation: Hours of operation are seasonal with the maximum peak season hours stated as 6:00 AM to 10:30 PM except the bar and restaurant which would stay open until as late as 11 PM. The intention is to have public outdoor use (excluding the RV park, campground and overnight accommodations) operating between dawn and dusk, due to the project objective of limited outdoor lighting resulting in operating hours being less than proposed during all but the mid-summer months. These are operating hours for the public only. It will be necessary for staff to be on the site before and after these stated times for set up and closing activities and as necessary for security and management of the RV park and overnight accommodations.

Parking: Three hundred thirty-six (336) total parking spaces are proposed including lodging unit parking and overflow parking for the RV park and campground, but not including RV and camping spaces². Adding the 42 RV spaces and campsites, the total number is 378. The number of parking spaces is based on parking demand as determined by the number of expected visitors and the experience of similar surf park facilities.

For purposes of comparison only, the number of parking spaces that would be required under YCC 19.22 for individual uses of the project (for which standards are given) are calculated separately below. The number of parking spaces actually being proposed

² Which are counted as parking spaces per Table 19.22-2.

should be considered a better calculation for the reasons given and because the visitors are there for the surf park rather than to meet the demand for each land use separately. Visitors must pay the entrance fee to make use of most site facilities.

The wave pool should not be considered a "swimming pool" because it is not the same use with the number of users per surface area measurement substantially less. However, parking needs for the two lounge pools could be considered comparable and are being counted.

This theoretical required number of parking spaces based on County Code is broken down as follows:

Camping/RV spaces: 1 parking stall/space + 1 overflow space / 8 camp/RV spaces	
42 camping/RV spaces + 6 overflow spaces	48 spaces
Lounge (swimming) Pools: 1 space / 50 square feet of water surface area	
5,825 square feet / 50 =	117 spaces
Overnight lodging: 1 space per bedroom	
10 one-bedroom units x 1 = 10; 10 two-bedroom units x 2 = 20; 3 three-bedroom units x 3 = 9	39 spaces
Fitness Center: 1 space / 200 square feet; 1 space / 500 sf of storage	
7,925 square feet / 200 + 400 square feet storage area / 500 =	41 spaces
Volleyball Courts (health & fitness club court floor): 1 space / 500 sf	
8,400 square feet / 500 =	17 spaces
Retail: 1 space / 350 square feet; 1 space / 500 sf of storage	
1,944 square feet / 350 + 900 square feet storage area / 500 =	8 spaces
Eating / drinking establishments: 1 space / 250 square feet; 1 space / 500 sf storage	
5,664 square feet / 250 + 768 square feet storage area / 500 =	<u>25 spaces</u>
	Total: 295 spaces

The number of parking spaces being proposed exceeds this total, if required, based on Table 19.22.-2.

Loading: Deliveries to the facility would be on a less than daily basis by small trucks that could pull alongside the restaurant in the loading area designated by the site plan

Signs: Proposed signs include an entrance sign and on-premise directional signs and signs not readable from public rights-of-way (not reviewed per YCC 19.20.040).

Outdoor Lighting: Full time illumination and high intensity floodlights are not being proposed for the facility except as necessary for security. A project objective is to limit operations to daylight hours in order to minimize the amount of lighting in furtherance of "dark skies" principles. The type of lighting fixtures to be provided has not yet been determined but will be designed to not shine on neighboring properties as required by County Code.

RV/Campground Application:

The proposed campground is to consist of 21 RV spaces with electric power, but no sewer or water hookups and 21 camping spaces. Restrooms and showers at the surf park will be available to campers on a 24-hour basis. There is no proposed laundry facility. Eight overflow parking spaces are being provided within the RV park/camping area.

If RV park and campground density is based solely on the 4.9 acres occupied by the RV spaces and campsites, it would be approximately 9 units per acre based on 42 RV and camping spaces. This would be above the maximum density of 6 units per acre for campgrounds served with on-site sewage disposal, but up to 10 units per acre can be allowed if approved by the Yakima Health District (YCC 19.18.130(5)(h)). However, since the water source and sewage disposal system are not within this area, it should not be considered limited to that defined as gross area and allowing a density higher than 6 units per acre would be warranted if it were. This facility should be considered to be served by on-site sewage disposal due to the restroom/shower facilities being provided, as opposed to the separate density standard for RV and camping spaces with an approved sanitary sewer connection to each space (YCC 19.18.130(5)(h)(ii)).

If gross area is considered to include the entire 39.5-acre property, the density is slightly above one unit per acre. If just the 16 acres consisting of the surf park itself is excluded, the density is approximately 2 units per acre.

Since use of overnight facilities is limited to guests of the surf park, longer term occupancy is not expected to occur as is often the case at other RV parks. As required by County Code, there would be no decks, porches, skirting or exterior additions attached to recreational vehicles or the wheels and tires removed.

Check in for camping, the RV park and overnight lodging will take place at the entrance-reception building. There is no caretaker residence or other residential use and no manufactured homes (YCC 19.18.130(5)(l) & (m)).

For the purposes of the RV park and campground, the surf park should be considered community open space, defined by County Code to include areas designated for public or private use and enjoyment and which may include active recreation areas. The surf park is intended for the enjoyment of RV and camping area visitors, since the spaces and campsites are being provided specifically for that purpose. It covers more site area than that occupied by the RV and camping spaces. In addition to this, approximately 21,000 square feet of area is being provided for community open space at the south end of both RV park and camping areas. This will either be lawn or maintained in natural grasses and provided with picnic tables. Since the definition of community open space includes unimproved areas, the setback and buffer areas and open areas set aside for wildlife habitat could also be counted. The open space area being provided within the RV – camping area comprises approximately 10 percent of the approximately 4.9 acres. The combined area of the surf park, other recreational facilities, wildlife buffers and this open

space meeting the definition of community open space as required for campgrounds and RV parks by YCC 19.18.130(5)(p) combined are larger than the area designated for RV and camping spaces.

Required Site Plan Information:			
	N/A	#	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Property line dimensions of all lot(s) involved in the project.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	The distance from existing and proposed structures to the centerline of state, county, private roads, or access easement with name, dimension, surface type (paved, gravel or dirt) of road.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Existing or proposed driveway locations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	Location, shape, size, gross floor area, height and types (i.e., house, garage, well house) of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6	The location, right-of-way widths, pavement widths, curbs, gutters, culverts and names of all existing or platted streets or roads, whether public or private, and other public ways within the subject property or adjacent to any affected lots;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone. Label as Individual, 2-party, Group B, Group A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8	Location of proposed or existing septic tank, drain field area, and extension area, as well as replacement areas and distances to structures and property lines
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9	The location and dimensions of any existing and proposed utilities, streets, railroads, irrigation and drainage canals, easements and dedication of property within the subject property or adjacent to any affected lots;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	10	Critical Areas/Shoreline: River, streams, creek, pond, floodplain, floodway, etc. on or abutting the site (Distance from structure to the ordinary high water mark of the river, stream, creek, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11	Show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.

Building Division Application Site Plan Information:			
	N/A	#	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Fire apparatus turnaround
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	For larger parcels, draw a simple plan showing the entire lot and indicate which area the new construction is to take place. Attach to the detailed section and submit both.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Distance of new structures from all property lines.

Planning Division Application Site Plan Information:			
	N/A	#	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Location and dimensions of all proposed exterior land uses.
<input type="checkbox"/>	<input type="checkbox"/>	2	Location of new and/or expanded public and private utility infrastructure.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	Location of structures on the adjoining lots, which may cause compatibility issues.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5	Proposed location and dimensions of community and other open space.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6	Existing and proposed landscaping, site screening, street trees and storm water drainage facilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	The existing on-site sewage system components and reserve areas and the proposed location for on-site sewage systems and soil test pits for all affected lots not served by an on-site sewage system or other approved wastewater treatment system. The location of structures on the adjoining lots when within 100 feet of a well or on-site sewage disposal system;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
Floodplain development:			
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10	Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11	The boundaries of the 100-year floodplain, the boundaries of floodways where floodways have been established, and the 100-year base flood elevations where base flood elevations have been established.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12	The boundaries of the 10 and 25-year floodplain using the flood risk maps provided by Yakima County as part the mandatory pre-application conference.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13	Other information as may be required by YCC Titles 13, 16A, 16C or 16D.



SEPA ENVIRONMENTAL REVIEW
(State Environmental Policy Act)

Form # PLN ENR 003-SC-A
Revised 4/1/10

Submittal Checklist

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

APPLICANT: Joseph Lawrence, NW Surf Parks, LLC		(For staff use only)
PHONE: (206) 459-7587		PROJECT #:
PROJECT DESCRIPTION (from application form):		CASE #:
Surf park, accessory uses, 42 RV spaces/campsites, 23 lodging		PC/SPC:
		DATE SUBM:

NOTE: Your application is not considered complete for processing until all applicable items have been submitted.

NOTE: It is recommended that construction plans not be submitted until after Planning permits are obtained since your permit may be denied or changes may be required to the construction plans, resulting in wasted or additional consultant and permit fee costs.

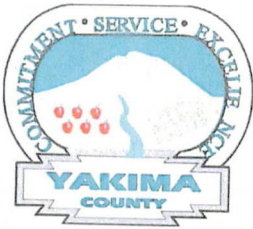
SEE INSTRUCTIONS ON PAGE 2

Required Items (supplied by applicant)	INTAKE STAFF COMMENTS (reviewed by Staff)	Intake Verification
1. <u>Complete SEPA Application Form</u> * Did the property owner of record sign? YES <input checked="" type="radio"/> NO <input type="radio"/> * Is there a contact phone number listed? YES <input checked="" type="radio"/> NO <input type="radio"/>	List other related applications (zoning, subdivision, etc.):	<input type="checkbox"/>
2. <u>Completed Environmental Checklist</u> • Are all questions answered? YES <input checked="" type="radio"/> NO <input type="radio"/> • Did the property owner of record sign? YES <input checked="" type="radio"/> NO <input type="radio"/>		<input type="checkbox"/>
3. <u>Complete written description of the project.</u>		<input type="checkbox"/>
4. <u>Site Plan</u> • Are all Site Plan Requirements met? YES <input checked="" type="radio"/> NO <input type="radio"/> • Are all structures shown? (see air photos) YES <input checked="" type="radio"/> NO <input type="radio"/> • Are all Critical Areas present shown? YES <input checked="" type="radio"/> NO <input type="radio"/> • Have reproducible copies been provided? YES <input checked="" type="radio"/> NO <input type="radio"/>		<input type="checkbox"/>
5. <u>Appropriate fees paid</u>		<input type="checkbox"/>

By signing this form you are certifying that the above information is attached and accurate.

Landowner/Representative Signature: Thomas R. Dineen Date: 3/29/2021

NOTE: Representatives must be listed on the Application Form, with their signature.



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: 4/6/21
REVIEWED BY: DSR
PROJECT #: SEP21-012
CASE #: CUP21-14
RELATED FILES: SSP21-12

106

A. BACKGROUND

1. Name of proposed project, if applicable:

Barreled Surf Park

2. Name of applicant:

Joseph Lawrence, Northwest Surf Parks, LLC

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

**PO Box 1107
Moxee, WA 98936
(206) 459-7587**

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

4. Date checklist prepared:

March 29, 2021

5. Agency requesting checklist:

Yakima County

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

Project completion and opening targeted for 2024, based on County land use approval Summer 2021.

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

No.

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

Traffic impact analysis

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.

A water right change authorization has been issued by the Yakima County Water Conservancy Board and is expected to receive final approval of the Department of Ecology in April 2021.

(107)

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

Type 3 zoning review.

Binding Site Plan for RV Park/Campground

Approval of Group 'A' Water System

Approval of Large On-site sewage disposal system (LOSS)

Grading permit

Building permits

Yakima County and Department of Ecology Construction Stormwater permit

Dam safety approval

Department of Ecology approval of water right change

Yakima Health District Food Service Permits

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.)

Develop a 24-acre surf park with a wave pool/wave generation machine on a 39½ - acre site. Project includes surf-school, restaurant/bar, 23 overnight lodging units with running water and full bathrooms, 21 RV hookup spaces and 21 campsites. Amenities such as, but not limited to, food truck, beach volleyball, lounge pools, skate park, dog park, playground, and retail sale of surfing equipment and clothing. Proposed operation is seven days a week from April to October with maintenance in March and November.

A Group A community water system and a Large On-Site sewage disposal system is proposed. E. Norman Road is to be improved to Yakima County hard-surfaced standards from St. Hilaire Road to the entrance of the site.

The action includes water right change of up to 1,000 gallons per minute and 75 annual acre-feet of water for agricultural use to be used for water recreation, domestic use and landscaping irrigation. The change also provides an expanded place of use for the agricultural concern that is retaining the remaining water rights to allow for additional farmland rotation and to replace land within the existing place of use now occupied by a farm pond.

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

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the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located on one of two 40-acre (+/-) parcels on the north side of unopened Yakima County road right-of-way for E. Norman Road about ¼ mile east of the intersection of Reed Lane (private road), 0.6 mile east of St. Hilaire Road and four miles northeast of Moxee. It is in the southeast quarter of Section 20, T. 13 N., R. 20 E.W.M. The parcel number is 201320-44001. The adjoining 40-acre parcel to the west, Parcel 201320-43001, also owned by the proponent will remain undeveloped for wildlife habitat.

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)?

Up to 20% slopes in steeper parts of the site.

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

Soils identified by the Yakima County Area Soil Survey include Moxee cobbly silt loam, Starbuck-Rock outcrop complex and a small area of Moxee silt loam. None of these soil classifications are designated prime farmland. The site is not designated agricultural land of long-term commercial significance. A deficit is expected in balancing cuts and fills so no soil removal from the site is expected.

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.

Site grading and excavation to construct the wave pool and other proposed improvements involve approximately 24 acres of the 39.5-acre site. Approximately 141,800 cubic yards of material would be excavated, and 144,500 cubic yards of fill material required. The approximately net 2,700 cubic yards of fill material is expected to be obtained from on-site grading.

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

There is a potential for erosion from proposed excavation and grading. Stormwater construction permit and best management practices to be used during construction.

Hard-surfacing, landscaping and otherwise stabilizing unimproved surfaces when construction is complete. See responses to B.1.h., B.2.c., B.3.c.1., B.3.d. and B.4.d. below.

STAFF USE ONLY

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

Approximately 33%

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

Best management practices used during site development to control erosion such as but not limited to the use of silt fencing, retaining existing grades to the extent possible, landscaping or surfacing exposed areas, stabilizing slopes and stormwater drainage retention for the completed project.

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. Vehicle emissions before and after project completion.

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 measures during construction as specified by dust control plan such as application of water and preventing the tracking of sediment to public roads.

Surfacing or landscaping areas disturbed by construction. Other parts of the site to be preserved in existing vegetation will be disturbed to the minimum amount possible. Vehicle emissions are controlled 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.

There are no natural surface water bodies in the vicinity although Yakima County has identified two Type 5 streams (ephemeral, per County definition – YCC 16C.06.06(5)) that cross the 40-acre parcel to the west. The westerly of the two streams is associated with a feature named Kittitas Canyon.

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An artificial pond located on agricultural land about ½ mile to the south will be used to discharge water from the wave pool as described under response B.3.a.b below.

STAFF USE ONLY

- 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.

Proposed work in the northwest part of the site is within 200 feet of the most easterly of the ephemeral streams. The extension of E. Norman Road will be constructed across the type 5 streams with culverts installed to accommodate occasional runoff through these channels. Piping will be installed for pool discharge to the agricultural pond to the south.

- 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, since there is no surface water or wetlands on or in the vicinity of the site.

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

No.

- 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.

The pool will occasionally be drained as needed, discharged through pipes to an artificial pond on agricultural land located on Parcel 201329-13001 about ½ mile south of the site. Discharged water is clean, containing no toxic chemicals. A small amount of chlorine is used in the pool but will be allowed to evaporate (takes 5 to 7 days) before water is discharged. The pool holds 6.6 million gallons of water.

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

A new well is proposed to be located on Parcel 201329-13001 about 2,500 feet south of the project site to be used for the wave pool and other water features. A second new well is proposed on the site for domestic use. Up to 75 acre-feet of water is to be provided annually for these purposes and for site irrigation. Most of the water budget is for filling the wave pool. When it is discharged it will be recycled in an irrigation

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pond for later irrigation use by the agricultural entity holding the remaining water rights with a commensurate reduction in agricultural irrigation use.

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.

Domestic wastewater from lodging units, restrooms, showers and food service to be discharged to a large on-site sewage system (LOSS).

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.

Impervious surfaces including roofs and hard-surfaced pedestrian and travel surfaces are sources of run-off. A stormwater collection system will be constructed to retain runoff except for any off-site runoff which will be allowed to pass through the site. None of the on-site drainage will flow into other waters. It is possible that pass-through runoff originating off-site would reach other waters downstream, but this would be the case without the project.

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

Not expected to.

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:

Preparation of a stormwater plan and approval by Yakima County. On-site retention of stormwater runoff generated on-site and any upland drainage conveyed through the site as described. Design and approval of on-site sewage disposal system to accommodate wastewater flows.

4. Plants

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

— Deciduous tree: Alder, maple, aspen, other:

— Evergreen tree: Fir, cedar, pine, other

X Shrubs

X 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?

Vegetation on portions of the site that are to be excavated and developed will be removed.

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

None known

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

Areas of the site improved for public use and that are not surfaced will be landscaped, planted in lawn or maintained in natural grasses.

Measures to preserve existing vegetation include, to the extent possible, limiting grading, filling and excavation to the footprint of the project, preserving naturally vegetated buffers around the exterior boundaries of the site and maintaining the fire-resistant green strip primarily by mowing vegetation within it. Adjoining Parcel 201320-43001 is to remain undeveloped to preserve existing vegetation.

