

## AGENDA

### HEARING EXAMINER

DATE: Thursday, February 4, 2016

TIME: 9:30 A.M.

LOCATION: Yakima City Council Chambers

9:30 a.m. CUP15-153 - Rahr Hops, Co., LLC

The subject site is used for storage and processing of hops. According to aerial photos, the hops facility has been in existence since at least 1992. The facility's current existing development includes: an office, packing facility, five cold storage buildings, pump house, and two canopies totaling 78,354 square feet. The 'expansion' consists of two new cold storage buildings adding 30,000 square feet, and a new 32 square foot (4'x8') lighted sign at the entry. This will bring the total square footage to 108,354 square feet. There are approximately 10 employees at peak production between August and March. The plant is used mostly during daylight working hours (Monday-Friday 8:00am-5:00pm), but during harvest (August through October) additional days and time are possible. No new employees are proposed with the expansion therefore no additional parking is proposed. There are currently 12 parking spaces marked (including a handicap space), and according to the applicant there is ample paved area for additional parking.

The site is a wholesale facility therefore there are no customers or guests. No one resides on the site. Security lighting is proposed to be mounted on the exterior of the new buildings, with light directed downward.

All office, packing, and storage facilities of the site are accessed from an existing drive off of Yakima Valley Highway. There is a large on-site open central approach area that yields good access to the office, cold storages, and packing area.