



## Notice of Application, Environmental Review, SEPA Threshold Determination

Application Submitted: March 1, 2017

Completeness Date: March 8, 2017

Notice Date: March 22, 2017

Case No (s): SEP2017-00009

**Applicant:** Yakima County Public Services, Planning Division

**Location:** Yakima County Code Title 19, the Unified Land Development Code, affects unincorporated areas of Yakima County.

**Proposal:** Yakima County proposes to make corrections to Title 19 and make minor revisions to this code. Revisions will correct referencing errors, clarify existing language, and correct wording that conflicts with other local and state regulations.

**Threshold 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). 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.yakimacounty.us/852/Process-Documents](http://www.yakimacounty.us/852/Process-Documents). Environmental documents include the SEPA checklist, this threshold determination, and the corrections and revisions to Title 19.

The Planning Division, as lead agency for this proposal under the State Environmental Policy Act (SEPA), is issuing a **DNS** for comment under WAC 197-11-340(2). To view the SEPA checklist, and threshold determination online go to: [www.yakimacounty.us/852/Process-Documents](http://www.yakimacounty.us/852/Process-Documents). To view the corrections and revisions to Title 19 online, go to: <http://www.yakimacounty.us/852/Process-Documents>. Or, you can view all documents at the Planning Division on the 4th floor of the Courthouse. **All written comments received by 4:00 p.m., April 5, 2017 will be considered prior to making the final threshold determination.** 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. 2<sup>nd</sup> St., 4<sup>th</sup> Floor Courthouse, Yakima, WA 98901. Be sure to reference the above case number in your correspondence. 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 Daniel De Bord, Project Planner, at (509) 574-2300 or 1-800-572-7354 ext. 2300.



# 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](http://www.co.yakima.wa.us)

VERN M. REDIFER, P.E. - Director

DATE: March 17, 2017

TO: Jason Earles, Yakima County Public Services, Planning Division, and Interested Agencies

FROM: Thomas Carroll - Planning Section Manager - Long Range/Environmental

SUBJ: SEP2017-00009 - Yakima County Code Title 19 (Unified Land Development Code) - Corrections and Revisions  
Preliminary Threshold Determination - Determination of Non-significance (DNS)

Yakima County, as lead SEPA agency for this proposal, is issuing the attached DNS for comment under WAC 197-11-340(2). Your views on this proposal are welcome and you may provide written comments on issues related to this threshold determination. Comments must be submitted within 14 days. The Responsible Official will reconsider this DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. 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, if applicable. The lead agency will not act on this proposal for 14 days from the date of issuance.

After the comment period has ended, Yakima County will issue a Notice of Decision and retain, modify or withdraw the DNS, without an additional comment period. That final determination can be appealed as allowed under the Yakima County Code. Specific appeal information will be provided with the final decision. To view the SEPA checklist, and threshold determination online go to: <http://www.yakimap.com/permits/>. To view the corrections and revisions to Title 19 online, go to: <http://www.yakimacounty.us/852/Process-Documents>. Or, you can view all documents at the Planning Division on the 4th floor of the Courthouse.

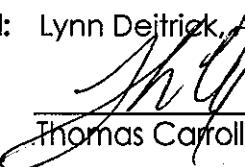
If you have any questions on this proposal, please call Daniel De Bord, Project Planner, at (509) 574-2300.

Encl: SEPA Checklist -Agencies

J:\Development Services\Projects\2017\SEPA\SEP17-009\_Yakima\_County\_Title 19 corrections\SEP2017-00009  
Title19 Corrections\_PreliminaryDNS.doc

## DETERMINATION OF NON-SIGNIFICANCE

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1. **Description of Proposal:** Yakima County proposes to make corrections to Title 19 and make minor revisions to this code. Revisions will correct referencing errors, clarify existing language, and correct wording that conflicts with other local and state regulations.
2. **File Number:** SEP2017-00009
3. **Owner:** Yakima County Public Services  
Planning Division  
Attn: Jason Earles  
128 N 2<sup>nd</sup> Street  
Yakima, WA 98901
4. **Location of Proposal:** Yakima County Code Title 19 affects unincorporated areas of Yakima County.
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). 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](http://www.yakimap.com/permits) and <http://www.yakimacounty.us/852/Process-Documents>. Environmental documents include the SEPA checklist, this threshold determination, and the corrections and revisions to Title 19.
7. **Comment and Appeal Information:** This DNS 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. You may submit comments on this proposal to the address below before 4:00 p.m. on April 15, 2017. Agencies and those providing comments will receive a copy of the final decision. Appeal information will be provided with the final decision. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Daniel De Bord, Project Planner, at (509) 574-2300.
8. **SEPA Responsible Official:** Lynn Deitrick, AICP
9. **Designee:**   
Thomas Carroll