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

Cheat grass.

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 and other small mammals, deer.

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

Greater sage grouse, listed as threatened, may occur in the general vicinity. Based on a site visit by Washington State Department of Fish and Wildlife staff in June 2019, the indications of current habitat use by this and other State sensitive species in this location are limited.

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

Not known.

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

The following measures are proposed based on recommendations made by the Washington Department of Fish and Wildlife:

- a. Grading, filling and excavation is limited to the extent possible to the footprint of the project development site in order to support and sustain native plant communities;
- b. Buffer strips on the north and south sides of the site are being maintained in natural vegetation as wildlife corridors. Roads and utilities cross these areas in places, but more intensive use including buildings, RV or camping spaces and developed open areas would not. Where improvements are made within the corridors, they would (to the extent possible) be constructed at existing grades;
- c. Keeping Parcel 201320-43001 undeveloped for wildlife habitat;
- d. Maintaining a fire-resistant green strip along the north side of the site;
- e. Seasonal operation, with the park open from March to October.

- 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 will be used for energy needs including heating, lighting and equipment operation.

- 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:

Project design includes energy conservation and sustainability initiatives including the use of recycled materials and used equipment. High efficiency electric motors used to move mechanical parts in wave generation.

STAFF USE ONLY

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.

There is a small risk of employee exposure to chemicals used for water treatment, but no greater than that associated with swimming pools, public or private.

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

None known.

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 typically used for swimming pool water treatment, including chlorine, which will not be in gas form.

Chemicals used for cleaning, maintenance and landscaping but nothing out of the ordinary for a typical residential or commercial land use.

4) Describe special emergency services that might be required.

None.

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

Procedures will be put into place to keep employees safe and chemicals away from customers.

b. Noise

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

None.

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2) What types and levels of noise could 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.

Short term equipment noise during construction.

Potential noise sources are vehicles, people at the site, and landscape maintenance equipment. While the wave making equipment does generate sound, the sound of waves breaking is more noticeable and would not be detectable at all off of the site.

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

Because of the facility location within the site, 50 feet or more from exterior property lines, and its distance from the nearest residences, it is not expected to have significant noise impacts.

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.

The site is open land having been historically used for grazing. Surrounding properties include orchards to the south and similarly open land in all other directions. Property to the east is within the Yakima Training Center but does not appear to be in active military use in the vicinity of the site. The nearest single-family residences are to the west and northwest 1,100 feet or more from the pool and other actively used areas of the site.

Because of the size of the site and distances, significant land use effects on surrounding properties are not expected. The wildlife corridor along the south property line corresponds to the 150-foot setback for especially sensitive land uses as required from Agriculturally zoned lands 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?

Other than grazing, there is no indication the property has been used as working farmlands. The site is not designated agricultural land of long-term commercial significance so no conversion results from this proposal. Neither of the parcels owned by the proponent 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:

It is not expected to affect nearby farmland or be affected by it.

c. Describe any structures on the site.

None.

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

No.

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.

The County has identified the following critical areas in the vicinity of the site: alluvial fan, intermediate risk and two Type 5 streams. These areas are located on the 40-acre parcel to the west that is to remain undeveloped. Improvement of E. Norman Road would cross these areas.

Type 5 streams are defined and identified by, but not regulated under the Critical Areas Ordinance (YCC 16C.06.06(5)).

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

Eight full-time employees and up to 90 seasonal workers.

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

None.

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

N/A.

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

Distance from nearest residences should result in no significant compatibility effects.

Proposed wildlife corridors, setbacks, 40-acre undeveloped parcel and green strip provide wildlife habitat, fire safety and separation from other land uses.

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

STAFF USE ONLY

The following site considerations are consistent with YCC 19.18.205(3) and expected to reduce or control impacts on the agricultural lands of long-term commercial significance located south across E. Norman Road from the site:

- a. Parts of the development that may be considered especially sensitive land uses are more than 150 feet from Agricultural zoned land (agricultural lands of long-term commercial significance) and existing orchards.
- b. Because the manner in which the RV park/campground use is limited and conducted in conjunction with the surf park and the lack of individual water and sewer hookups is not conducive to long-term occupancy, the likelihood of nuisance complaints is reduced (YCC 19.28.205(3)(a)).

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.

None.

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

N/A.

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?

The tallest height is 18 feet. The principal exterior building material is corrugated metal. Buildings will be constructed with lap siding and wood accents.

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

There is no substantial view obstruction from upslope properties that are either undeveloped or within the Yakima Training Center. The view of the site from surrounding areas will change from that of open land to an irrigated recreational site with trees and landscaping surrounded by shrub-steppe vegetation.

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

Landscaping and architectural design of the proposed buildings to a rural theme. Native vegetated areas surround the site to help it blend into surrounding open lands.

11. Light and glare

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

Some lighting will be necessary for security and safety. Individual RV's and camping units would have internal lighting and/or outside lights such as lanterns. While some of this may occur during all hours of darkness, substantial lighting of the outdoor recreational facilities is to be avoided to the extent possible.

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:

Although the distance from surrounding properties would itself make such impact unlikely, lighting fixtures will be designed to not shine directly on surrounding properties as required by County Code. Operating hours for outdoor use of the surf park is to be from dawn to dusk to minimize the need for external lighting.

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.

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

Recreational opportunities of the proposal are being provided but are not expected to have an adverse effect on any existing recreation.

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.

No.

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.

Resources were identified, but determined not eligible for listing pending concurrence of the Washington Department of Archaeology and Historical Preservation (DAHP). This was determined by an on-site survey by a professional archaeological consulting firm.

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.

A cultural resource survey was conducted by professional archaeologists. A report is being generated for submittal. Concurrence of DAHP is being requested.

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.

No measures were identified for existing resources. Inadvertent discovery protocol will be followed as recommended by the consultants.

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.

Primary access to the site is from E. Norman Road, currently an unopened County road right-of-way in the vicinity of the site. A privately constructed and maintained road is within the right-of-way for about 900 feet from just east of Hi Valley View Road where County road maintenance currently ends to the southwest corner of the property owned by the proponent where the private road turns north as Reed Lane. The County improved part of E. Norman Road in turn extends 1,000 west to St. Hilaire Road and the public road network that serves the geographic area.

Proposed access to E. Norman Road from the site consists of two approaches, one of which would be open to the public located on the south property boundary about ¼ mile from the intersection of Reed Lane and E. Norman Road. A second approach located on the south property line an additional 870 feet to the east is intended to provide emergency access but may also be used for property management and maintenance purposes. It would not be open to the public except when necessary during emergencies.

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?

The nearest public transit is in the City of Yakima, 8 miles west of the site.

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

Three hundred seventy-eight (378) parking spaces are proposed including the proposed 42 RV spaces and campsites being counted as parking spaces under Yakima County Code. No parking spaces eliminated.

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).

East Norman Road is to be constructed as a County rural local access road from where County maintenance currently ends to the proposed public entrance to the site. The existing County maintained section will also be brought up to the same standards to St. Hilaire Road.

The emergency access road is to be a private gravel road constructed to IFC fire apparatus standards from the parking lot on the site to E. Norman Road right-of-way and then west to the end of the County road being improved for this project.

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

No.

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?

Estimated 562 daily trips for the average mid-week day during the high season. The mid-week forecast is slightly higher than the weekend forecast due to an assumption of lower vehicle occupancy. The high season peak hour is not known since it is expected that traffic will generally be evenly distributed through the day. During shoulder seasons there may be a peak during the afternoon after schools get out. Few commercial vehicles are expected. Non-passenger vehicles would primarily be recreational vehicles visiting the RV park / campground. Daily trip estimates are from a traffic impact analysis prepared for the project, based on the ITE Trip Generation Manual, visitor estimates from other surf park facilities worldwide and as agreed upon by Yakima County staff. Other estimates were made in consultation with the proponent.

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:

Improvement of E. Norman Road as described under B.12.d. above.

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.

There may be an increase in the need for emergency service, police protection and health care as would be typical of any active recreational facility.

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

Lifeguards will be on staff and will be trained in first aid and in procedures that will be implemented to prevent accidents.

16. Utilities

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

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.

Electricity provided by Pacific Power. Sewer and water to be provided from on-site systems, refuse service to be contracted out. Construction that will be needed include developing a water system with wells, pumphouse and underground water service infrastructure, development of a sewage disposal facility likely including drainfield excavation and distribution and service lines. Construction of inflow piping from the well site to the south and outflow piping to the pond for pool discharge.

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: _____

Date Submitted: _____



SHORELINE & CRITICAL AREAS

Application for Permit

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

Form # PLN ENR 001-F2-A
Revised 7-1-16

Public Services ()

SEP 14 2021

USA Matt David Tommy
Harold Carmen Jacob

(FOR STAFF USE ONLY)

PROJECT & CASE #s: CA021-006

DATE: 9/14/21

REVIEWED BY: JSRL

REVIEW LEVEL: 1 2 3 (w/other hrg.)

GENERAL REVIEW TYPE

- ☐ SMP EXEMPTION
☒ CAO PERMIT (can by review level 1 or 2)
☐ SMP SUBSTANTIAL DEVEL. PERMIT

SPECIAL REVIEW TYPE

- ☐ CAO ADJUSTMENT
☐ SMP CONDITIONAL USE PERMIT
☐ SMP VARIANCE
☐ MODIFICATION OF PERMIT
☒ OTHER standard develop. permit

RELATED FILES/COD:

Cup 2021-014

PROPERTY INFORMATION

Parcel Number(s):

A. 201320-44001 Zone: R 10/5
B. Zone:
C. Zone:
D. Zone:

Is there shared ownership of these parcels, or are multiple property owners parties to this development project? YES ☐ NO ☒

Property Address: Address not assigned

E. Norman Road

Nearest Community: Moxee

Shoreline Jurisdiction? YES ☐ NO ☒

If YES, list the Environment:

PROJECT DESCRIPTION: (i.e: AI's Market expansion, 5 bank barbs, residence addition, new shop, etc.)

See Narrative

Have you completed your pre-application meeting with natural resources staff (required)? YES ☒ NO ☐

Circle the critical areas are present on your property: (Determined at the above meeting)

Geologic Hazard FEMA Floodplain Wetland Stream, Pond, or Other Habitat Area



SHORELINE & CRITICAL AREAS

Submittal Checklist

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

Form # PLN ENR 001-SC1-A
Revised 7-1-16

(For staff use only)

APPLICANT: Northwest Surf Parks, LLC	PROJECT #:
PHONE: (206) 459-7587	CASE #: CA02021-006
PROJECT DESCRIPTION (from application form): Surf park, associated activities, RV park, overnight lodging units	INTAKE: 9/14/2021
	DATE: 9/14/2021

NOTE: Your application will not be placed on the review work list until all applicable items have been submitted.

NOTE: It is recommended that construction plans not be submitted until after Planning permits are obtained since your permit may be denied or changes may be required to the construction plans, resulting in wasted or additional consultant and permit fee costs.

SEE INSTRUCTIONS ON PAGE 2

Required Items (supplied by applicant)	INTAKE/STAFF COMMENTS (reviewed by Staff)	Intake Verification
1. Pre-Application Meeting and Site Visit to review application materials with Planner		<input type="checkbox"/>
2. <u>Complete Shoreline/Critical Areas Application Form</u> • Did the property owner of record sign? YES NO • Is there a contact phone number listed? YES NO	List other related applications (zoning, subdivision, etc.):	<input type="checkbox"/>
3. <u>Complete Shoreline/Critical Areas Questionnaires</u> • Is questionnaire for floodplains, wetlands, streams, and ponds needed? YES NO • Is Geologic Hazards questionnaire needed? YES NO • Are all questions answered? YES NO • Did the property owner of record sign? YES NO		<input type="checkbox"/>
4. <u>Determine if Special Review Criteria Responses are needed</u> • Is response for SMP Variance needed? YES NO • Is response for SMP Conditional Use needed? YES NO • Is response for CAO Adjustment needed? YES NO		<input type="checkbox"/>
5. Complete written description of the project.		<input type="checkbox"/>
6. Proposed Mitigation for Shoreline/Critical Areas Impacts		<input type="checkbox"/>
7. <u>Site Plan/Cross-Sections</u> • Are all Site Plan Requirements met? YES NO • Are all structures shown? (see air photos) YES NO • Are all Critical Areas present shown? YES NO • Have reproducible copies been provided? YES NO		<input type="checkbox"/>
8. Staff consultation to determine if project is exempt from SEPA	Exempt from SEPA? YES NO SEPA file #:	<input type="checkbox"/>
9. Appropriate fees paid		<input type="checkbox"/>

By signing this form you are certifying that the above information is attached and accurate.

Landowner/Representative Signature:

Date: 9.2.21

NOTE: Representatives must be listed on the Application Form, with their signature.

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
(Required Page – Allowed Uses and General Standards)

REQUIRED

Project description (from application form): Surf park, associated activities, RV park, overnight lodging units

Owner Name: Northwest Surf Parks, LLC Phone #: (206) 459-7587
(Be sure to sign this form on last page.)

For Staff Reference

Project #:

Case #:

NOTE: If you answer **NO** to the questions in the shaded boxes of the questionnaire, you will need to either change your plans to conform to the requirement, or obtain an Adjustment or Variance from the standard that is not met. Such reviews require separate forms and materials to be prepared, and may delay the project.

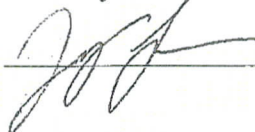
QUESTION SHEETS TO INCLUDE IN THIS QUESTIONNAIRE

All projects must answer questions on the 5 REQUIRED sheets regarding Allowed Uses and General Standards. Answer the questions below to determine what supplemental sheets you also need to fill out. If you answer **YES**, then that sheet of questions must be included. If there is a supplemental sheet of questions which do not apply to your project, you may remove that sheet from the questionnaire.

- Suppl. A - Does your proposal disturb land or water areas; or revegetate critical areas? NO ☒ YES
- Suppl. B - Does your proposal include work on a transportation facility?
[EXAMPLES include driveways, parking areas, roads, bridges, etc.] NO ☒ YES
- Suppl. C - Does your proposal include work on utilities?
[EXAMPLES include sewer/septic, water, electrical, communication, etc.] NO ☒ YES
- Suppl. D - Does your proposal include in-channel work, bank stabilization, or flood protection?
[EXAMPLES include bank barbs, weirs, groins, jetties, dikes/levees, large wood, etc.] ☒ NO YES
- Suppl. E - Does your proposal include excavation on land or dredging in water? NO ☒ YES
[NOTE: Be sure to consider the material excavated for foundations and crawl spaces.]
- Suppl. F - Does your proposal include placing fill material on the land or in the water so it elevates the surface?
[NOTE: Be sure to consider the material excavated for foundations and crawl spaces.] ☒ NO YES
- Suppl. G - Does your proposal involve gravel mining? ☒ NO YES

I certify that the pages indicated above are filled out and attached as part of this application:

LANDOWNER'S SIGNATURE:



DATE: 9-2-21

Shading & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
(Required Page – Allowed Uses and General Standards)

Project description (from application form): Surf park, associated activities, RV park, overnight lodging units

Owner Name: Northwest Surf Parks, LLC Phone #: (206) 459-7587

(Be sure to sign this form on last page.)

REQUIRED

For Staff Reference

Project #: _____

Case #: _____

NOTE: If you answer **NO** to the questions in the shaded boxes of the questionnaire, you will need to either change your plans to conform to the requirement, or obtain an Adjustment or Variance from the standard that is not met. Such reviews require separate forms and materials to be prepared, and may delay the project.

QUESTION SHEETS TO INCLUDE IN THIS QUESTIONNAIRE

All projects must answer questions on the 5 REQUIRED sheets regarding **Allowed Uses and General Standards**. Answer the questions below to determine what supplemental sheets you also need to fill out. If you answer **YES**, then that sheet of questions must be included. If there is a supplemental sheet of questions which do not apply to your project, you may remove that sheet from the questionnaire.

- Suppl. A - Does your proposal disturb land or water areas; or revegetate critical areas? NO ☒ YES
- Suppl. B - Does your proposal include work on a transportation facility?
[EXAMPLES include driveways, parking areas, roads, bridges, etc.] NO ☒ YES
- Suppl. C - Does your proposal include work on utilities?
[EXAMPLES include sewer/septic, water, electrical, communication, etc.] NO ☒ YES
- Suppl. D - Does your proposal include in-channel work, bank stabilization, or flood protection?
[EXAMPLES include bank barbs, weirs, groins, jetties, dikes/levees, large wood, etc.] ☒ NO YES
- Suppl. E - Does your proposal include excavation on land or dredging in water? NO ☒ YES
[NOTE: Be sure to consider the material excavated for foundations and crawl spaces.]
- Suppl. F - Does your proposal include placing fill material on the land or in the water so it elevates the surface?
[NOTE: Be sure to consider the material excavated for foundations and crawl spaces.] ☒ NO YES
- Suppl. G - Does your proposal involve gravel mining? ☒ NO YES

I certify that the pages indicated above are filled out and attached as part of this application:

LANDOWNER'S SIGNATURE: _____ DATE: _____

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Required Page – Allowed Uses and General Standards

REQUIRED

1. Is the proposed use either an **Allowed Use** or an existing **Non-Conforming Use**? **YES** **NO**
 (See YCC 16C.06.10; 16C.05.32.020; 16C.05.36.020; 16C.06.11(23); & SMP Sections 9 & 15)

(A) What is/are the existing use(s) of the property?

Currently vacant; has been used for grazing in the past.

(B) What will the use(s) be after the project?

Surf park and associated uses. See Narrative.

