

FW: Neighbors policing neighbors

EXHIBIT NO.: 26
DATE: 2.18.22 to 2.25.22
FILE NO.: LRN2019-00010

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 10:00 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:43 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Neighbors policing neighbors

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>
Date: Thu, Feb 10, 2022, 8:03 AM
Subject: Fwd: Neighbors policing neighbors
To: <phil.hoge@co.yakima.wa.us>

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>
Date: Wed, Feb 9, 2022, 9:01 PM
Subject: Neighbors policing neighbors
To: <noelle.madera@co.yakima.wa.us>, <ladon.linde@co.yakima.wa.us>

Hi Noelle

Thank you for eloquently facilitating this evenings agrotourism meeting.

I just want to point out that your current policy of having residents police business owners puts everyone at risk. You know what's a great way to get shot or start a neighborhood war? Head to your neighbors private property and start taking photos they know are going to be used in a complaint. It deeply concerns me that this is what your plan is for compliance--pitting neighbor against neighbor. That can't be good for public health and safety. Moreover, why should residents be trapped at home on the weekends because you have overreached your capacity? I run an airbnb and also bring in taxes. I host people here, too. Just for the record.

Warmly,
Maria Jett

FW: Neighbors policing neighbors

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:59 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:44 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
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Date: Wed, Feb 9, 2022, 9:16 PM
Subject: Re: Neighbors policing neighbors
To: <noelle.madera@co.yakima.wa.us>, <ladon.linde@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>, Shawn Magee <shawn.magee@co.yakima.wa.us>

After I had spent months taking photos of the events next door, as instructed by wa state health department, I was told by Shawn magee at county health department that that is not how they do business, and he decided not to enforce what had been in the works for months and what was shortly thereafter enforced by state health dept. I know from painful firsthand experience that not only can't county do the job, they also will ask me to do it and then cheerfully throw me under the bus after I do. You need to get your stories straight, communicate among agencies, streamline policy, and then transmit information. Please! Asking people to do your enforcement and compliance work is unsafe for the public. And you guys just told us that that's what we should expect.

Maria Jett

On Wed, Feb 9, 2022, 9:01 PM Maria Jett <marialaurene@gmail.com> wrote:

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FW: Why is Paul Beveridge on Your Planning Committee

Long Range Planning <longrangeplanning@co.yakima.wa.us>

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From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 11, 2022, 5:06 PM

Subject: Re: Why is Paul Beveridge on Your Planning Committee

To: Maria Keddis <Maria.Keddis@co.yakima.wa.us>, <noelle.madera@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>

Because frankly, I continue to stick my neck out legally to be heard and to bring this issue to the public, where it belongs. I continue to take risks to speak out against a lawyer to constantly intimidates me. I understand you're trying not to get sued. So am I. But I am absolutely done with the abuse. So we need to talk.

On Fri, Feb 11, 2022 at 4:49 PM Maria Jett <marialaurene@gmail.com> wrote:

I'd also like to hear who it is you recommend that people sue when things go awry like this? We should know, since you are recommending that we do your work for you, what the process looks like. Should we sue the wineries that deceive you using your own process? Or should we sue you for a process that allows us to be financially extorted for doing your work for you?

Thanks,

Maria Jett

On Fri, Feb 11, 2022 at 4:46 PM Maria Jett <marialaurene@gmail.com> wrote:

After hearing you all talk about responsibility and integrity, I find it to be wildly problematic that you have Paul Beveridge loudly leading your planning committee. I've illustrated to you repeatedly that uses your policies to bully this entire community into getting what he wants. And you know as well as I do that he bullies your agencies. He doesn't follow regulation, he overthrows it and then whines when someone notices.

Can one of you please call me and explain to me why someone who never follows county code and actively deceives your agencies has such a strong hand in the outcome of this process?

My number is 509.379.3412

Thanks,

Maria Jett

FW: Why is Paul Beveridge on Your Planning Committee

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:59 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:45 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Why is Paul Beveridge on Your Planning Committee

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From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 11, 2022, 5:12 PM

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To: Maria Keddis <Maria.Keddis@co.yakima.wa.us>, <noelle.madera@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>

You can't actually be naive enough to think that when you let people have bigger events with clearer rules, they'll all follow those rules. That's not going to happen and you know it. So what are you wanting people to do when your policies cause civil wars as has already happened? Why should we have to absorb the ramifications and costs while you pocket an increased income stream? Terrible, terrible public policy.

