

AGENDA

HEARING EXAMINER

DATE: Thursday, February 21 , 2019 **TIME:** 9:30 a.m.

LOCATION: Yakima City Hall Chambers

CASE: ZON18-007 /CUP18-094/SEP18-035 - Partnership
Vineyards LLC

The applicant is proposing a major modification to an approved land use under (UDR1998-01, ER1998-04, ZON1998-01, SUB2000-096, SEP2005-010, CUP2005-010 and SUB2005-054) of a Planned Development (PD). The applications include:

- 1) ZON2018-00007 for the Major Modification to the PD,
- 2) Conditional Use Permit CUP2018-00094 for uses in the AG zoned portion of the proposal,
- 3) SEP2018-00035, and
- 4) Development Agreement

The original PD was predicated on the primary resort amenity being a destination golf course, with single-family homes. The major modification is proposed as a wellness and wine-themed destination resort on the subject parcels, located in the Rattlesnake Hills AVA of Yakima County. The resort will have three unique villages set among approximately 200 acres of agricultural lands which are primarily planted in vineyards as well as orchards. Structures within the villages are proposed to include: a piazza overlooking a park, gathering barn for events, swimming pools, green spaces and sport courts, a variety of housing types such as cottages, townhomes, single-family homes, and estate homes - with at least 50% of the residences managed as rental properties. The villages are proposed to be connected via a series of trails used for hiking, biking and equestrian rides.