(C) Does the project include an activity that is a **Prohibited Use** that will be located within a stream, wetland, vegetative buffer, floodplain, or floodway? (See YCC 16C.06.10) **YES** **NO**

Prohibited uses include:

- Storage/handling of dangerous/hazardous materials
- Draining/filling a wetland (except under certain cases)
- Wells that are shallow or uncased
- Confined Animal Feeding Operations
- Vehicle and material storage within a floodway
- Waste disposal facilities (includes stormwater wells/ponds, but doesn't include filtration swales)
- Construction or storage of objects in a floodway that can float or move during a flood
- Structures and fill in a floodway, except in certain circumstances
- Damming a watercourse in a floodway, except in certain circumstances
- New and expanded Mobile Home Parks in the floodplain
- Storage/handling of waste materials
- Excavation to obtain fill
- Mine tailings, spoilage, mining waste
- Automobile wrecking yards
- Dwellings/residences in a floodway

(D) Does the project involve **changing from one use-type to another**? **YES** **NO**
 (See YCC 16C.06.11(23)) (Examples include residential to commercial, agriculture/vacant to residential, commercial to recreation, etc.)

If YES:

(i) How will the conversion reduce impacts to the critical area or shoreline?

See Narrative

(ii) How will the conversion restore/enhance the critical area or shoreline functions and values?

See Narrative

(E) Is the project within Shoreline Jurisdiction? **YES** **NO**

[NOTE: Please consult with a Natural Resources Planner for assistance on Shoreline matters. The Shoreline Master Program regulations apply in Shoreline jurisdiction.]

If YES:

(i) What Shoreline environment is it in?

(ii) Is the project an allowable use for the Shoreline environment? **YES** **NO**

(iii) Does the project meet the special requirements for the applicable uses and activities listed below? Circle all appropriate uses and activities and provide a written response to standards.

Agriculture	Aquaculture	Forestry	Mining	Recreation
Commercial	Industrial	Residential	Transportation	Utilities
Filling	Excavation/Dredging	Signs	Shore Stabilization	

(F) If this project qualifies for an **exemption**, please list it: _____

TABLE OF USES AND CRITICAL AREAS – Get assistance from your Natural Resources Planner to fill out the table on the next page using the instructions near the top.

Shedline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Required Page – Allowed Uses and General Standards

REQUIRED

		Water Related Natural Features on or Adjacent to Property								
	Features of the proposed project	FEMA Flood-plain	FEMA Flood-way	Channel Migr. Zone	Flood channel or swale	River/stream channel & side channel	Lake/Pond	Wetlands/wet areas (incl. w/in swale or flood channel)	In buffer of stream or wetland: (list distance)	Clearing riparian vegetation – trees or shrubs
X										
Instructions: (1) Mark the natural features existing on-site or near the site using the shaded row above. <i>Get assistance from staff</i> to ID some features. (2) Mark the proposed project parts using the shaded column to the left. (3) For each project part, fill in the table based on whether it is within or crosses the natural feature. Use an 'X' in the appropriate boxes. (4) <i>Be sure</i> that the listed natural features and project parts are <i>shown on the site plan</i> .										
	Structure/Utility									
	Home/Office/Busin.									
	Garage/Shop/Shed									
	Deck/porch/patio									
	Barn/processing bld									
	Utility lines									
	Propane Tank									
	Septic tank/drainfd									
	Well/Pumphouse: (Indicate depth and if cased)									
	Stormwater facil.									
	Signs									
	Other:									
	Yard/Grounds									
	Lawn/mowed area									
	Gardens									
	Playset/Gazebo									
	BBQ/Picnic area									
	Excavated areas									
	Filled areas									
	Vegetation Planting									
	Cleared areas/ vegetation removal									
	Ditch/berm/dike									
	Animal pen/corral									
	Pasture/farm area									
	Fences									
	Other:									
	Access									
	Driveway/Road									
	Bridge/culvert									
	Trail/Path/Sidewalk									
	Parking areas									
	Other:									
	In-Water/ On-Bank Work									
	Bank Barb/Weir									
	Bank Armoring									
	Revegetation									
	Dock/water access									
	Other:									

Sh line & Critical Areas Question re
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Required Page – Allowed Uses and General Standards

2. Does the project meet the General Standards (see YCC 16C.06.11), the Vegetative Buffer Standards (see YCC 16C.06.12-.16; & SMP 15), and the General Critical Areas Protective Measures for subdivisions (see YCC 16C.03.27(3))?	YES NO
---	--------

REQUIRED

(A) **Water Dependency** - Are parts of the project particularly dependant or related to the water? (See YCC 16C. 06.12-.16) YES **NO**

(i) If YES, which ones?

(B) Will all **Non-Water Oriented** parts of your project meet the vegetative buffer and setbacks in YCC 16C.06.16? YES NO **N/A**

[NOTE: The questions below cover common project elements to consider.]

(i) Does your vegetation management zone (a width around the structure) for Wildland-Urban fire protection meet the buffer requirements? YES NO **N/A**

(ii) Does your septic tank/drainfield, well and well house, power poles, and all utility lines meet the buffer requirements? YES NO **N/A**

(iii) Does your driveway/access road meet buffer requirements? YES NO **N/A**

(iv) Do your yard, outdoor use areas, landscape features, recreation facilities, etc. meet buffer requirements? YES NO **N/A**

(v) Do the construction areas for the items above meet buffer requirements? YES NO **N/A**

(C) Are the critical area features marked on the ground? YES **NO**

(D) How will you protect **other** riparian vegetation (water loving plants growing because there is a stream or wetland nearby) on the property?

N/A.

(E) How will you avoid disrupting fish habitat and wildlife habitat?

See narrative

(F) Can you avoid critical areas by placing the project away from them? YES **NO**

(G) Can you reduce the size of the project (amount of fill, size of structures, etc.)? YES **NO**

(H) Describe how you are minimizing the amount of disturbance on the property.

See narrative

(I) Are you obtaining a local/federal/state/or tribal stormwater permit? **YES** NO
 (If not or if you are exempt from them, you must meet the CAO's stormwater standards.)

(J) Describe your erosion control measures and your stormwater runoff control measures.

See narrative

(K) Are chemicals, nutrients, wastes, or toxins currently present on the site, or used during development, construction, or operation of the property? **YES** NO

Chlorine for use in the wave pool

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Required Page – Allowed Uses and General Standards

REQUIRED

- (L) Will the project change or cross a stream channel or wetland? YES NO
 (i) If YES, describe what changes are proposed?

See narrative

- (M) Will the project change or cross the floodplain, floodway, or any flood overflow channels?
 (i) If YES, describe what changes are proposed?

No

- (N) Is the project near an eroding bend in a stream or near a Channel Migration Zone (for larger streams)? YES NO

- (O) Will there be a well used? YES NO

- (i) If YES, provide details on the depth and casing/lining? (If existing, provide the well log.)

Well has not been installed, no well log available

- (P) Does the project include the subdivision of land? YES NO

- (i) If YES, are the lots configured to protect critical areas as required by 16C.03.27(3)? (For example critical area lots, building envelopes, lot size, restoration of degraded areas, etc.) YES NO

3. For proposals that involve disturbing land or water areas, or replanting critical area vegetation, does the project meet the Reclamation standards ? YES NO NONE PROPOSED (See YCC 16C.06.23) N/A

SUPPL. A

- (A) Will there be disturbances in the water or wetlands? YES NO

- (B) Will there be disturbances on land? YES NO

- (C) When will you restore disturbed areas? **See narrative**

- (D) How will you restore disturbed areas (if you have prepared a restoration plan, just refer to it)?

See narrative

- (i) Will you need to add fill to ensure that vegetation has a growing medium? YES NO

- (E) Describe how you will make the final site topography stable.

See narrative

- (F) What plants will you use to re-vegetate the different areas of the site?

See narrative

- (G) Describe what mitigation you are proposing to compensate for impacts to the critical areas or shorelines? (If you need assistance, contact a natural resources planner.)

See narrative

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Supplemental Page -- Transportation

1. For proposals that include establishing a **transportation facility**, does the project meet the **Roads and Railroads standards**? YES NO
(See YCC 16C.06.17; 16C.05.36.010(7) & (2); SMP 15.09)
(Examples include driveways and parking areas.) N/A.

SUPPL.
B

(A) Why do you need to locate the transportation facility in the critical area or shoreline?

See narrative

(B) Describe the ways you could place the facility further away from or outside of the critical area or shoreline?

See narrative

(C) Will fill be used to elevate the facility, or will it be constructed at grade?

See narrative

(D) Will any fill used in the facility include construction waste or other debris? YES ☒ NO

(E) Is the facility located in any designated floodplain or floodway area, or in a flood overflow channel? YES ☒ NO

(i) If YES, has a floodway been defined at this location? YES NO

(See YCC 16C.05.36.010(7) & (2A/B/G))

(F) Does the project involve a bridge or other crossing over a stream or wetland? ☒ YES NO

If YES: Type 5 streams, not regulated, YCC 16C.06.06(5)

(i) Is there a way to provide access without using a new crossing (to a different road, etc.)? YES NO

N/A.

(ii) Is there an existing crossing nearby? YES ☒ NO

(iii) Describe how the crossing location was chosen to use the most direct route, and have the least impact possible?

N/A.

(iv) Will the crossing constrict the stream channel (the width between the channel banks) or impede the stream flow? (See YCC 16C.06.17(5)) YES ☒ NO

(v) Will the crossing constrict the width of any defined floodway? YES ☒ NO
(See YCC 16C.05.36.010(7 & 2B))

(vi) Describe how have you have designed your crossing's approaches to allow high floodwaters to pass around them without destroying the crossing or approaches (using a road dip, returning to grade quickly, extra culverts, etc.)? (See YCC 16C.06.17(3 & 10))

The culverts are being designed to accommodate flood flows in this drainageway.

(vii) Is the crossing a culvert? ☒ YES NO

If YES:

(a) Does the culvert parallel the stream's flow and match the channel bed? ☒ YES NO

(b) Does the culvert provide for a natural material channel bottom (arch pipes, squash pipes, open bottom)? YES ☒ NO

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Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Supplemental Page -- Utilities

1. For proposals that include **Utilities or Transmission Lines**, does the project meet the **Utility standards**? YES NO
N/A.

(See YCC 16C.06.18; 16C.05.32.010; 16C.05.36.010(2); SMP 15.10; SMP 15.06; SMP 15.07)
(Examples include sewer/septic, water, electrical, communication, etc.)

SUPPL.
C

- (A) Why do you need to locate the utility facility in the critical area or shoreline?

See narrative

- (B) Describe the ways you could place the facility further away from or outside of the critical area or shoreline?

See narrative

- (C) Will the utility result in elevated ground or structures that can block/divert flood flows?

No

- (D) Where will excess material that is displaced by lines and bedding material, or foundations be deposited? **[NOTE: That location may also require zoning, critical areas, or other review.]**

No removal of excess material from the project site.

- (E) Does the utility facility handle hazardous materials or potential pollutants?

YES **(NO)**

- (i) If YES, describe them.

- (F) Does the facility only provide service to individual customers in the immediate area? **(YES)** NO
(see YCC 16C.05.32.010 & 16C.05.36.010)

- (G) Is the utility facility above ground or below ground? **both**

[NOTE: Most utilities in shoreline jurisdiction must be buried underground.]

- (i) **If above ground** (overhead lines, connecting to bridge, etc.):

- (a) Are supports placed as far upland as possible or (if within the floodwaters) in areas safest from high flood velocities and depth? **(YES)** NO

- (ii) **If below ground** (pipelines, etc.):

- (a) Describe its depth and the method of installation (bored, or trenched, or 'plowed').

Trenching

- (b) Describe how you will prevent the trench from acting like a "french-drain" in high groundwater areas.

N/A.

- (c) Is there a Channel Migration Zone or indications of historic

channels in this location? **(NOTE: Contact a staff planner for assistance.)**

YES **(NO)**

- (d) Will it be placed in a sleeve for easy repair outside any stream/wetland?

YES **(NO)**

- (H) Does the utility facility involve a bridge or other crossing over a stream or wetland? **(YES)** **(NO)**

If YES:

- (i) Is there a way to provide the utility service without a new crossing by connecting from another direction?

YES NO

- (ii) Are you using an existing crossing location? (See YCC 16C.06.18(4))

YES NO

- (iii) Describe how the crossing location was chosen to use the most direct route, and have the least impact possible.

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Streamline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Supplemental Page -- In-Channel Work, Bank Stabilization, or Flood Protection

SUPPL.
D

1. For proposals that involve **in-channel work, bank stabilization, or flood protection**, does the project meet the **Shore Stabilization standards?** **YES NO**
(See YCC 16C.06.19; SMP 15.13; 16C.05.28.010(a & d); 16C.05.36.010(5 & 6)
(Examples include bank barbs, channel weirs, groins, jetties, berms/dikes, large wood, etc.)

(A) Describe the shore stabilization work are you proposing?

(B) What consultants and agencies are assisting you at this time?

[NOTE: You will need professional assistance to design your stabilization work.]

(C) Why do you need to do the in-channel work, bank stabilization, or flood protection?

(i) When did the problem start?

(ii) Rate the severity of the problem. **Mild Moderate High Extreme**

(iii) Has there been a sudden and major bank failure? **YES NO**

(iv) Is the problem caused by normal river/stream movement? **YES NO**

(v) Is the bank already armored? **YES NO**

(a) If YES, is it being maintained? **YES NO**

(D) Are there any structures at risk due to close proximity to an erosion problem? **YES NO**

(i) If YES, list the structures and their distance from the problem site

<u>Structure</u>	<u>Distance</u>
------------------	-----------------

(E) Is the project in a designated floodway? **YES NO**

(F) Is your project designed using the Integrated Streambank Protection Guidelines prepared by Wa. Dept. of Fish and Wildlife? **YES NO**

[NOTE: You will likely need professional assistance.]

(G) Describe how you are minimizing the number and size of structures?

(H) Have you implemented the preference for non-structural protection measures? **YES NO**
[NOTE: The questions below are arranged from most preferred to least preferred]

(i) Have you tried using non-structural protection measures yet? **YES NO**
(Avoidance, moving the facility, general vegetation planting, etc.)

(a) If NO, explain why not.

(ii) Have you tried using 'bio-engineering' yet? **YES NO**
(Intensive revegetation, branch-cutting bundles, planted soil lifts, etc.)

(a) If NO, explain why not.

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Site eline & Critical Areas Question ire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Supplemental Page -- In-Channel Work, Bank Stabilization, or Flood Protection

- (iii) Are you installing specific features made of natural materials (wood & rock)? YES NO
(Bank barbs, log vanes, root-wad armoring, etc.)
- (iv) Are you installing an erosion resistant covering (rip-rap, etc.) using natural-materials? YES NO
- (v) Are you installing structures using concrete? YES NO
(Bulkheads, revetments, rock grouting, etc.)
- (I) Are you installing permanent structures? YES NO
(Examples include barbs, bulkheads, revetments, breakwaters, groins, etc.)
If YES:
(i) Described how you have minimized the height of the structures?
(ii) Describe your plans for future maintenance?
- (J) Will the effect of your work be to prevent normal channel movement processes, either vertically (grade control) or horizontally (bank armoring)? YES NO
- (K) Are you trying to restore lost land? YES NO
(i) If YES, will the new land be within the existing ordinary high water? YES NO
- (L) Describe how your structures are designed to be stable over time, including the need for any periodic maintenance.

Site & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Supplemental Page -- Fill, Excavation, and Dredging

1. For proposals that include **excavation on land or dredging in the water**, does the project meet the **Dredging and Excavation** standards? YES NO
(see YCC 16C.06.20; SMP 15.16) NONE PROPOSED N/A.

SUPPL.
E

[NOTE: Be sure to consider the material excavated for foundations and crawl spaces.]

- (A) Will there be dredging in the water or a wetland? YES **(NO)**

If YES:

- (i) What use is the dredging for?

- (ii) Where will the dredge spoils go?

- (iii) Have you attached a dredging plan? YES NO

- (B) Will there be excavation on the land? **(YES)** NO

If YES:

- (i) What use is the excavation for?

Project Development

- (ii) Where will the excavated material go?

It is expected that all excavated material will be used on the site.

- (iii) What volume of excavation is proposed?

Approximately 141,800 cubic yards

- (C) Describe how you are minimizing the amount of dredging/excavation needed.

Project was revised to avoid a Type 5 stream and drainageway, reducing the amount of earth moving that would be necessary

2. For proposals that include **Fill**, does the project meet the **Filling** standards? YES NO
(See YCC 16C.06.21; 16C.05.36.020(2); SMP 15.14) N/A. NONE PROPOSED

SUPPL.
F

[NOTE: Be sure to consider the disposal of material excavated for foundations and crawl spaces.]

- (A) Is there fill placed in the water or a wetland? YES **(NO)**

- (i) If YES, what use is it for, and what type of material is to be used?

- (B) Is there fill placed in the floodplain or floodway? YES **(NO)**

- (i) If YES, what use is it for?

- (C) Is there fill placed in other land areas? **(YES)** NO

- (i) If YES, what use is it for?

Project development

- (D) Describe how you are minimizing the amount of fill needed.

Project was revised to avoid a Type 5 stream and drainageway, reducing the amount of earth moving that would be necessary

- (i) Are you using fill to elevate a structure? YES **(NO)**

If YES:

- (a) Is it possible to use pilings/piers rather than fill? YES NO

- (b) Is it possible to elevate any structure on a foundation rather than on fill? YES NO

- (E) What volumes and materials are you using for the fill?

Approximately 144,500 cubic yards

- (F) What erosion control will you use for the fill area?

Stabilizing slopes, surfacing / replanting exposed areas. Stormwater management both during construction and after project completion.

