



Public Services

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LISA H. FREUND – Director

DATE: August 25, 2021

TO: Town of Naches, Adjoining Property Owners, Parties of Record and SEPA Interested Agencies

FROM: Tommy Carroll – SEPA Responsible Official

SUBJ: Case Numbers: LRN2021-00001/SEP2021-00010 – Town of Naches Emergency Urban Growth Area Amendment
Notice of Open Record Public Hearing & Threshold Determination – Determination of Non-Significance (DNS)

DESCRIPTION OF PROPOSAL:

Parcel Numbers: 171533-43005, 171404-12401, 171404-12402, 171404-12403, 171404-12404, 171403-42004, 171403-42005, and 171403-42023

Proposal: Yakima County must periodically review and, if needed, revise its comprehensive plan and development regulations to ensure that they comply with the Growth Management Act (GMA), as per the schedule provided in RCW 36.70A.130. This review also requires Yakima County to evaluate the County's fourteen designated urban growth areas (UGAs) by using the Washington State Office of Financial Management's population forecasts, the County's 20-year population allocations, and a detailed land capacity analysis process. The proposal to the Town of Naches is an emergency UGA amendment initiated by the town to add the eight parcels for an approximate 40.17 acres into their UGA for residential use.

NOTICE OF PUBLIC HEARING:

An open record public hearing is scheduled before the Yakima County Planning Commission on September 8, 2021, at 6:00 p.m. The hearing will be conducted **in-person/virtually/telephonically** using the GoToMeeting platform. The public is highly encouraged to attend the meeting by using one of the following three methods:

- 1. Yakima Convention Center, 10 North 8th Street, Room B, Yakima, WA 98901.**
- 2. Via Internet, go to the following website:**
<https://global.gotomeeting.com/join/379825941>
- 3. Via Telephone, you must call in fifteen minutes prior to the scheduled**

hearing at the following number and enter the Access Code when prompted:

United States: +1 (571) 317-3122 Access Code: 379-825-941

If you wish to speak during the Public Hearing, there will be an allotted time for public comments. We will ask that all attendees state their name and contact information into the record. Please do not mute or unmute yourself; the host will do this for you. All participants must have their name listed in the GoToMeeting application window.

ENVIRONMENTAL REVIEW

Yakima County, as the lead SEPA agency for this proposal, is issuing a DNS for comment under WAC 197-11-340(2). Your views on this proposal are welcome and comments related to this threshold determination must be submitted by **4 p.m. on September 8, 2021**. 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.

PUBLIC COMMENTS AND ADDITIONAL INFORMATION

All written comments may be emailed to longrangeplanning@co.yakima.wa.us or mailed to Yakima County Planning Division, 128 N. 2nd Street, 4th Floor Courthouse, Yakima, WA 98901. Comments should be submitted prior to the hearing or provided at the hearing. Be sure to include your contact information including mailing address and reference the above file numbers in your correspondence. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

Copies of the development regulation text amendment, threshold determination, and link to the virtual GoToMeeting or conference line can be obtained at <https://www.yakimacounty.us/923/Planning-Commission> under the September 8, 2021, meeting section or obtained upon request.

If you have any questions on this proposal, please contact Tua Vang, Senior Project Planner, at (509) 574-2300 or tua.vang@co.yakima.wa.us.

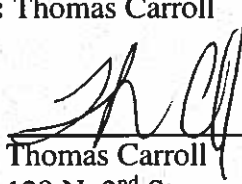
Encl: 1. Threshold Determination – DNS

DETERMINATION OF NON-SIGNIFICANCE

1. **Description of Proposal:** Yakima County must periodically review and, if needed, revise its comprehensive plan and development regulations to ensure that they comply with the Growth Management Act (GMA), as per the schedule provided in RCW 36.70A.130. This review also requires Yakima County to evaluate the County's fourteen designated urban growth areas (UGAs) by using the Washington State Office of Financial Management's population forecasts, the County's 20-year population allocations and a detailed land capacity analysis process. The proposal to the Town of Naches is an emergency UGA amendment initiated by the town to add the eight parcels for an approximate 40.17 acres into their UGA for residential use.
2. **File Numbers:** LRN2021-00001/SEP2021-00010
3. **Applicant:** Jeff Ranger
Town of Naches
29 E. Second Street
P.O. Box 95
Naches, WA 98937-0095
4. **Parcel Numbers:** 171533-43005, 171404-12401, 171404-12402, 171404-12403, 171404-12404, 171403-42004, 171403-42005, and 171403-42023
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 <https://www.yakimacounty.us/923/Planning-Commission> under the September 8, 2021, meeting section or obtained upon request. Environmental documents include the SEPA checklist, this threshold determination, staff report and attachments.
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 longrangeplanning@co.yakima.wa.us or the address below before **4:00 p.m. on September 8, 2021**. 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 process or other issues relating to this proposal,

please contact Tua Vang, Senior Project Planner, at (509) 574-2300.

8. **SEPA Responsible Official:** Thomas Carroll



9.

10. **Address:**

Thomas Carroll
128 N. 2nd St.
4th Floor Courthouse
Yakima, WA 98901

11.

Date:

August 25, 2021

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UGA\Noticing\LRN21-001_SEP21-010_Naches UGA_Threshold Determination DNS_NOH_Final.doc

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.