

WRITTEN NARRATIVE

The proposal is to establish the Mineral Resource Overlay designation on approximately 186 acres of an approximate 610 acre parcel. The proposal does not change the underlying comprehensive plan land use designation of Remote Rural/Extremely Limited Development Potential or the zoning which is R/ELDP-40. This comprehensive plan amendment is being proposed by the mineral rights holder Miocene Resource, LLC, which has interest in an active rock quarry that abuts the subject site on the west (Horseshoe Bend Quarry).

The intent of this application is to preserve the mineral resources on the subject property and eventually expand the active rock quarry onto this site. Subsequent land use and environmental applications will be submitted at the time a project is proposed. This application does not propose any land use action or development at this time but recognizes the presence of mineral resources and the desire to preserve them.

A legal description of the area to be designated for the Mineral Resource Overlay has been prepared by a surveyor and is attached to the application along with a sketch of the area to be preserved. A copy of the mineral rights holder's deed is also attached for reference.

This land use action was previously approved by the Yakima County Planning Division under File Number LRN2018-00003 and Board of Yakima County Commissioner Ordinance No. 6 – 2018 but expired in February of 2024. This project is the same proposal as previously approved.