10. **Address:** 128 N. 2<sup>nd</sup> St.  
4<sup>th</sup> Floor Courthouse  
Yakima, WA 98901

11. **Date:** March 22 2017

*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.*

## -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**

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Date:	03/20/17
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:	CRISTINA VASQUEZ-GUIZAR
Phone #	(509) 759-7962
Email:	CGUIZAR@YAKIMAPERIODICAL.COM
Ad ID:	720100
Start:	03/22/17
Stop:	03/22/17
Total Cost:	\$211.20
Lines:	120.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	03/22/17

**Yakima County Public Services  
Planning Division  
Notice of Application, Notice of Environmental Review,  
Notice of SEPA Threshold Determination**

**File No.: SEP 17-009 Yakima County Public Services, Planning Division**

**Description of Proposal:** Yakima County proposes to make corrections to Title 19 and make minor revisions to this code. Revisions will correct referencing errors, clarify existing language, and correct wording that conflicts with other local and state regulations. **Location of Proposal:** Yakima County Code Title 19, the Unified Land Development Code, affects unincorporated areas of Yakima County.

**Preliminary Determination:** The Planning Division, as lead agency for this proposal under the State Environmental Policy Act (SEPA), is issuing a DNS for comment under WAC 197-11-340(2). Yakima County 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). This decision was made after a careful review of the completed environmental checklist and other information on file with the lead agency.

**Comment and Appeal Information:** To view the SEPA checklist and threshold determination online go to [www.yakimap.com/permits/](http://www.yakimap.com/permits/). To view the corrections and revisions to Title 19 online go to <http://www.yakimacounty.us/852/Process-Documents> or you can view all documents 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. Be sure to reference the above case number in your correspondence. All written comments received by **4:00 p.m., April 5, 2017** will be considered prior to making the final threshold determination. 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 Daniel De Bord, 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 20th day of March, 2017

(720100) March 22, 2017

**Courtesy of Yakima Herald-Republic**

FILE NO.: SEP2017-00009

Notice of Application, Environmental Review, & SEPA Threshold Determination

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON      )  
                                  ) ss.  
COUNTY OF YAKIMA      )

I, Patty A. LeBlanc, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, a Notice of Application, Environmental Review, & SEPA Threshold Determination, a true and correct copy of which is enclosed here-with; that Notice of Application, Environmental Review, & SEPA Threshold Determination was addressed to agencies, 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 22nd day of March, 2017.

That I mailed said notices in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 22nd day of March, 2017.



Patty A. LeBlanc  
Patty A. LeBlanc  
Office Specialist

Donald Gatchalian Jason Earles  
Joe Stump  
Kent McHenry Jase Testerman  
Michele Pescador Terry Keenhan  
Dianna Woods David Haws

Cialita Keys  
YN Environmental Coordinator  
[ckeys@yakama.com](mailto:ckeys@yakama.com)

Yakima Health District

Ahtanum Irrigation District  
10705 Gilbert Rd. – Ste. B  
Yakima WA 98903

Gleed Canal Co.  
901 Summitview, Ste 260  
Yakima, WA 98902

Roza Irrigation District  
Attn: Wayne Sonnichsen  
P.O. Box 810  
Sunnyside, WA 98944

S.V.I.D.  
P.O. Box 239  
Sunnyside, WA 98944

Wapato Irrigation District  
Attn: Pierce Harrison  
P.O. Box 220  
Wapato, WA 98951