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Supplemental Page -- Gravel Mining

1. For proposals that involve **gravel mining**, does the project meet the **Gravel Mining standards?**
(See YCC 16C.06.22; 16C.05.36.010-.020; SMP 15.04)

YES NO

(A) Have you attached a description of your mine (material, volumes, etc.), an operations plan with maps, your plans for protecting critical areas and a reclamation plan with maps?

YES NO

SUPPL.

G

(B) How will the mining operation affect the critical area or shoreline?

(C) What will be the subsequent use of the site after mining is completed?

(i) How will the subsequent use affect the critical area or shoreline?

(D) Will bodies of open water (below groundwater level, or from capturing runoff) result from the mining operation?

YES NO

(E) Describe how you are minimizing the amount of, and severity of impacts to the critical area or shoreline?

(i) Describe how you will minimize the obstruction of flood flows?

(ii) Where you permanently impact a critical area or shoreline, how will you replace its function and value?

(F) Are you able to meet the operational setbacks in the ordinance?

YES NO

(G) Will mine reclamation meet state standards?

YES NO

[NOTE: Provide copy of DNR permit, or reclamation plans following state standards.]



Environmental Review NARRATIVE

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

Public Services ()

FINAL
Revised 07-01-16

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 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.
- Describe the timelines for completion of your proposal.

Answer the Following (Required Information):

1. Is your project within shoreline jurisdiction? ☐ Yes ☒ No
What type of shoreline environment? ☐ Rural ☐ Urban ☐ Natural
☐ Conservancy ☐ Urban Conservancy ☐ Floodway/CMZ
2. Are you applying for an exemption? Please list type of exemption (see WAC173-27-040 Exemption Brochure) _____

3. Have you met with a natural resources staff prior to application? ☒ Yes ☐ No
From this meeting what type of critical areas are present on your property?
☐ Geologic Hazard ☐ FEMA floodplain ☐ Wetland ☐ Stream ☐ Pond
☒ Other Habitat Area: (what type) Upland Wildlife Habitat Conservation Area

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

Shoreline Management / Critical Areas Narrative for Northwest Surf Parks, LLC (Supplement to Shoreline & Critical Areas Questionnaire)

PROJECT DESCRIPTION

This proposal is to develop a 24-acre surf park with a wave pool on a 39.5-acre parcel including a 5.5-acre pool and other recreational facilities. The availability of camping, lodging and other amenities is limited to customers purchasing an entrance pass to the surf park. Only the reception area and retail shop would be available to visitors not paying the entrance fee.

The project also includes the improvement of East Norman Road, a County road to the site and utilities and infrastructure including water system, on-site sewage disposal system and storm drainage. A second 39.7-acre parcel of land is being set aside for wildlife habitat and brings the total area of the property to just under 80 acres.

The project site is entirely in a designated upland wildlife habitat conservation area. It appears from County critical area mapping that the south property line of the property is the boundary of the critical area so County road improvement would be mostly outside of the critical area.

SHORELINE & CRITICAL AREAS QUESTIONNAIRE (ANSWERS TO SPECIFIC QUESTIONS)

Allowed Uses and General Standards

1. What will the use(s) be after the project (1.(B)). The surf park described in the project description including parking area, lodging units and RV Park. Construction of a County road from the end of existing improved East Norman Road to the site including crossings with a culverts across two Type 5 streams. Electric power to be extended from the south. Inflow piping from the well site to the south and outflow piping to a pond south of the site for wave pool discharge.
2. How will the conversion reduce impacts to the critical area and restore/enhance the critical area functions and values. (1.(D)(i) & (ii)). Over half of the project site is being set aside as wildlife habitat including corridors connecting the habitat area with the Yakima Training Center (YTC) which is considered to have high habitat value. The habitat area parcel is set aside for wildlife, directly connected to the YTC by the wildlife corridors and protected from both development and livestock grazing.
3. Are the critical area features marked on the ground? (2.(C)). No. The entire property is designated an upland wildlife habitat conservation area, although it appears from County mapping that the right-of-way for the new County road is at least partially outside of the critical area.

4. How will you avoid disrupting fish habitat and wildlife habitat? (2.(E)). As required by YCC 16C.11.070, the project is being designed using management recommendations of the Washington State Department of Fish and Wildlife. Measures being taken to respond to WDFW recommendations and advice are described in detail below.
5. Describe how you are minimizing the amount of disturbance on the property? (2.(H)).
The project consists of 24 acres or about 30 percent of the approximately 80-acre property. The remaining area is being preserved as wildlife habitat.
6. Describe your erosion control measures and your stormwater runoff control measures (2.(J)). Preparation of a stormwater plan and approval by Yakima County. A stormwater collection system will be constructed to retain runoff except for any off-site runoff which will be allowed to pass through the site. Best management practices used during site development to control erosion such as but not limited to the use of silt fencing, retaining existing grades to the extent possible, landscaping or surfacing exposed areas, and stabilizing slopes. Hard-surfacing, landscaping and otherwise stabilizing unimproved surfaces when construction is complete.
7. Will the project change or cross a stream channel or wetland? (2.(L)). The County road proposed to provide access to the site will cross two Type 5 (ephemeral) streams with culverts sized to accommodate flows during flood events.
8. Disturbances on land. (3.(B)(C)(D)(E)(F) & (G)). Disturbance on land is limited to the part of the site on which the surf park and road improvements are taking place and not within the parcel set aside for wildlife habitat or the wildlife corridors, except where necessary for access roads, power and piping to cross the wildlife corridor situated between the surf park and extended E. Norman Road, where the roads will be constructed at grade to the extent possible. The incised drainageways through the area are being left undisturbed except where necessary to cross them with the new road improvement. An earlier design alternative would have required filling in and re-routing one of the drainageways involving an additional estimated 370,000 cubic yards of earthworks, but that alternative was revised to avoid the area entirely with the tradeoff of bringing the project closer the YTC boundary than originally proposed. The new design was laid out to minimize earthworks and environmental impact, leaving the Type 5 stream as is, while maintaining the 150-foot-wide wildlife corridors.

Lisa Matt David Tommy
Harold Carmen Jacob

Reclamation standards of YCC 16C.06.23 are not applicable to the project site because it is not in a hydrologically related critical area. Restoration of areas disturbed by excavation and grading will include grading slopes to stable angles, vegetation and hard-surfacing, stormwater and drainage control. This will occur during project development.

Mitigation to compensate for impacts consist of the following:

- a. No grazing will occur on this site.
- b. Public access limited in the western 40-acre wildlife habitat parcel and wildlife corridors. No public access allowed on the 40-acre parcel. The wildlife corridors would be limited to informal, sporadic, low impact access. The public would also cross the southerly wildlife corridor on the access road from the County road to the facility. The secondary access across this area would be limited to emergency and surf park employee access.
- c. Revegetation of the wildlife corridors along the northern and southern property boundaries with native species.
- d. The surf park open to the public from April to the end of October.
- e. Fifty feet of the northerly wildlife corridor would be maintained as a firebreak primarily by mowing.

Supplemental Page – Transportation

1. Why do you need to locate the transportation facility in the critical area? (1.(A.)) Parking areas and internal circulation roads are to be located in the upland wildlife habitat area because there are no locations available for them that are outside of the critical area. The access road, and emergency access road from the newly improved County road are aligned to directly access the site minimizing distance and area being disturbed.
2. Describe the ways that you could place the facility farther away from or outside of the critical area? (1.(B.)) The entire area north of the property line is in the critical area. There are no locations that would allow the facilities to be located away from or outside of the critical area. Based on County mapping the new road improvement is mostly outside of the boundary of the upland wildlife habitat conservation area so it would be located outside of the critical area.
3. Will fill be used to elevate the facility or will it be constructed at grade? (1.(C.)) Excavation and fill will be used to construct the parking lot, drives, access roads and the County road at appropriate grades for drainage and safety. It is not for the specific purpose of elevating the transportation facilities.

Supplemental Page – Utilities

1. Why do you need to locate the utility facility in the critical area or shoreline? (1.(A.)).
The domestic water system, well and piping, extension of electric power, large on-site sewage system and stormwater drainage systems are located in the upland wildlife habitat conservation area because there are no locations available for them that are outside of the critical area. Extension of electric power and inflow and outflow piping are being extended across the site to the south minimize the distance across the critical area and the area being disturbed.
2. Describe the ways you could place the facility further away from or outside of the critical area or shoreline? (1.(B)). Part of the domestic water system and the outflow for the wave pool is in the agricultural area to the south, outside of the upland wildlife habitat area. Attempting to locate the on-site sewage disposal system and stormwater drainage system across the road to the south would be inconsistent with County land use policy to preserve agricultural land of long-term commercial significance and may not be allowed by development regulations.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

SENT VIA EMAIL

Original to be sent once this office
resumes normal business under
Washington's Safe Start reopening plan.

March 1, 2021

Northwest Surf Parks, LLC
Attn: Joey Lawrence
15104 N.E. 154th St.
Woodinville, WA 98072
joey@surfbarreled.com

RE: Water Right Change Application No. **CG4-26958C (YAKI-20-02)**

Dear Joey Lawrence:

The Department of Ecology is in receipt of the Record of Decision, Report of Examination, all comments, protests, objections and other relevant information submitted by the Yakima County Conservancy Board for the above-referenced application for change on February 26, 2021. Accordingly, the 45-day statutory review period for Ecology will end on **April 12, 2021**.

If you have any questions or concerns on the above information, please call the Water Resources Help Desk at (509) 575-2597.

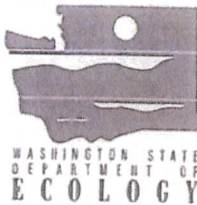
Sincerely,

Trevor Hutton, Section Manager
Water Resources Program
Central Regional Office

TH:SKA:SS/210314
WRTS No. 6802994

cc: Sylvia Cervantes, Yakima County Conservancy Board (ecc)
David Brown, Yakima County Conservancy Board (ecc)
Phil Rigdon, Superintendent, Natural Resources Department, Yakama Nation (ecc)
Benjamin Carr, Department of Ecology, Central Region Office (ecc)

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Board Name: Yakima County
WATER CONSERVANCY BOARD
Application for Change/Transfer
Record of Decision

Reviewed by: _____
Date Reviewed: _____

Applicant Name: Roy Farms/Northwest Surf Parks

Application Number: YAKI-20-02

This record of decision was made by a majority of the board at an open public meeting of the (Board Name) Yakima County Water Conservancy Board held on (date meeting was held) February 4, 2021. The undersigned board commissioners certify that they each understand the board is responsible "to ensure that all relevant issues identified during its evaluation of the application, or which are raised by any commenting party during the board's evaluation process, are thoroughly evaluated and discussed in the board's deliberations. These discussions must be fully documented in the report of examination." [WAC 173-153-130(5)] The undersigned therefore, certifies that each commissioner, having reviewed the report of examination, knows and understands the content of the report.

☒ **Approval:** The (board name) Water Conservancy Board hereby **grants** conditional approval for the water right transfer described and conditioned within the report of examination on (date report of exam was signed) February 9, 2021 and submits this record of decision and report of examination to the Department of Ecology for final review.

☐ **Denial:** The (board name) Water Conservancy Board hereby **denies** conditional approval for the water right transfer as described within the report of examination on (date report of exam was signed) _____ and submits this record of decision to the Department of Ecology for final review.

Signed:

Water Conservancy Board Name: <u>Yakima County</u>		Date: <u>February 9, 2021</u>
Chair Name: <u>Jeff Stevens, Chair</u>	Signature: <u>[Signature]</u>	
(choose one) <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Abstain <input type="checkbox"/> Recuse <input type="checkbox"/> Other (please explain)		

Water Conservancy Board Name: <u>Yakima County</u>		Date: <u>February 9, 2021</u>
Title: <u>Co-Chair</u> Name: <u>Dave Brown</u>	Signature: <u>[Signature]</u>	
(choose one) <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Abstain <input type="checkbox"/> Recuse <input type="checkbox"/> Other (please explain)		

Water Conservancy Board Name: <u>Yakima County</u>		Date: <u>February 9, 2021</u>
Title: <u>Member</u> Name: <u>Dave England</u>	Signature: <u>[Signature]</u>	
(choose one) <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Abstain <input type="checkbox"/> Recuse <input type="checkbox"/> Other (please explain)		

Water Conservancy Board Name: <u>Yakima County</u>		Date: <u>February 9, 2021</u>
Title: <u>Alternate Voting Member</u> Name: <u>Jamin Ankney</u>	Signature: <u>[Signature]</u>	
(choose one) <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Abstain <input type="checkbox"/> Recuse <input type="checkbox"/> Other (please explain)		

Water Conservancy Board Name: _____		Date: _____
Title: _____ Name: _____	Signature: _____	
(choose one) <input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Abstain <input type="checkbox"/> Recuse <input type="checkbox"/> Other (please explain)		

Mailed with all related documents to the Dept of Ecology (send to the Regional office below), and any other interested parties.

ECY 040-105 (05/14) If you need this document in a format for the visually impaired, call Water Resources Program at 360-407-6872.
Persons with hearing loss can call 711 for Washington Relay Service. Persons with a speech disability can call 877-833-6341.

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Barreled Surf Park Yakima County, Washington

Traffic Impact Analysis

October 2, 2020

Prepared by:



J-U-B ENGINEERS, Inc.
2810 West Clearwater Avenue, Suite 201
Kennewick, WA 99336

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Barreled Surf Park Yakima County, Washington

Traffic Impact Analysis

October, 2, 2020



Prepared by:

Spencer Montgomery
Travis Marden, PE



J-U-B ENGINEERS, Inc.
2810 West Clearwater Avenue, Suite 201
Kennewick, WA 99336

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Appendices

Appendix A – Traffic Volumes
Appendix B --Level of Service Worksheets
Appendix C – Preliminary Conceptual Site Plan
Appendix D – Trip Generation Estimates
Appendix E – Route Analysis for Trip Distribution

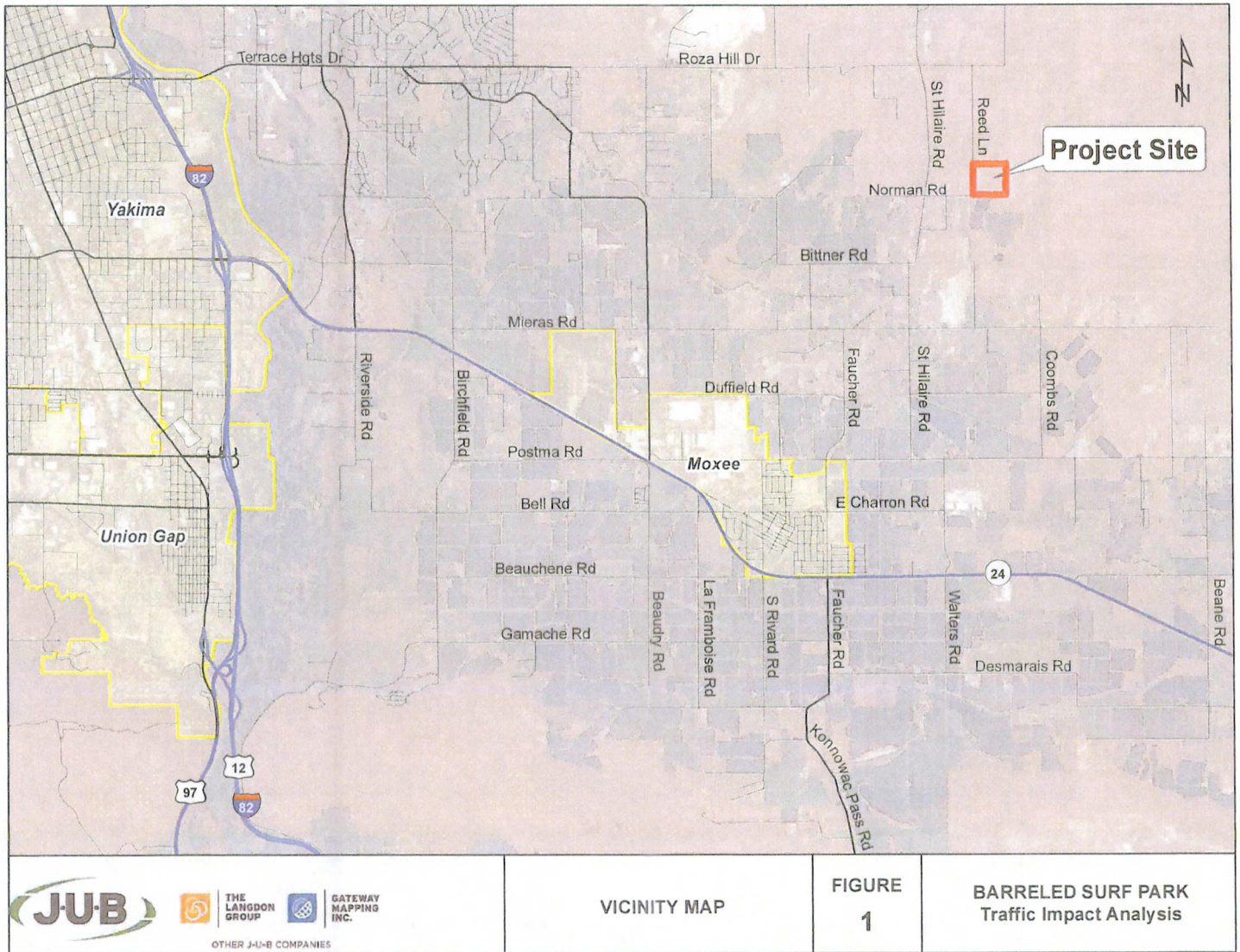
Introduction

A Surf Park is proposed in Yakima County, Washington east of the City of Yakima and northeast of the town of Moxee. The site for the development is situated on approximately 80 acres on the south facing slopes of the valley. It is anticipated to include recreational facilities for those interested in surfing and learning how to surf, and will provide some overnight facilities for recreational vehicles and some camping/cabins. It will be open from April 1 through October 31 and it anticipated to draw over 130,000 annual visitors. A vicinity map is shown in Figure 1 to give a perspective on the project location.