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FW: Ecology, ag land and wilridge

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To: <noelle.madera@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>

I also heard mention of protecting agricultural land as part of your mission. That being the case, I would like to specifically recommend and request that you do not leave state Depart of Ecology out of your circle of conversion. They issue the winery general permit and they too are having issues with overseeing wineries, specifically wilridge winery and distillery. I know because I sent them the pictures of illegal dumping in the past. They're part of the file.

Thank you, Maria Jett

FW: Residents Shouldn't Be Asked to do Your Job

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:59 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

1 attachments (3 MB)

Water Charges.jpg;

From: Maria Jett <marialaurene@gmail.com>

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Subject: Fwd: Residents Shouldn't Be Asked to do Your Job

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From: **Maria Jett** <marialaurene@gmail.com>

Date: Thu, Feb 10, 2022, 8:36 AM

Subject: Residents Shouldn't Be Asked to do Your Job

To: <noelle.madera@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Cervantes, Andres (DOH) <andres.cervantes@doh.wa.gov>, Fresco, Andre (DOHi) <Andre.fresco@co.yakima.wa.us>, Ted Silvestri <ted.silvestri@co.yakima.wa.us>, <ladon.linde@co.yakima.wa.us>

Please note how paul is able to say--because of your policies-- than I am personally responsible for the upgrade required by the health dept. If you think that makes people popular in their neighborhoods, you're wrong.

March 7, 2020

Maria Jett
210 Ehler Road
Yakima, WA 98908

Re: Bonney Gappa Water System Costs

Hi Maria,

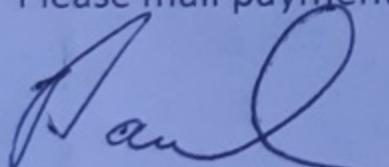
Your share of the well electric bill is \$616

Your share of well administration costs is \$1,560.

Your share of well testing costs is \$60.

In addition, because of your activities, the County is requiring upgrades in 2020 that are estimated to cost in the range of \$50-75,000. The first step is an engineering study that will cost \$17,500. Your share of the study is \$10,500.

Please mail payment of \$12,736 to me at the office address below. Thanks.



Paul Beveridge, Member
Bonny Gappa LLC
1103 Grand Avenue
Seattle, WA 98122

FW: Harvest Volunteer Opportunities available now!

Long Range Planning <longrangeplanning@co.yakima.wa.us>

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To: Olivia Story <olivia.story@co.yakima.wa.us>

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From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 11, 2022, 1:26 PM

Subject: Fwd: Harvest Volunteer Opportunities available now!

To: <noelle.madera@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>

Every other ag business in this community pays their labor force. They have to. Wilridge is not a nonprofit. They are not Cowiche Canyon Conservancy.

MJett

Sent from my iPhone

FW: I lost access to water because I did your job

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:59 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 11:47 AM

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Subject: Fwd: I lost access to water because I did your job

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From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 11, 2022, 7:04 AM

Subject: I lost access to water because I did your job

To: Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>, <ladon.linde@co.yakima.wa.us>, <noelle.madera@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Cervantes, Andres (DOH) <andres.cervantes@doh.wa.gov>, Fresco, Andre (DOHi) <Andre.fresco@co.yakima.wa.us>

I hope I have made myself clear. I lost access to drinking water and had to dig a new well BECAUSE I was doing your job for you, as Mr. Cervantes as state DOH told me to do, and like you just told everyone publicly that we will have to do even more going forward.

Your current policy of having people do your work is harming residents. My elderly mother did not deserve to me exhorted so that you can pocket more cash. Why are you putting me at risk?

Maria jett

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Do you know what my mother was doing with the last months of her cancer ridden life? She was going to the lawyers office, trying to figure out how to stop the abuse.

Do you know what I was doing while I was helping her die? I was trucking up and down the hill, taking pictures of Paul's events, like you jerks told me to do, them you did nothing with the photos but demonize me.

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And as a final note, I want to remind you all that it's not just my family that's been manipulated. Inez munguia is involved in the well situation strong arming too. Through no fault of his own, but because o complained. He is Mike Roche's foreman, a native Spanish speaker, and a naches heights resident of at least 30 years. He, too, is near 70 years old and he deserves respect and dignity too. He deserves a good quality of living just like you and I do.

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FW: Government Informants are at High Risk. What will you do to protect the residents you've recruited to do your compliance work?

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To: Maria Keddis <Maria.Keddis@co.yakima.wa.us>, <noelle.madera@co.yakima.wa.us>, <ladon.linde@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Yakima Herald <news@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>

<https://www.prisonlegalnews.org/news/2010/jun/15/secret-justice-criminal-informants-and-americas-underground-legal-system/>

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Paul Beveridge once sent my elderly mother a letter telling her he'd charge her 200\$ an hour for me complaining to the county. I've sent it to all of you I'm pretty sure. Let me know if you need a new copy.