Larry Meeks  
Diking District #1  
1918 Riverside Road  
Yakima WA 98901

Fire Chief  
Fire District # 2  
206 W. Fremont Avenue  
Selah, WA 98942

WA. State Dept. of Ecology  
Attn: Gwen Clear  
[crosepacordinator@ecy.wa.gov](mailto:crosepacordinator@ecy.wa.gov)

Superintendent  
Bureau of Indian Affairs  
P.O. Box 632  
Toppenish, WA 98948

Jim Zokan  
U.S. EPA, Region 10  
1200 Sixth Ave, Suite 900  
Seattle, WA 98101

Jacinto Rodriguez  
Buena Irrigation District  
P.O. Box 265  
Buena, WA 98921

Moxee Drain Ditch Co.  
401 Walters Rd.  
Moxee, WA 98936

Selah-Moxee Irrigation District  
P.O. Box 166  
Moxee, WA 98936

Terrace Heights Irrigation District  
LuAnn Leitch  
P.O. Box 5  
Moxee, WA 98936

Wenas Irrigation District  
P.O. Box 423  
Naches, WA 98937

Will Scarlett  
Konnowac Ditch Company  
7251 Yakima Valley Hwy.  
Zillah, WA 98953

Fire Chief  
Fire District #3  
P.O. Box 24  
Naches, WA 98937

Yakama Nation  
Cultural Resources  
[jessica@Yakama.com](mailto:jessica@Yakama.com) AND  
[ccamuso@Yakama.com](mailto:ccamuso@Yakama.com)

Clean Air Agency  
329 N. First Street  
Yakima, WA 98901

Jason Earles  
Yakima County Planning

Fowler Ditch Association  
401 Walters Road  
Moxee, WA 98936

Naches-Selah Irrigation District  
104 W. Naches Ave Suite H  
Selah, WA 98942-2001

South Naches Irrigation District  
9031 S. Naches Road  
Naches, WA 98937

Union Gap Irrigation Dist.  
180 Clark Rd.  
Wapato, WA 98951

Zillah Irrigation Dist.  
P.O. Box 38  
Zillah, WA 98953

Fire Chief  
Fire District #1  
P.O. Box 177  
Cowiche, WA 98923

Fire Chief  
E.V. Fire District #4  
2003 Beaudry Road  
Yakima, WA 98901  
**SEP 17-009 Page 1**

Fire Chief  
Fire District #5  
P.O. Box 447  
Zillah, WA 98953

Fire Chief  
Fire District #9  
P.O. Box 298  
Cowiche, WA 98923

Fire Chief  
Nile Fire Department Dist. #14  
14550 State Route 410  
Naches, WA 98937

Grandview School District  
#116/200  
Attn: Henry Strom  
913 W. 2<sup>nd</sup> Street  
Grandview, WA 98930

Mabton School District # 120  
Attn: Minerva Moralis  
P.O. Box 37  
Mabton, WA 98935

Prosser School District  
Attn: Dr. Ray Tolcacher  
1126 Meade Avenue – Suite A  
Prosser, WA 99350

Toppenish School Dist. #202  
Attn: John Cerna  
306 Bolin Drive  
Toppenish, WA 98948-1644

West Valley School District #208  
Attn: Dr. Michael Brophy  
8902 Zier Road  
Yakima, WA 98908

Grandview City Hall  
207 W. 2<sup>nd</sup> Street  
Grandview, WA 98930

Mabton City Hall  
P.O. Box 655  
Mabton, WA 98935

Fire Chief  
Fire District #6  
81 N. Gleed Road  
Yakima, WA 98908

Fire Chief  
Fire District #11  
68 W. Washington Avenue  
Yakima, WA 98903

Fire Chief  
Yakima Fire Dept.  
401 N. Front St.  
Yakima, WA 98901

Granger School District #204  
Attn: Margarita Lopez  
701 E. Avenue  
Granger, WA 98932-0400

Mt. Adams School District #209  
Attn: Curt Guaglianone  
P.O. Box 578  
White Swan, WA 98952

Selah School District #119  
Attn: Shane Backlund  
104 W. Naches Ave., Ste H.  
Selah, WA 98942-1117

Union Gap School District #2  
Attn: Kurt Hilyard  
3201 S. 4<sup>th</sup> Street  
Union Gap, WA 98903