Access to the site is proposed as a single access from Norman Road east of St. Hilaire Road. Yakima County requires that a Traffic Impact Analysis (TIA) be performed to evaluate three intersections that will provide primary access to the site:

- St. Hilaire Road/Bittner Road
- St. Hilaire Road/Mieras Road
- Mieras Road/Faucher Road

This TIA will discuss existing conditions at the study intersections as well as future conditions with the development, including trip generation and trip distribution methodology. It will also discuss the need for left and right turn lanes at the study intersections.



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Existing Conditions

Land Use

The site is currently undeveloped, with the site designated in the Comprehensive Plan as Rural Self-Sufficient and zoned as Rural 10/5. Generally in this portion of Yakima County the land use is agricultural or has large lot rural residential such as hobby farms.

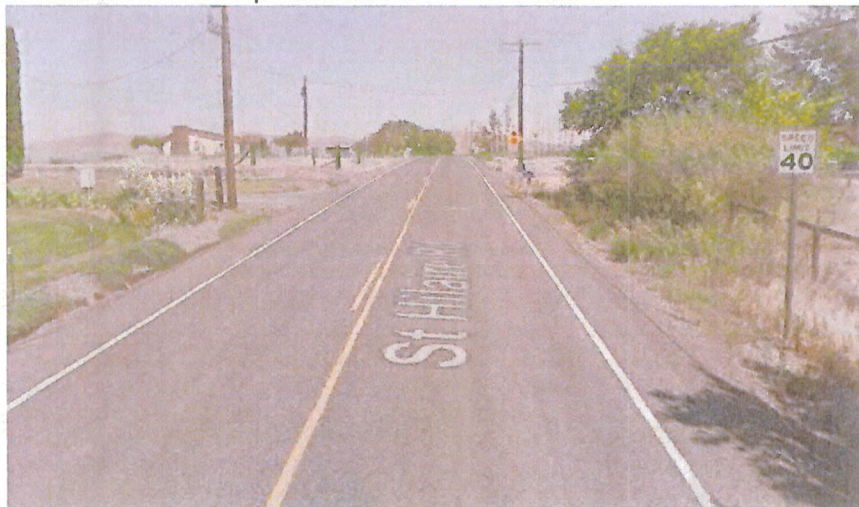
Roadway Characteristics

Key roadways that will provide access to the development are described below.

Norman Road is an east-west local roadway. East of St Hilaire Road, which provides access to the proposed development, Norman Road is a substandard rural local access gravel road to Reed Street, approximately 2000 feet, where it turns to a dirt road. It is approximately 18' wide with roadside ditches. At a minimum, Yakima County has indicated that Norman Road will need to be brought up to County standards for rural local access roads. West of St Hilaire Road Norman Road is a paved private street that provides access to less than 10 homes. Norman Road is stop controlled at St Hilaire Road.

Bittner Road is a local roadway that primarily runs east-west, although it curves north and then returns to an east-west direction. West of St Hilaire Road it is approximately 28' wide with no fog line and has roadside ditches.

St Hilaire Road is a 2 lane north-south local road. North of Bittner Road the width is approximately 24 feet with only a center skip line, no fog line and a speed limit of 40 MPH. North of Norman Road St Hilaire Road narrows to approximately 20 feet, has no center line, is signed at 35 MPH, and has a sign indicating "end of County Road." South of Norman Road St Hilaire Road curves to go west for approximately 200 feet becoming the east and south legs of an all-way stop intersection with Bittner Road, the north leg being a residential driveway. South of Bittner Road St Hilaire Road is approximately 30' in width, has a center stripe as well as fog lines on each side, roadside ditches and a speed of 40 MPH for approximately 500' where it crosses a canal and then is posted at 50 MPH. One half mile south of Bittner Road St Hilaire Road is stop controlled at Mieras Road.



St Hilaire Road looking south, south of Bittner Road

Mieras Road is a 2 lane east-west minor collector roadway with a width of approximately 28 feet including center striping and fog lines with roadside ditches and a posted speed of 50 MPH. Mieras Road is continuous for six miles connecting west to Birchfield Road just north of SR 24.



Mieras Road looking east, west of Faucher Road

Faucher Road is a 2 lane north-south local road. The width is approximately 28 feet with only a center skip line, no fog line and a speed limit of 35 MPH. Faucher Road is stop controlled at Mieras Road. Faucher Road connects to SR 24 two miles to the south of Mieras Road. Further south Faucher Road becomes Konnowac Pass Road that connects to I-82 in south Yakima valley.

With the proposed development being situated in rural Yakima County, there is no transit service nearby. Neither are there sidewalks. With relatively low traffic volumes, pedestrians and bicyclists use the county roadway. There are no traffic signals at study intersections, nor are any turn lanes provided.

Traffic Volumes

With current traffic volumes and traffic patterns being heavily influenced by the COVID-19 pandemic, the collection of traffic volumes in the study area was considered to be less than ideal to represent current conditions. Yakima County provided hourly traffic counts at two locations in the general area from 2019, one being Mieras Road west of Faucher Road. These traffic volumes are included in Appendix A and indicate that there is approximately 150 vehicles on Mieras Road, both directions combined, during the PM peak hour from 4:30 – 5:30, and an all-day volume of just under 1800. A count on Postma Road east of St Hilaire Road showed 127 PM peak hour vehicles and just over 1100 daily vehicles. These volumes were used to estimate existing PM peak hour volumes at the intersection of Mieras Road/Faucher Road.

The area around St Hilaire Road and Norman Road is fairly isolated with relatively low development of approximately 60 homes. Since most trips would enter/exit the area through the intersection of St Hilaire Road/Bittner Road, Yakima County agreed that a close approximation of traffic volumes at that intersection could be made using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. The 10th Edition indicates that 58 homes would generate 61 PM peak hour trips with 38 in and 23 out. These were used to estimate trips at the intersection of St Hilaire Road/Bittner Road. An additional amount of trips were added to the eastbound to southbound and northbound to westbound as well.

The traffic volumes at the two intersections described above were used to estimate the traffic volumes at the intersection of St Hilaire Road/ Mieras Road. PM peak hour traffic volumes for all three study intersections are shown in Figure 2.

Operational Analysis

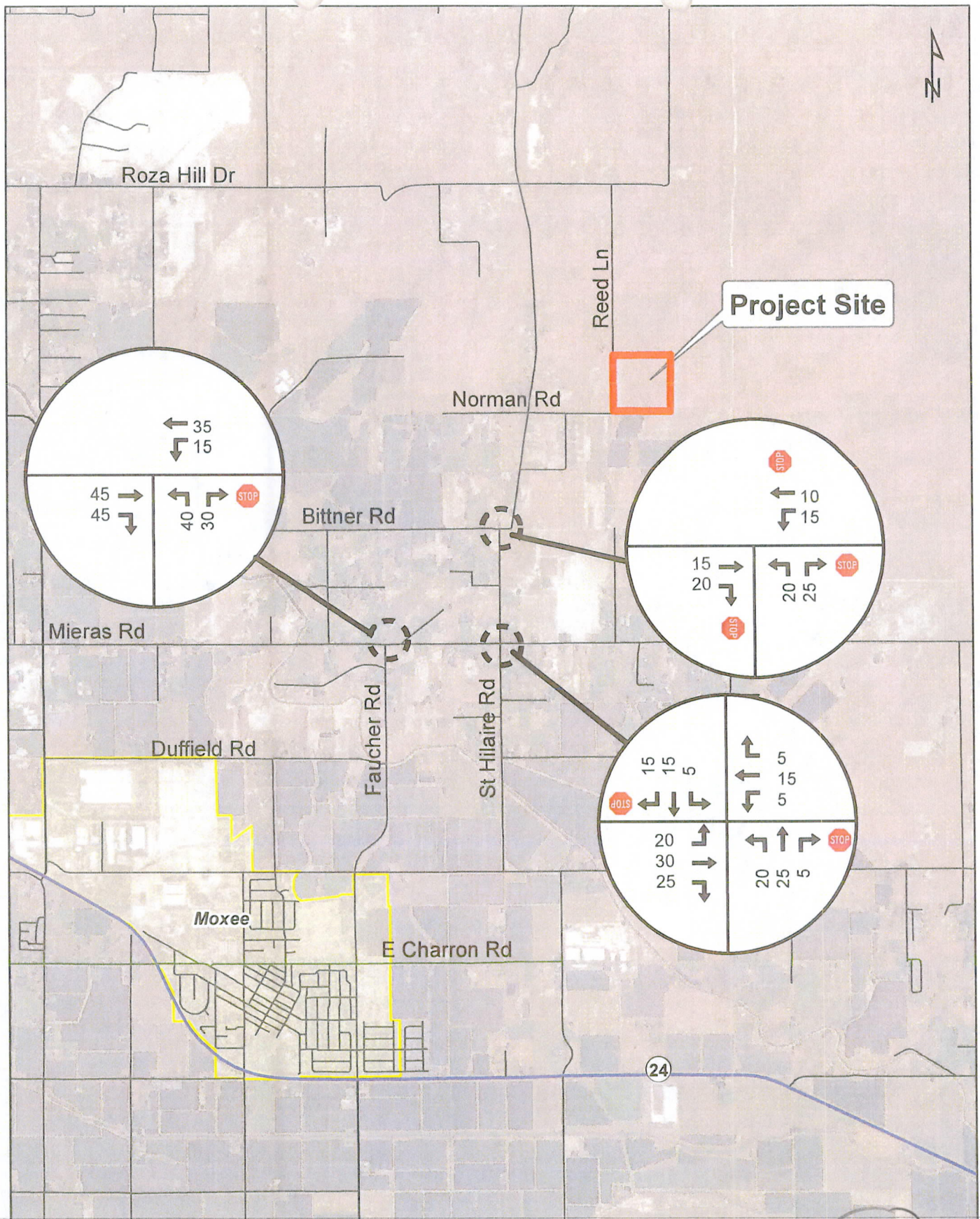
The analysis of Level-of-Service (LOS) is a means of quantitatively describing the quality of operational conditions of a roadway segment or intersection and the perception by motorists and passengers. Service levels are identified by letter designation, A – F, with LOS “A” representing the best operating conditions and LOS “F” the worst. Each LOS represents a range of operating conditions and one or more measures of effectiveness (MOE’s) are used to quantify the LOS of a roadway element. For intersections the MOE used is average control delay (seconds) per vehicle. While there are several methodologies for estimating the LOS of intersections, the most commonly used is presented in the Highway Capacity Manual and is the methodology used in this study. The Highway Capacity Manual LOS criteria for intersections are summarized in Table 1.

For unsignalized intersections “delay” is based on the availability of gaps in the major street to allow minor street movements to occur. As traffic volumes increase, the availability of gaps decrease and greater delay tends to result in driver frustration, loss of time, unnecessary fuel consumption, and contributes to unnecessary air pollution. Yakima County standard for Level of Service for rural roadways is “C” for minor street approaches at unsignalized intersections, meaning the LOS must be “C” or better.

Table 1. Level of Service Criteria for Intersections

Level of Service (LOS)	Average Control Delay (seconds/vehicle)	
	Signalized Intersections	Unsignalized Intersections
A	< 10	< 10
B	>10 - 20	>10 - 15
C	>20 - 35	>15 - 25
D	>35 - 55	>25 - 35
E	>55 - 80	>35 - 50
F	>80	>50

Source: *Highway Capacity Manual 6th Edition*, Transportation Research Board, National Research Council, Washington, D.C., 2017.



Peak hour traffic volumes and existing intersection geometry were input into the Highway Capacity Software (HCS) to determine the delay and LOS. The results of the capacity analysis and intersection delay for the minor street approach are shown in Table 2, with capacity worksheets in Appendix B.

Table 2. Summary of Existing Intersection PM Peak Hour Delay (sec) and Level of Service

Intersection	Existing (2018)	
	Overall Intersection	Worst Approach
St Hilaire Road/Norman Road	7.0/A	WB—7.3/A
St Hilaire Road/Mieras Road	*	NB--9.9/A
Mieras Road/Faucher Road	*	NB—9.4/A

LEGEND

15.9/B Delay and Level of Service using existing lane configurations

* Overall Intersection not reported for Two Way Stop Controlled Intersection

NB = Northbound, SB = Southbound, EB = Eastbound, WB = Westbound

As shown in Table 2 all intersections currently operate with good Levels of Service, with all functioning at LOS "A".

Future Conditions

This section will discuss the proposed development and the methodology of forecasting future traffic volumes with the proposed development, including trip generation and distribution, capacity analysis, evaluation of right turn and left turn lanes.

Proposed Development

The proposed development is on two adjacent lots that comprise an 80 acre site, 25 of which would be developed. Access to the site will be from Norman Road east of St Hilaire Road.

As mentioned earlier, the current zoning is Rural 10/5. This zone allows for Amusement Parks and Campgrounds/RV Park under a Conditional Use Permit review process through the Hearings Examiner. The developer is preparing two separate applications for such conditional use permits. A Preliminary Concept Design Report was prepared by Wave Garden, the creator of the wave technology for the surf park. These facilities can host a variety of activities. A preliminary site plan concept is included in Appendix C. Amenities included with admission to the park is anticipated to include:

- Parking
- Lounge pools
- Long board pump track
- Beach volleyball
- Dog Park and walking paths

Additional paid amenities will include:

- Lodging in the form of camping, RV sites and cabins
- Surfing, including lessons and hourly wave rental and surf board rentals
- Food court
- Retail, including surf shop, convenience store for camping supplies, etc.
- Recreation – bar, game room (arcade, pool, darts, etc.)

Trip Generation and Trip Distribution

The Institute of Transportation Engineers (ITE) *Trip Generation Manual* is a publication that provides national statistics for various land uses. This is a typical method of trip generation estimation. However, ITE does not have a land use that correlates well to a Surf Park. The Wave Garden team provided estimates of visitors, based on other facilities world-wide for various time periods including: annual, peak day, Average day mid-season for mid-week and weekend, average day high-season for mid-week and weekend. These estimates are included in Appendix D.

The estimates include over 130,000 annual visitors, with the peak day including 1,300 and over 500 on an average weekday during the high season. For the purposes of this traffic study, the mid-week forecasts for the high season were used and agreed upon by Yakima County staff for evaluation. This forecast is slightly higher than the weekend forecast due to a lower vehicle occupancy assumption. Only the total arrival trips were identified, and this number was doubled to account for outbound trips. The PM peak hour trips and inbound/outbound percentages were conservatively estimated using the Amusement Park land use from ITE Trip Generation Manual. Table 3 provides a summary of the trip generation.

Table 3 shows that the annual visitors is reduced by 5% in the trip calculations to account for on-site accommodations for campers and RV's. Vehicle occupancy is estimate at an average of 1.75 persons. Total PM peak hour trips is estimated at 84, with 46 trips inbound and 38 trips outbound from the site.

Table 3. Estimate of Trip Generation, High Season Mid-Week Average Day

Number of surfers	352
Number of other visitors	166
Total visitors	518
Arrivals by car	95%
Total arrivals by car	492
Average vehicle occupancy.	1.75
Total daily arrival car trips	281
Total daily departure trips	281
Total daily trips	562
PM peak hour trips as % of daily	15%
PM peak hour trips	84
Inbound trips -- 55%	46
Outbound trips --45%	38

In order to determine the routes the trips would likely take to arrive at the site there are multiple considerations.

- The facility is intended to be a large attraction where people will want to vacation for an extended period.
- Some trips will come from beyond the region and will come from Seattle to the northwest, Spokane to the northeast, the Tri-Cities to the southeast.
- If staying for multiple days, lodging will be obtained in most instances to the west in Yakima, Terrace Heights or Union Gap.
- Meals will be available on-site, however some may choose to break and go off-site for meals.

Google Maps was used to estimate trips to/from various directions and the main routes that travelers would likely take:

- to/from I-84 north of Yakima
- to/from SR 24 east of the development
- to/from downtown Yakima
- to/from Union Gap
- to/from Terrace Heights
- to/from Tri-Cities

These graphics are included in Appendix E. This information was used to determine the study area and percentage of trips that would use the various routes. The resulting trip distribution percentages are shown in Table 4 below, and graphically in Figure 3 along with the estimated trips added to each study intersection. Due to rounding to the nearest 5 vehicles for each of the access routes, the number of trips to/from the site results in 95 total trips, 50 inbound and 45 outbound.