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Just so we're all clear about how your system of using Informants is working out. Please review the attached. My mom was 75 at that time. She's dead now of cancer now and the property's been mine for 6 months.

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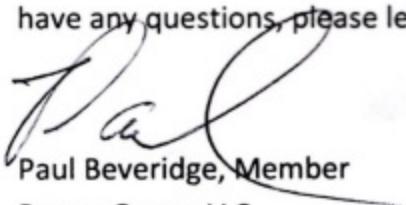
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<https://www.prisonlegalnews.org/news/2010/jun/15/secret-justice-criminal-informants-and-americas-underground-legal-system/>

Hi Janet,

Your share of the electric bill for 2017 and 2018 is \$1,141. Please drop off payment at the tasting room or mail it to me. Thanks.

I have been spending a lot of time dealing with complaints from your daughter, Maria. I am no longer willing to work without compensation. Going forward I will be billing \$200 an hour for my work. If you have any questions, please let me know.



Paul Beveridge, Member
Bonny Gappa LLC

Received by Mail
2-17-19

March 17, 2019

Dear Paul,

Here is my payment for well electricity for 2017 and 2018. Thank you for finally getting this information to us and to our neighbor, Mr. Munguia. Of course I am not sending your ridiculous \$200.00 add-on that you somehow claim for having “done work” for Maria. You have many employees, but keep a degree of reality in mind. You don’t work for Maria. You don’t work for me. We don’t work for you. As I previously mentioned when you last complained to me about your problems, when you comply with the law, including laws about the well, water, land use and zoning, you will have no problems with us.

Most sincerely,

Janet Jett
Janet Jett

FW: Code enforcement and events

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:58 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 11:49 AM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Fwd: Code enforcement and events

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 11, 2022, 7:18 PM

Subject: Code enforcement and events

To: <thomas.carroll@co.yakima.wa.us>, <noelle.madera@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>

Honestly, if county staff could use the internet and poke around just a little, I would never have needed to be out there taking photos. Wilridge advertised and plastered photos all over the internet. They have an annual concert series. I can't understand why I was having to send in that info. Ted Sylvestri said when I asked of it were a class a or a class b well: "if it were up to me it would be a class a." Who, if not the man who was assigned from the health department, would it possibly be up to? The answer is pretty clear.

Several months later state health dept intervened and it was an a.

Paul had met privatley with Shawn magee and convinced him that I was both at fault for something and out of line. So all those photos i took because Ted couldn't enforce meant nothing but trouble for me. I took the risk of doing your job and got royally financially screwed for it. I'm still waiting for an answer about why absolutely nobody in this county can enforce any regs at wilridge. Is this how all the wineries do business?? And why can none of the agencies intercommunicate? Is it how you plan to continue doing business with the public in the future? By flaming civil wars and raking in the cash and not using it to pay for adequate staff?

M jett

FW: Responsibility and Integrity in Agrotourism

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:58 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:49 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Responsibility and Integrity in Agrotourism

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 11, 2022, 7:27 PM

Subject: Responsibility and Integrity in Agrotourism

To: <noelle.madera@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, <thomas.carroll@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>, <tayer@yakimaherald.com>

I believe that the words responsibility and integrity were the most important words spoken at the agrotourism meeting the other night. If you can nail that down, I'm sure growth will be great for most people. At the moment though there's a real issue. There's nothing actually wrong with your plan. The problem is that some business owners have no respect for neighbors, neighborhood or anyone in enforcement of any kind. That's the real crux of the issue, as noted. You can't ask for people to trust your system when it works for you but it doesn't work for us. When we're being financially punished and others are silencing us, cashing in, and calling it innovation.

Maria Jett

FW: Falsified well inventory

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:58 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 11:49 AM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Fwd: Falsified well inventory

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 11, 2022, 8:16 PM

Subject: Falsified well inventory

To: <thomas.carroll@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, <noelle.madera@co.yakima.wa.us>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>

If you'll note, Paul resubmitted his well inventory to DOH multiple times, in the example here, simply crossing out the numbers that represented the neighbors being served by the well and replacing them with fabricated numbers. That's at least three households and 10 people who he wrote out of reality. DOH records showed that the hookups were in place but not active. They were absolutely active. My parents and neighbors were paying him for water, as you've seen.

Again, doh had to drag him kicking and screaming to a group a well. Which, as you saw, he was able to in fact accurately say was due to my actions--not his, not doh's. Because I had to do the county doh's job because they were unable to. In spite of the fact that everyone knows he has been holding huge events out there on the regular.