Yakima School District #7  
Attn: Dr. Jack Irion  
104 N. 4<sup>th</sup> Avenue  
Yakima, WA 98902

Granger City Hall  
P.O. Box 1100  
Granger, WA 98932

Moxee City Hall  
P.O. Box 249  
Moxee, WA 98936

Fire Chief  
Fire District #7  
PO Box 49  
Bickleton, WA 99322

Fire Chief  
Fire District #12  
10000 Zier Road  
Yakima, WA 98908

East Valley School District #90  
Attn: John Schieche  
2002 Beaudry Road  
Yakima, WA 98901

Highland School District # 203  
Attn: Mark Anderson  
P.O. Box 38  
Cowiche, WA 98923

Naches School District # 3  
Attn: Duane Lyons  
P.O. Box 99  
Naches, WA 98937

Sunnyside School Dist  
Kevin McKay  
1110 S. 6<sup>th</sup> Street  
Sunnyside, WA 98944

Wapato School District # 207  
Attn: Becky Imler  
P.O. Box 38  
Wapato, WA 98951

Zillah School District # 205  
Attn: Doug Burge  
1301 Cutler Way  
Zillah, WA 98953-9119

Town of Harrah  
P.O. Box 10  
Harrah, WA 98933

Town of Naches  
P.O. Box 95  
Naches, WA 98937  
**SEP17-009 Page 2**

City of Selah – Planning  
222 S. Rushmore Road  
Selah, WA 98942

Sunnyside City Hall  
818 E. Edison  
Sunnyside, WA 98944

City of Tieton  
P.O. Box 357  
Tieton, WA 98947

City of Toppenish  
21 W. 1<sup>st</sup> Avenue  
Toppenish, WA 98948

City of Union Gap  
P.O. Box 3008  
Union Gap, WA 98903

Wapato City Hall  
205 E. 3<sup>rd</sup> Street  
Wapato, WA 98951

City of Yakima  
Planning

City of Zillah  
P.O. Box 475  
Zillah, WA 98953

WA Dept. of Fish & Wildlife  
Eric Bartrand  
Eric.bartrand@dfw.wa.gov

WA Dept. of Fish & Wildlife  
Scott Downes  
Scott.downes@dfw.wa.gov

Kittitas County Courthouse  
Planning  
205 W. 5<sup>th</sup> Ave  
Ellensburg, WA 98926-2887

Benton County  
PO Box 910  
Prosser, WA 99350

Grant County  
PO Box 37  
Ephrata, WA 98823

Pierce County  
Planning  
2401 S. 35th St #2  
Tacoma, WA 98409

Klickitat County  
Planning  
228 W. Main St, MS-CH-17  
Annex 1  
Goldendale, WA 98620

Lewis County  
351 N. North St  
Chehalis, WA 98532

Jim Bell  
Bell & Upton Surveying  
315 N. 3<sup>rd</sup> Street  
Yakima, WA 98901

Skamania County  
PO Box 1009  
Stevenson, WA 98648

Central WA Home  
Builders Association  
3301 W. Nob Hill Blvd  
Yakima, WA 98902

PLSA Engineering & Surveying  
521 N. 20<sup>th</sup> Ave, Suite 3  
Yakima, WA 98902

Tom Durant  
Durant Development  
P.O. Box 1723  
Yakima, WA 98907

Douglas Gray  
Gray Surveying & Engineering,  
Inc  
P.O. Box 510  
Yakima, WA 98907

Tim Bardell  
B7 Engineering  
PO Box 487  
Sunnyside, WA 98944

Tom Upton  
Upton Land Surveying  
P.O. Box 2514  
Yakima, WA 98907

Don Wilton Surveying  
P.O. Box 2275  
Yakima, WA 98907

Ron Pelson  
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410 W. Chestnut Avenue  
Yakima, WA 98902

Bill Hordan  
Hordan Planning Service  
410 N. 2<sup>nd</sup> Street  
Yakima, WA 98901

Sam Myers  
Systems West LLC  
1800 Presson Place  
Yakima, WA 98903

**AGENCY MAILING LIST**

**HIGHLIGHTED = EMAILED**

**SEP17-009**  
**3/22/17**  
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**83 Labels**