

WRITTEN NARRATIVE #3

a. Existing and historical land use.

The existing and historical use of the land has been range land used for grazing.

b. Soil types (general description).

According to the Soil Survey of Yakima County Area Washington, the site consists of Clint very stony loam, 15-45 percent slopes; Clint-Rubble land complex, 8-75 percent slopes; Logy Cobbly silt loam, 0-5 percent slopes; McDaniel very stony loam, 5-30 percent slopes; McDaniel very stony loam, 30-65 percent slopes. These soils consist of high quality mineral resources used in the mining industry.

c. Current sewage disposal and water supply.

There is no sewage disposal system or water supply system located on the property. Neither one of these systems are needed for this proposal.

d. Suitability of the site as resource lands (if currently designated as such).

The site is not designated as a resource land but it is suitable as a Mineral Resource land. Based on the soil types listed above and the fact that an existing rock quarry is currently in operation on the adjoining property to the west makes this site ideal for the creation of a new Mineral Resource Designation adjacent to an existing operating rock quarry.

The property contains a large quantity of high quality commercially viable mineral resource. The mineral resource will satisfy the current and future market demand in the upper Yakima Valley. The site is located within the DNR identified mineral resource land inventory. The property is located in a remote area of large parcels and has direct access to the state highway system (SR 410). The nearest Urban Growth Area is the Town of Naches which is approximately 6 miles east of the site.

This proposal is compatible with surrounding zoning districts and is not located in, or adjacent to, any zoning district that has a minimum lot size of 1 dwelling unit per 5 acres. This proposal protects the mineral resource located on the property, is located adjacent to an existing Mineral Resource Overlay and helps provide a sufficient designated mineral resource site close to an existing market area that will ensure low cost and available supplies of aggregate to Yakima County.

e. Any known cultural, archaeological or historic resources.

A cultural resource study was performed on the subject property in August of 2020 by Jessica Lally with the Yakama Nation Cultural Resource Program. The study is not available to the public and details of the study are only known to the Program. Inquiries regarding the cultural study can be made to Ms. Lally at the Confederated Tribes and Bands of the Yakama Nation, Post Office Box 151, Toppenish, Washington 98948.

f. Any previous land use permit activity (under current ownership).

Previous land use permit activity includes LRN2018-00003 and SEP2018-00006. The land use permits are on file with the Yakima County Planning Division.

g. The availability of public facilities, such as roads, sewer, water and other required public services.

This is a rural site with limited public facilities and services. The site has direct access to State Route 410 by easement. There is no domestic water, irrigation water or sanitary sewer on the property. An overhead electrical power line is located on the property (Pacific Power). The site lies within a designated fire district and is served by the County Sheriff's Office. Public services and facilities necessary to establish a mineral resource site on the property are adequate for the intended use.