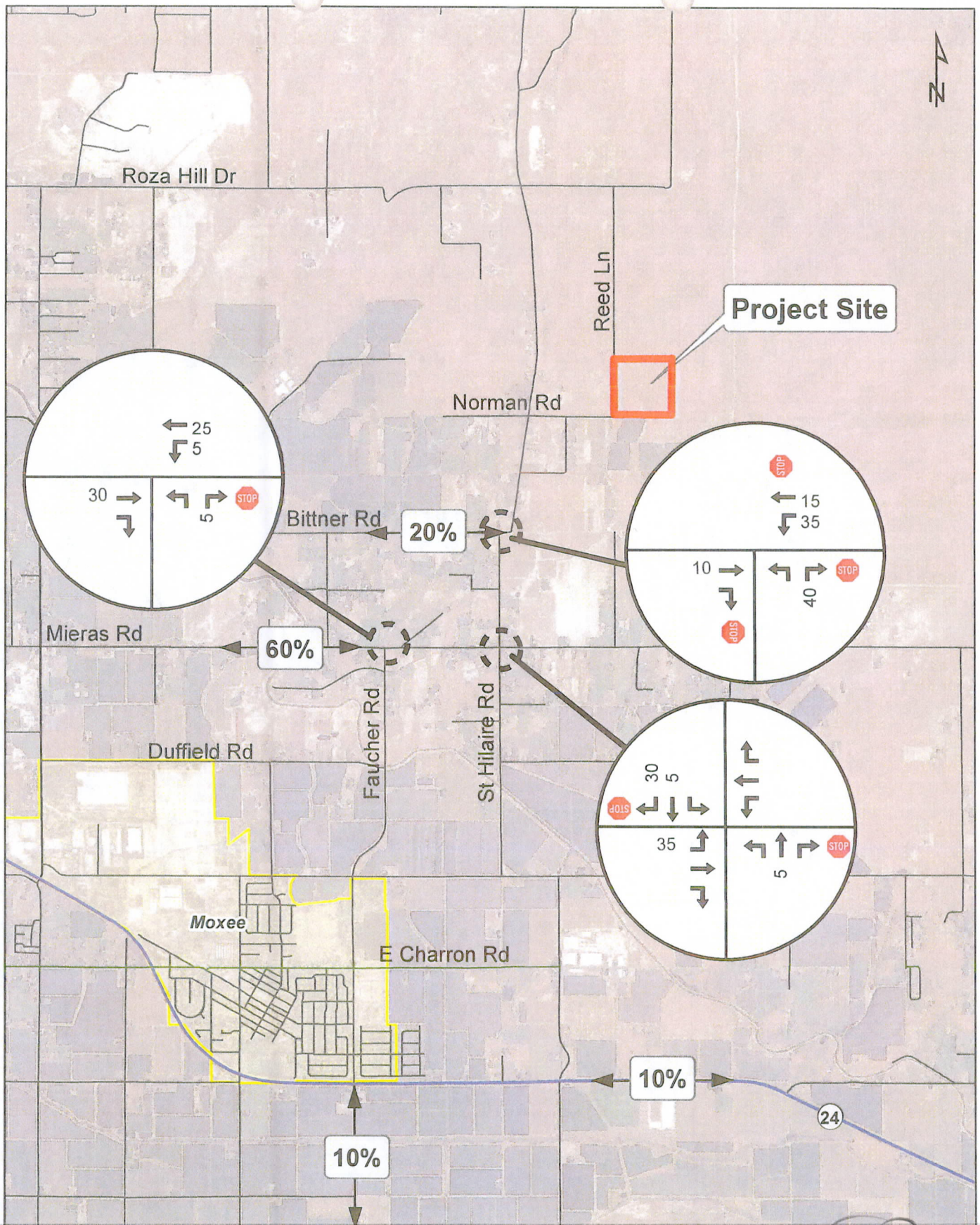


Table 4. Trip Distribution Percentages

Access Route	Percent	In	Out	Rounded	
				In	Out
Bittner to/from West	20%	9.2	7.6	10	10
Hillaire to/from South	10%	4.6	3.8	5	5
Faucher to/from South	10%	4.6	3.8	5	5
Mieras to/from West	60%	27.6	22.8	30	25
Total	1	46	38	50	45

Existing traffic volumes were increased by 2% per year from 2019 – 2025 and rounded to the nearest 5 vehicles. The resulting PM peak hour volumes are shown in Figure 4. The Site Generated Trips shown in Figure 3 were added to the 2025 No-Build traffic volumes shown in Figure 4 to arrive at the 2025 Build Scenario traffic volumes which are shown in Figure 5.

2025 Build Scenario Capacity Analysis

The 2025 Build Scenario traffic volumes shown in Figure 6 and existing intersection geometry were input into the Highway Capacity Software (HCS) again to determine the delay and Level of Service at the study intersections, including new intersection created at the site access on Midland Boulevard. The results of the capacity analysis and intersection delay are shown in Table 5 with the capacity worksheets included in Appendix C.

Table 5. Summary of 2025 Build Scenario PM Peak Hour Delay (sec) and Level of Service

Intersection	2025 Build	
	Overall Intersection	Worst Approach
St Hilaire Road/Norman Road	7.5/A	WB—7.9/A
St Hilaire Road/Mieras Road	*	NB—11.2/B
Mieras Road/Faucher Road	*	NB—10.0/A

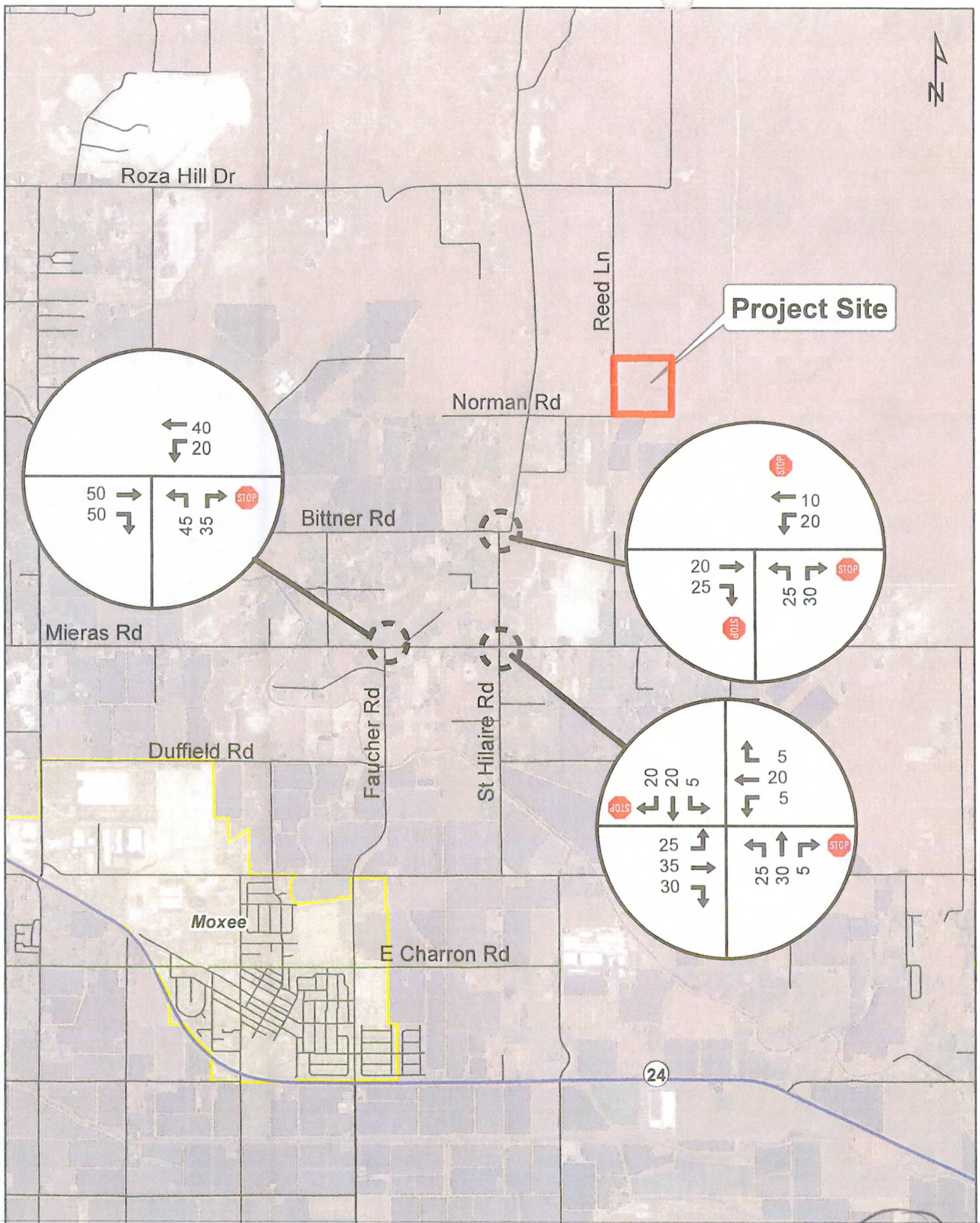
LEGEND

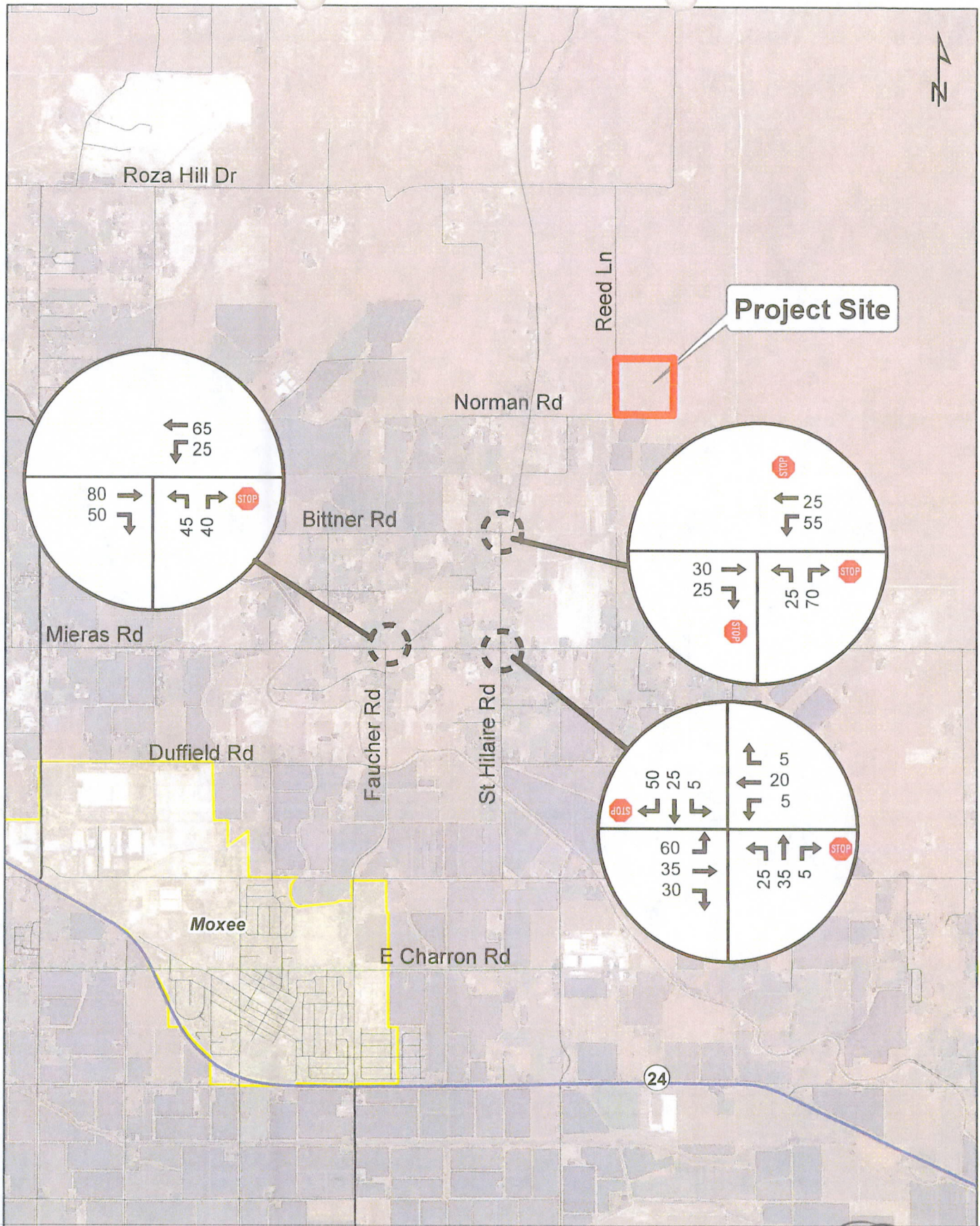
15.9/B Delay and Level of Service using existing lane configurations

* Overall Intersection not reported for Two Way Stop Controlled Intersection

NB = Northbound, SB = Southbound, EB = Eastbound, WB = Westbound

The results of the capacity analysis shown in Table 5 indicate that relatively small amounts of delay are added to the Build scenario beyond the existing delay at study intersections. The small amount of delay added to the intersection of St Hilaire Road/Mieras Road causes the intersection to drop to LOS "B", which is still very much within the acceptable range of delay.





Left and Right Turn Lane Analysis

Left-turn lanes provide storage, separate from the through lanes, for left-turning vehicles on the major street waiting for a gap in opposing traffic at an unsignalized intersection. Left turn lanes can reduce delays and the potential for crashes involving left turning vehicles. In addition, they can allow deceleration clear of the through traffic lanes.

Right-turn movements influence intersection capacity even though there is no conflict between right-turning vehicles and opposing traffic. Right-turn lanes might be needed to maintain efficient intersection operation, or to reduce friction between vehicles slowing down and those continuing straight.

An evaluation of the need for exclusive turn lanes, using the 2025 Build Scenario traffic volumes shown in Figure 5, was performed for the major street of Mieras Road at the two stop controlled intersections for both capacity purposes and safety. The WSDOT Design Manual provides exhibits to assist in this evaluation in Chapter 1310. The 2026 Build Scenario forecast volumes were used with the appropriate exhibits.

The right-turn evaluation (Exhibit 1310-11) shown in Figure 6 indicates that for eastbound Mieras Road approach at both Faucher Road and St Hilaire Road only a right turn radius is required.

With respect to the need for left-turn lanes, the guidelines (Exhibit 1310-7a) shown in Figure 7 for left turn storage indicates that the total volume of the roadway during the PM peak hour is well below the 50 MPH curve and thus left turn lanes are not warranted for the future Build Scenario traffic volumes for either the westbound left turn at the intersection of Mieras Road/Faucher Road or the eastbound left turn at the intersection of St Hilaire Road/Mieras Road.

Figure 6. Right Turn Lane Evaluation

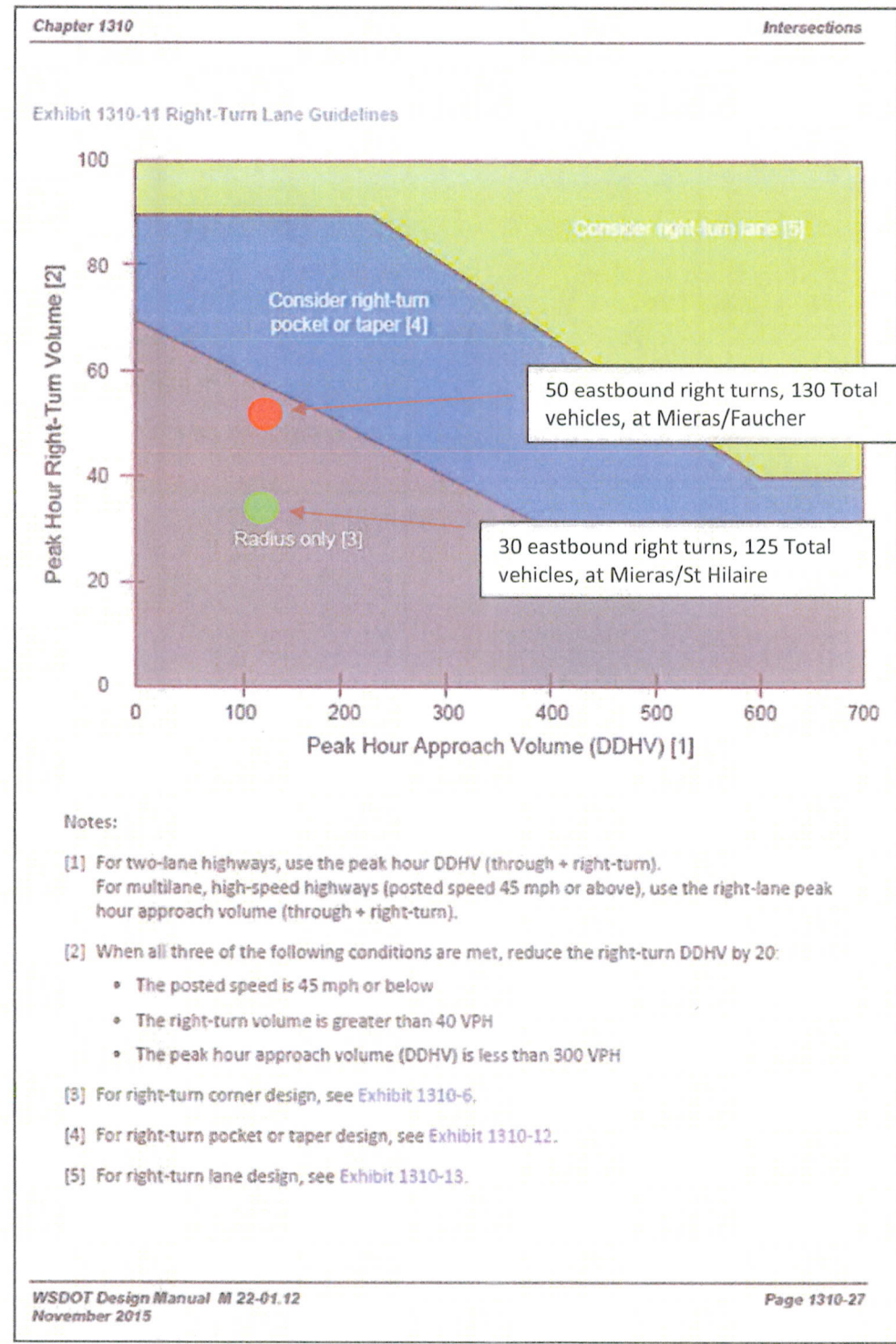
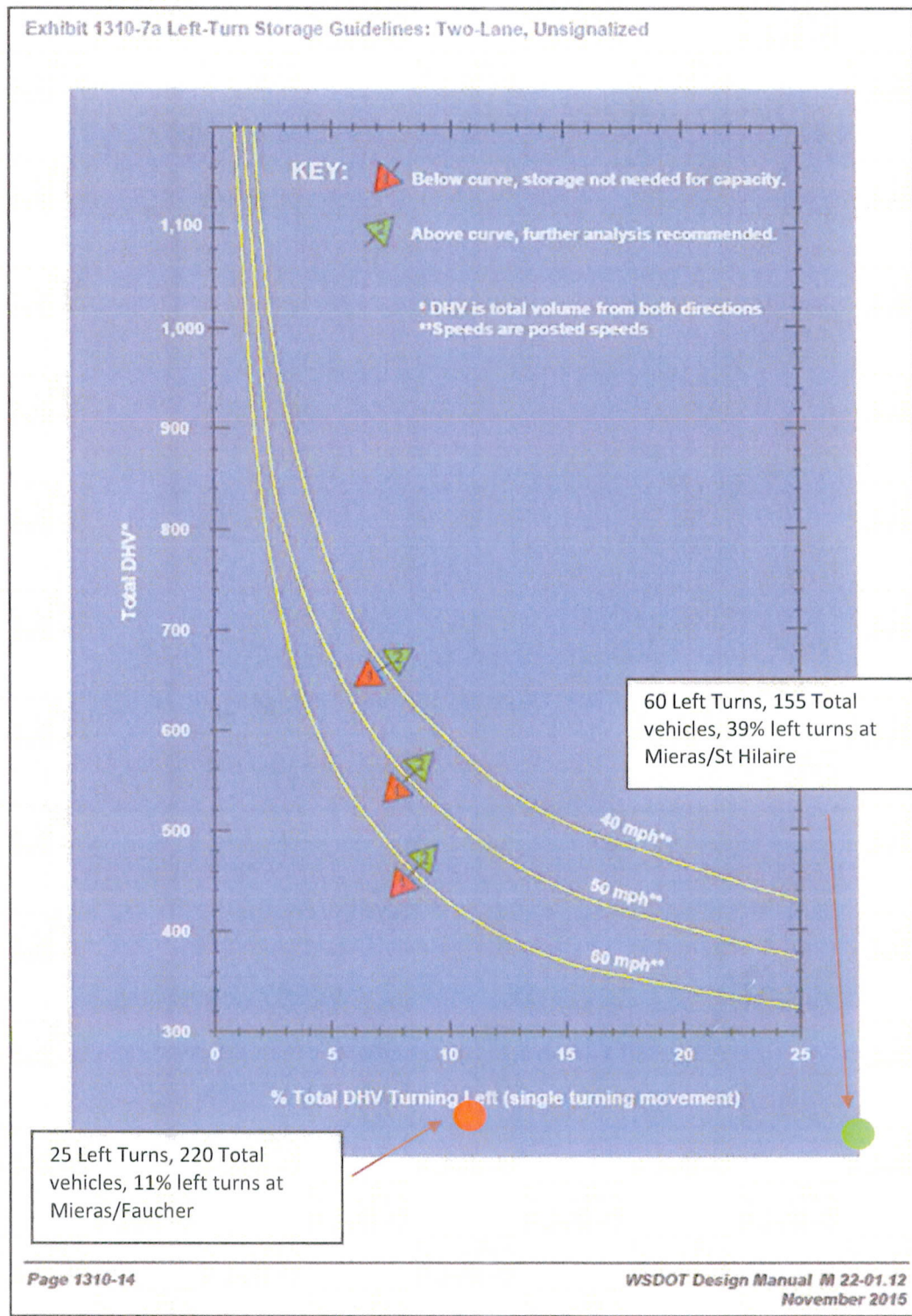


Figure 7. Left Turn Lane Evaluation



Summary

A Surf Park is proposed in Yakima County, Washington east of the City of Yakima and northeast of the town of Moxee. The site for the development is situated on approximately 80 acres on the south facing slopes of the valley. The development will occupy approximately 25 acres of the site. Access to the site is proposed as a single access from Norman Road east of St. Hilaire Road. Yakima County requires that a Traffic Impact Analysis (TIA) be performed to ensure acceptable Levels of Service.

Assumptions for this Traffic Impact Analysis study were discussed with Yakima County early on in the study process, including the estimation of existing traffic volumes given the abnormal traffic conditions with the current COVID-19 pandemic, trip generation assumptions, trip distribution and study intersections. It was determined that three intersections that will provide primary access to the site should be evaluated, namely:

- St. Hilaire Road/Bittner Road
- St. Hilaire Road/Mieras Road
- Mieras Road/Faucher Road

These intersections all currently function with less than 10 seconds of average vehicle delay, operating with very good Level of Service “A” at each intersection.

The proposed development is anticipated to include recreational facilities for those interested in surfing and learning how to surf, other beach activities, restaurant services as well as offices and some accommodations for overnight visitors through cabins, recreational vehicle parking and camping. It will be open from April 1 through October 31 and it anticipated to draw over 130,000 annual visitors.

The average weekday during the high season is anticipated to draw over 500 visitors, with approximately 45 inbound and 50 outbound vehicle trips during the PM peak hour. These trips were added to the roadway network with the following trip distribution percentages:

- 20% to/from the west on Bittner Road
- 60% to/from the west on Mieras Road
- 10% to/from the south on Faucher Road
- 10% to/from the east on SR 24

Each of the three study intersections was evaluated for future conditions with the additional traffic generated by the proposed development. A few seconds of additional delay is anticipated at each of the study intersections, with the intersection of Mieras Road/St Hilaire Road dropping to 11 seconds of average vehicle delay for LOS “B” and the other two intersections remaining at LOS “A” for good traffic operations.

The need for left and right turn lanes at study intersections was also performed at the two intersections on Mieras Road, the other intersection being all-way stop controlled and not requiring such evaluation for safety purposes. The result of the turn lane analysis is that no left or right turn lanes are warranted.

The recommendation for this development is to provide improvements to Norman Road east of St Hilaire Road to bring it up to Yakima County standards.

Appendix A

Traffic Volumes

MetroCount Traffic Executive **Vehicle Counts (Virtual Day)**

VirtVehicleCount-1397 -- English (ENU)

Datasets:

Site: [4080002.88] Postma RD .17 miles West of Combs Rd
Attribute: Yakima
Direction: 8 - East bound A>B, West bound B>A. Lane: 0
Survey Duration: 13:30 Monday, October 28, 2019 => 14:50 Tuesday, October 29, 2019,
Zone:
File: 4080002.88 0 2019-10-29 1450.EC0 (Plus)
Identifier: JQ54ME8T MC56-L5 [MC55] (c)Microcom 19Oct04
Algorithm: Factory default axle (v5.04)
Data type: Axle sensors - Paired (Class/Speed/Count)

Profile:

Filter time: 13:31 Monday, October 28, 2019 => 14:50 Tuesday, October 29, 2019 (1.05501)
Included classes: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
Speed range: 6 - 99 mph.
Direction: North, East, South, West (bound), P = East, Lane = 0-16
Separation: Headway > 0 sec, Span 0 - 328.084 ft
Name: Default Profile
Scheme: Vehicle classification (Scheme F3)
Units: Non metric (ft, mi, ft/s, mph, lb, ton)
In profile: Vehicles = 1220 / 1222 (99.84%)

*** Virtual Day - Total=1118, 15 minute drops**

0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300
6	3	3	5	13	28	65	108	76	49	41	38	59	61	67	77	127	87	79	45	32	27	14	9
1	1	0	1	1	3	10	19	19	14	10	10	16	16	16	17	27	21	25	17	13	11	6	3
3	0	2	1	4	9	12	35	23	15	9	10	12	10	12	20	28	22	15	8	4	7	2	1
0	2	1	2	4	7	20	32	18	12	7	10	16	14	25	18	43	15	18	10	9	4	3	5
2	0	0	1	4	9	23	22	16	8	15	8	14	21	15	22	29	29	21	10	6	5	3	0

AM Peak 0645 - 0745 (109), AM PHF=0.78 PM Peak 1600 - 1700 (127), PM PHF=0.74

Numbers have been rounded to the nearest integer.

MetroCount Traffic Executive **Vehicle Counts (Virtual Day)**

VirtVehicleCount-1398 -- English (ENU)

Datasets:

Site: [4030002.37] Mieras Rd .43 miles West of White RD
Attribute: Yakima
Direction: 8 - East bound A>B, West bound B>A. Lane: 0
Survey Duration: 11:32 Monday, October 28, 2019 => 15:06 Tuesday, October 29, 2019,
Zone:
File: 4030002.37 0 2019-10-29 1507.EC0 (Plus)
Identifier: JR51GME9 MC56-L5 [MC55] (c)Microcom 19Oct04
Algorithm: Factory default axle (v5.04)
Data type: Axle sensors - Paired (Class/Speed/Count)

Profile:

Filter time: 11:33 Monday, October 28, 2019 => 15:06 Tuesday, October 29, 2019 (1.14838)
Included classes: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
Speed range: 6 - 99 mph.
Direction: North, East, South, West (bound), P = East, Lane = 0-16
Separation: Headway > 0 sec, Span 0 - 328.084 ft
Name: Default Profile
Scheme: Vehicle classification (Scheme F3)
Units: Non metric (ft, mi, ft/s, mph, lb, ton)
In profile: Vehicles = 2204 / 2205 (99.95%)

* Virtual Day - Total=1798, 15 minute drops

0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300
5	4	1	8	8	26	97	190	116	85	98	93	104	92	155	113	153	157	116	70	53	36	15	5
1	1	0	6	2	3	14	30	25	25	24	25	21	25	30	25	33	41	35	21	15	15	4	0
0	1	0	0	1	4	23	37	22	18	22	36	23	24	36	22	35	39	33	13	14	8	4	1
4	2	0	1	3	10	32	71	39	23	31	9	31	23	48	27	45	43	26	19	8	9	5	2
0	0	1	1	2	9	28	52	30	19	21	23	29	23	43	39	40	34	22	17	16	4	2	2

AM Peak 0700 - 0800 (190), AM PHF=0.67 PM Peak 1630 - 1730 (165), PM PHF=0.9
 Numbers have been rounded to the nearest integer.

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Appendix B

Level of Service Worksheets

HCS7 All-Way Stop Control Report

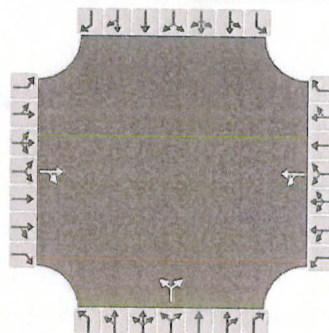
General Information

Analyst	Montgomery
Agency/Co.	J-U-B Engineers
Date Performed	9/24/2020
Analysis Year	2020
Analysis Time Period (hrs)	0.25
Time Analyzed	PM Peak Hour
Project Description	Barreled Surf Park

Site Information

Intersection	St Hilaire Road
Jurisdiction	Yakima County
East/West Street	Bittner Road
North/South Street	St Hilaire Road
Peak Hour Factor	0.92

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume		15	20	15	10		20		25			
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	TR			LT			LR					
Flow Rate, v (veh/h)	38			27			49					
Percent Heavy Vehicles	2			2			2					

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20					
Initial Degree of Utilization, x	0.034			0.024			0.043					
Final Departure Headway, hd (s)	3.72			4.19			3.82					
Final Degree of Utilization, x	0.039			0.032			0.052					
Move-Up Time, m (s)	2.0			2.0			2.0					
Service Time, ts (s)	1.72			2.19			1.82					

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	38			27			49					
Capacity	968			859			941					
95% Queue Length, Q ₉₅ (veh)	0.1			0.1			0.2					
Control Delay (s/veh)	6.9			7.3			7.0					
Level of Service, LOS	A			A			A					
Approach Delay (s/veh)	6.9			7.3			7.0					
Approach LOS	A			A			A			<div>170</div>		
Intersection Delay, s/veh LOS	7.0						A					

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CS7 Two-Way Stop-Control Rep

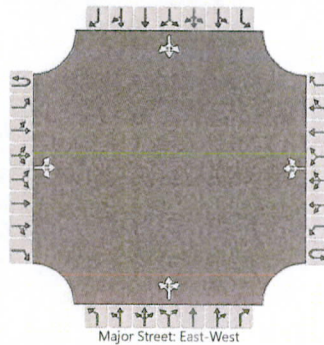
General Information

Analyst	Montgomery
Agency/Co.	J-U-B Engineers
Date Performed	9/24/2020
Analysis Year	2020
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Barreled Surf Park

Site Information

Intersection	St Hilaire/Mieras
Jurisdiction	Yakima County
East/West Street	Mieras Road
North/South Street	St Hilaire Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		20	30	25		5	15	5		20	25	5		5	15	15
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		22				5					54					38
Capacity, c (veh/h)		1587				1537					790					860
v/c Ratio		0.01				0.00					0.07					0.04
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.2					0.1
Control Delay (s/veh)		7.3				7.3					9.9					9.4
Level of Service (LOS)		A				A					A					A
Approach Delay (s/veh)	2.0				1.5				9.9				9.4			
Approach LOS									A				A			

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HCS7 Two-Way Stop-Control Report

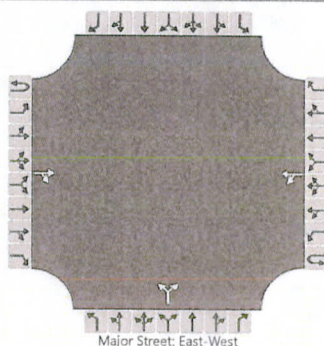
General Information

Analyst	Montgomery
Agency/Co.	J-U-B Engineers
Date Performed	9/24/2020
Analysis Year	2020
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Barreled Surf Park

Site Information

Intersection	Mieras/Faucher
Jurisdiction	Yakima County
East/West Street	Mieras Road
North/South Street	Faucher
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			45	45		15	35			40		30				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type Storage																

Critical and Follow-up Headways

Base Critical Headway (sec)					4.1				7.1		6.2					
Critical Headway (sec)					4.13				6.43		6.23					
Base Follow-Up Headway (sec)					2.2				3.5		3.3					
Follow-Up Headway (sec)					2.23				3.53		3.33					

Delay, Queue Length, and Level of Service

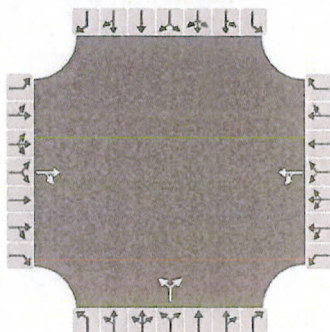
Flow Rate, v (veh/h)					16					76						
Capacity, c (veh/h)					1489					895						
v/c Ratio					0.01					0.09						
95% Queue Length, Q ₉₅ (veh)					0.0					0.3						
Control Delay (s/veh)					7.4					9.4						
Level of Service (LOS)					A					A						
Approach Delay (s/veh)								2.3				9.4				
Approach LOS												A				

HCS7 All-Way Stop Control Report

General Information

Analyst	Montgomery	Intersection	St Hilaire Road
Agency/Co.	J-U-B Engineers	Jurisdiction	Yakima County
Date Performed	9/24/2020	East/West Street	Bittner Road
Analysis Year	2025	North/South Street	St Hilaire Road
Analysis Time Period (hrs)	0.25	Peak Hour Factor	0.92
Time Analyzed	PM Peak Hour - Build		
Project Description	Barreled Surf Park		

Lanes



Vehicle Volume and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume		30	25	55	25		25		70			
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	TR			LT			LR					
Flow Rate, v (veh/h)	60			87			103					
Percent Heavy Vehicles	2			2			2					

Departure Headway and Service Time

Initial Departure Headway, hd (s)	3.20			3.20			3.20					
Initial Degree of Utilization, x	0.053			0.077			0.092					
Final Departure Headway, hd (s)	3.96			4.34			3.86					
Final Degree of Utilization, x	0.066			0.105			0.111					
Move-Up Time, m (s)	2.0			2.0			2.0					
Service Time, ts (s)	1.96			2.34			1.86					

Capacity, Delay and Level of Service

Flow Rate, v (veh/h)	60			87			103					
Capacity	908			829			932					
95% Queue Length, Q ₉₅ (veh)	0.2			0.4			0.4					
Control Delay (s/veh)	7.2			7.9			7.3					
Level of Service, LOS	A			A			A					
Approach Delay (s/veh)	7.2			7.9			7.3					
Approach LOS	A			A			A					
Intersection Delay, s/veh LOS	7.5						A					

HCS7 Two-Way Stop-Control Report

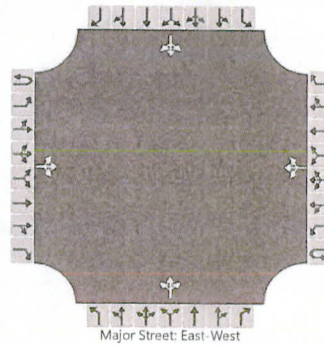
General Information

Analyst	Montgomery
Agency/Co.	J-U-B Engineers
Date Performed	9/24/2020
Analysis Year	2025
Time Analyzed	PM Peak Hour - Build
Intersection Orientation	East-West
Project Description	Barreled Surf Park

Site Information

Intersection	St Hilaire/Mieras
Jurisdiction	Yakima County
East/West Street	Mieras Road
North/South Street	St Hilaire Road
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		60	35	30		5	20	5		25	35	5		5	25	50
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type Storage																

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		65				5					71				87	
Capacity, c (veh/h)		1580				1523					648				843	
v/c Ratio		0.04				0.00					0.11				0.10	
95% Queue Length, Q ₉₅ (veh)		0.1				0.0					0.4				0.3	
Control Delay (s/veh)		7.4				7.4					11.2				9.8	
Level of Service (LOS)		A				A					B				A	
Approach Delay (s/veh)		3.7				1.3				11.2				9.8		
Approach LOS										B					A	

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HCS7 Two-Way Stop-Control Report

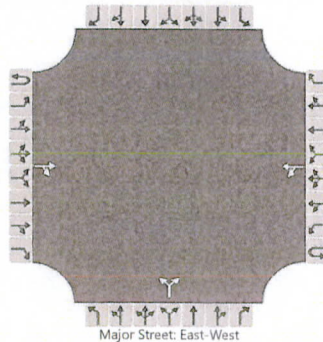
General Information

Analyst	Montgomery
Agency/Co.	J-U-B Engineers
Date Performed	9/24/2020
Analysis Year	2025
Time Analyzed	PM Peak Hour - Build
Intersection Orientation	East-West
Project Description	Barreled Surf Park

Site Information

Intersection	Mieras/Faucher
Jurisdiction	Yakima County
East/West Street	Mieras Road
North/South Street	Faucher
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			80	50		25	65			45		40				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type Storage																

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						27					92					
Capacity, c (veh/h)						1436					816					
v/c Ratio						0.02					0.11					
95% Queue Length, Q ₉₅ (veh)						0.1					0.4					
Control Delay (s/veh)						7.6					10.0					
Level of Service (LOS)						A					A					
Approach Delay (s/veh)						2.2					10.0					
Approach LOS											A					

Appendix C

Preliminary Conceptual Site Plan

06 ILLUSTRATIVE CONCEPT DESIGN

6.1 CONCEPT DESIGN PROPOSAL

e: 1/1500



COVE

1. Machine room (46 modules)
2. Cove 160x160x200m
3. Central pier
4. Swimming channel
5. E-Houses
6. Maintenance building
7. Transformer room
8. Chemical tank
9. Technical area cover (deck)

MASTERPLAN

10. Main access road
11. Car park (400)
12. Drop off area
13. Arrival reception building
14. Food court
15. Terrace with views
16. Surf school
17. Wet maintenance building
18. Outdoor changing room
19. Operator tower
20. Practice area x2
21. Beach
22. Surf skate park
23. Volley Ball court
24. Kids playground
25. Splash
26. Beach bar
27. Overview cafe
28. Elevated terrace with views
29. Elevated green areas
30. Dog park
31. Accommodation (lodges)
32. Staff/Disabled car park (10)
33. RV Camping area
34. Existing dirt access road
35. Creek

WAVE
GARDEN

Wavegarden Property Confidential: The Technical Specifications, related needs to preliminary and does not represent to be accurate nor does it contain all the information which you may require in considering the possible development of a Facility. You must not make an investment decision based on the Technical Information published in this document, and Wavegarden does not accept any responsibility for the same. The contents of this document must not be considered an execution recommendation and no reliance must be placed on its contents to complete any contractual relationship, or as an indication that the business described in it will be performed.



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WG BARRELED

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Appendix D

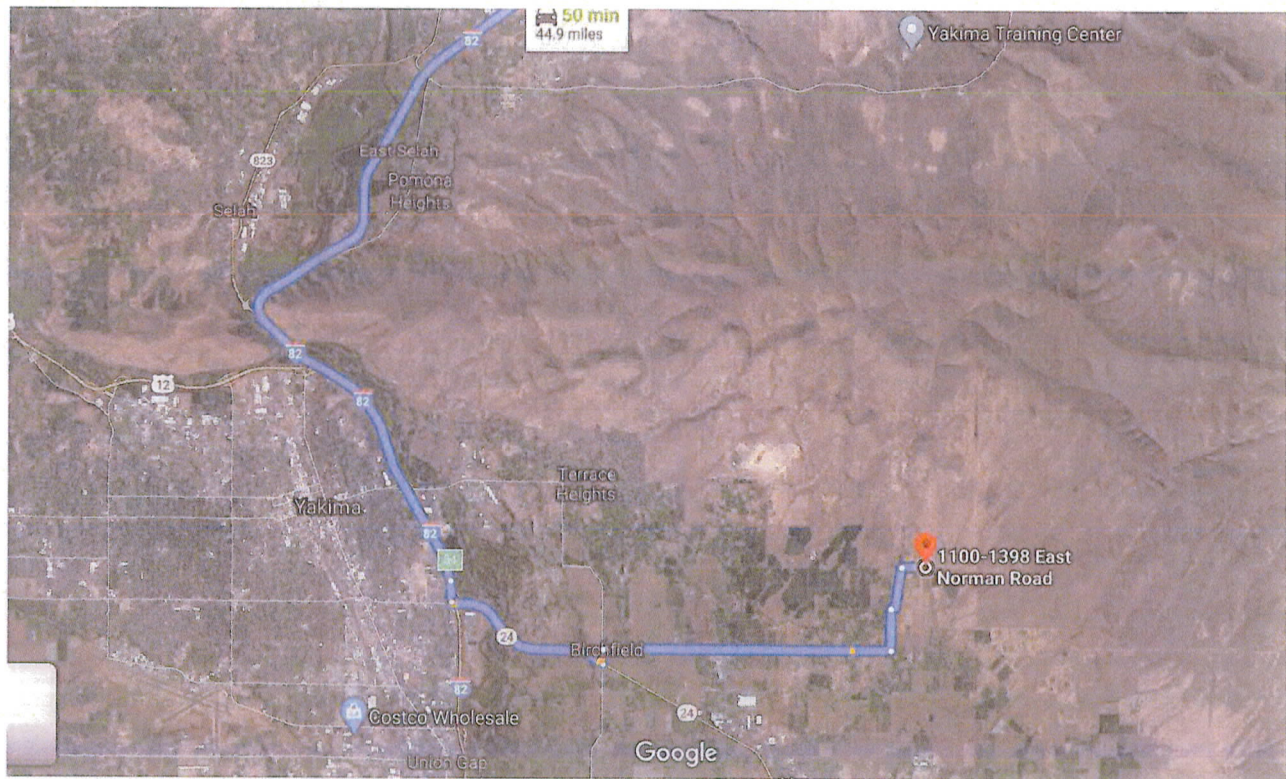
Trip Generation Estimates

Trip Generation Estimates for Barreled Surf Park - Yakima, Washington

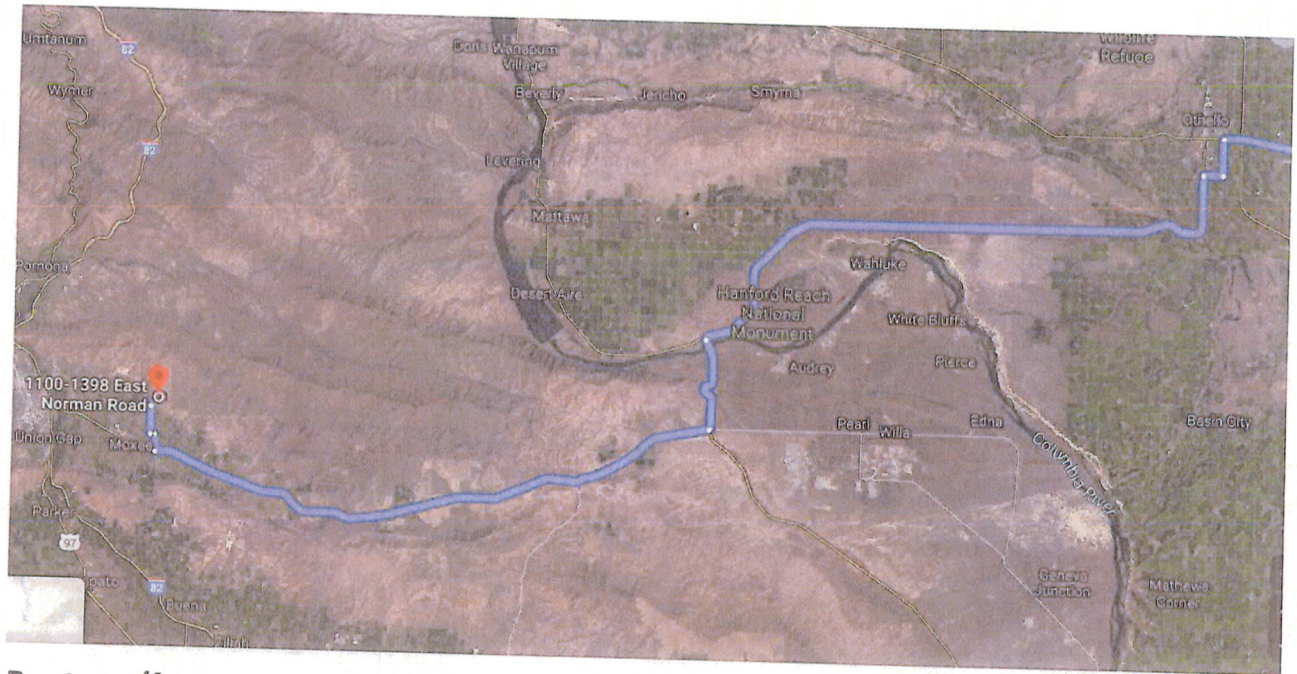
Site Visits	ANNUAL	PEAK DAY Total for Day	AVERAGE DAY - MID SEASON		AVERAGE DAY - HIGH SEASON	
			Mid Week	Weekend	Mid Week	Weekend
Surfers	82,801	828	189	288	352	467
Other Visitors	48,083	481	90	145	166	259
Total	130,884	1,309	279	433	518	726
Arrive By Car	95%	1,243	265	411	492	690
Av. People Per Car		2.5	1.75	2.25	1.75	2.5
No. of car journeys		497	151	183	281	276

Appendix E

Route Analysis for Trip Distribution



Route to/from I-82 to the north (Ellensburg/Seattle)



Route to/from SR 24 to the east (Spokane)



Route to/from downtown Yakima



Route to/from Terrace Heights



Route to/from Union Gap



Route to/from Tri-Cities and lower Yakima Valley

Public Services ()

DEC 16 2021

Lisa Matt David Tommy
Harold Carmen Jacob

100 0 100 FEET
SCALE: 1" = 100'

TOP OF RAVINE

TOP OF RAVINE

PARCEL NO. 201320-43001

TYPE 5 STREAM

TOP OF RAVINE

PARCEL NO. 201320-44001

WAVE POOL

WILDLIFE CORRIDOR

S 89°51'18" E
1328.35'

WILDLIFE CORRIDOR

1330.38'

1330.44'

S 89°52'15" E

1292.81' S 07°16'06" W 1332.81'

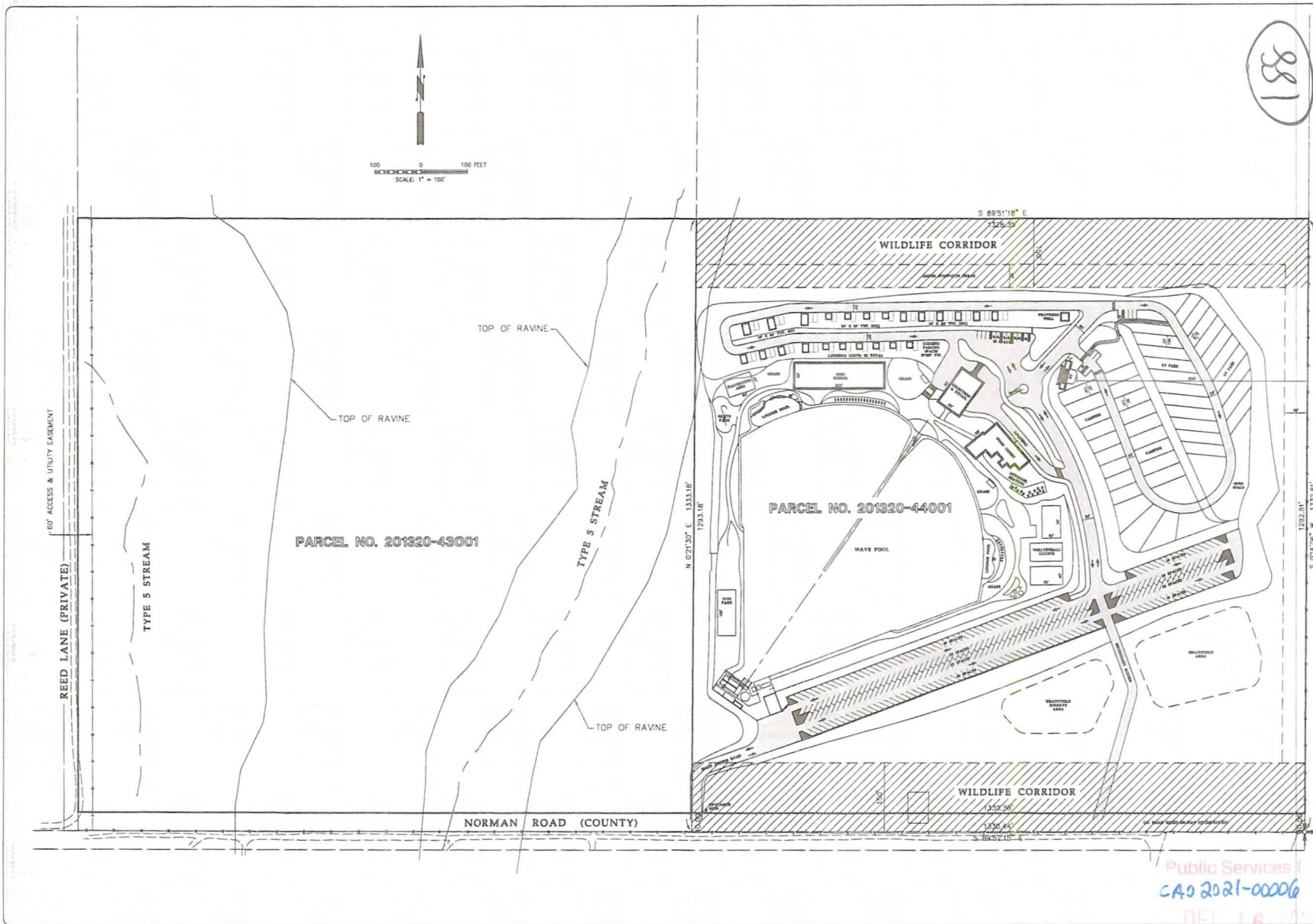
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WAVE GARDEN
SUPPLEMENTAL SITE PLAN
TERRACE HEIGHTS, WASHINGTON
— PREPARED FOR —
JOEY LAWRENCE
PO BOX 1107-202 E. SEATTLE AVE MOXEE, WASHINGTON (206) 499-7587

PLSA
ENGINEERING-SURVEYING-PLANNING
1120 WEBB LINCOLN YAKIMA, WASHINGTON (800) 876-6990

DATE 12/13/2021
DRAWN BY T.K.L.
CHECKED BY RJS
JOB NO. 19157
DWG NAME

1
OF
1



188

REVISION	DATE

WAVE GARDEN
SUPPLEMENTAL SITE PLAN
TERRACE HEIGHTS, WASHINGTON
— PREPARED FOR —
JOEY LAWRENCE
PO BOX 110730 E. SEATTLE, WASHINGTON 98140-0730

PLSA
ENGINEERING-SURVEYING-PLANNING
1128 WEST LINCOLN YAKIMA, WASHINGTON (509) 875-6999

DATE	12/13/2021
DRAWN BY	T.K.L.
CHECKED BY	RJS
JOB NO.	2107
DWG NAME	

Public Services
CAO 2021-00006

Lisa Matt David Tommy
Harold Carmen Jacob



YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

201320-44001

Owner Name:
Organization: NORTHWEST SURF PARKS LLC
Tax Lot Number: 20132044001
Situs Address: UN-ASSIGNED

Mailing Address: 15104 NE 154TH ST
WOODINVILLE, WA 98072

Parcel Size: 40.63 Acre(s)
Use Code: 81 Agricultural Not Current Use
Information Not Available: R-10/5
Comp Plan: Self-Sufficient
UGA: N/A

Soil Type: 85, 143
Soil Names: Starbuck-Rock outcrop complex, 0 to 45 percent slopes
Moxee cobbly silt loam, 0 to 30 percent slopes

Mineral Resource: Outside

ESLU Location: Parcel WITHIN 500 Feet from an ESLU

National Forest: Outside National Forest Area

Natural Resource: N/A

FEMA Designation: Outside,,

Firm Panel #: 53077C1100D,,

YCWRS: Moxee #1

Greenway Overlay: Outside

Airport Overlay: Outside

Yakima Co Water System: No County Water System

Yakima Co Wastewater Sys: No County Wastewater System

Irrigation District: N/A

Sewer District: N/A

Well Heads: N/A Well: N/A

Well Head Protection Area: N/A

School District: East Valley

Fire District: Fire District #4

Urban Wildlands Risk:

Stock Restricted Area: Outside

Critical Areas:

Local Wetland Inventory: N/A

National Wetland Inventory: N/A

Stream Type Present: Stream Type 5

SMP Lakes Environments: N/A

SMP Streams Environments: N/A

Floodway/CMZ: N/A

WDFW Wildlife Heritage: N/A

Contours:

Minimum: 1510

Maximum: 1580

SEAW Ground Snow Load ISO Lines:

Lowest: 0.0172

Highest: 0.0173

IRC Seismic Design Cat: C

Functional Class: N/A

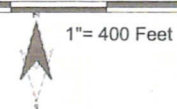
Narrative Description: Section 20 Township 13 N Range 20 E.W.M.

r SE: The SE1/4 of the SE1/4 of Section 20, EXCE

PT the South 40 feet conveyed to Yakima County und

er Auditor's file No. 2297778

0 200 400 600 800 Feet



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This map was derived from several databases. The County
cannot accept responsibility for any errors. Therefore,
there are no warranties for this product.

Plot Date: Apr 1, 2021



FILE: CUP2021-00014
NAME: Northwest Surf Parks

Parcel #: 201320-44001



Subject Parcels



Notified Property Owners
Within 300 Feet



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Mapscale: 1" = 400'
April 1, 2021