Just more behind the scenes compliance and integrity issues I thought you should be aware of as you collaborate with Mr Beveridge to build plans for our community.

WATER FACILITY INVENTORY (WFI) FORM - Continued

1. SYSTEM ID NO.	2. SYSTEM NAME	3. COUNTY	4. GROUP	5. TYPE
AC107 F	BONNY GAPPA WATER SYSTEM	YAKIMA	A	TNC

	ACTIVE SERVICE CONNECTIONS	DOH USE ONLY! CALCULATED ACTIVE CONNECTIONS	DOH USE ONLY! APPROVED
25. SINGLE FAMILY RESIDENCES (How many of the following do you have?)	0	6	7

A. Full Time Single Family Residences (Occupied 180 days or more per year)	61
B. Part Time Single Family Residences (Occupied less than 180 days per year)	0

26. MULTI-FAMILY RESIDENTIAL BUILDINGS (How many of the following do you have?)	
A. Apartment Buildings, condos, duplexes, barracks, dorms	0
B. Full Time Residential Units in the Apartments, Condos, Duplexes, Dorms that are occupied <i>more than</i> 180 days/year	0
C. Part Time Residential Units in the Apartments, Condos, Duplexes, Dorms that are occupied <i>less than</i> 180 days/year	0

27. NON-RESIDENTIAL CONNECTIONS (How many of the following do you have?)			
A. Recreational Services and/or Transient Accommodations (Campsites, RV sites, hotel/motel/overnight units)	0	0	0

B. Institutional, Commercial/Business, School, Day Care, Industrial Services, etc. 21 2 2

28. TOTAL SERVICE CONNECTIONS

29. FULL-TIME RESIDENTIAL POPULATION

A. How many residents are served by this system 180 or more days per year? 212

FW: Janet Jett Can No Longer Speak For Herself, But You Have Her Letter as Testimony

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:58 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 11:50 AM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Fwd: Janet Jett Can No Longer Speak For Herself, But You Have Her Letter as Testimony

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Sat, Feb 12, 2022, 10:04 AM

Subject: Janet Jett Can No Longer Speak For Herself, But You Have Her Letter as Testimony

To: <noelle.madera@co.yakima.wa.us>, <thomas.carroll@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>, Fresco, Andre (DOHi) <Andre.fresco@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>

So the least you can do now in terms of hearing her testimony is to read her obituary and see what kind of people are being bullied because they're left to do your work. She endured years of intimidation because you can't enforce the policies you make.

https://www.yakimaherald.com/obituaries/janet-ann-colgan-jett/article_6b05be16-3efe-11ea-a747-274fb05187b9.html

Please note that it was several weeks after she went in the ground in 2020 that I received a letter from Paul, telling me there were suddenly new charges because *I* had caused DOH to take action, increasing costs for the neighborhood, oh and pay up now or find your own water. About 8 weeks before she died, however, Shawn Magee had decided not to enforce the action that had been in the works by county DOH for years. For which we had provided the photos and verbal evidence. DOH told us to do this, and themselves participated in the sharing and reporting process, going along with it cheerfully until one day Shawn showed up out of nowhere and told me Ted had nothing to do with the decision, he himself was going to do whatever he wanted, and basically the state DOH and my mother and I and our neighbor could all go to hell.

State DOH overrode that decision several months thereafter, based on the updated inventory (previously falsified, as illustrated) and the huge number and size of the events he holds at his space. Needless to say, it actually had nothing to do with me and how I live, other than the fact that I was somehow the fool who got myself caught between your state and county agencies and paid a heavy, heavy price. So did my mother. So I hope you can hear her voice from the grave and understand that pitting neighbor against neighbor and expanding with no enforcement plan is terribly harmful to very real, very, very good people.

Maria Jett

FW: Discharge 6 23

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:58 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:50 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Discharge 6 23

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Wed, Jun 23, 2021, 9:42 AM

Subject: Discharge 6 23

To: Maria Jett <marialaurene@gmail.com>







FW: Discharge 6 23

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:58 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:51 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Discharge 6 23

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: Huntington, John (ATG) <john.huntington@atg.wa.gov>
Date: Wed, Jun 23, 2021, 9:53 AM
Subject: RE: Discharge 6 23
To: Maria Jett <marialaurene@gmail.com>

Thank you Maria,
I will contact Ecology right now with these.

John

From: Maria Jett <marialaurene@gmail.com>
Sent: Wednesday, June 23, 2021 9:46 AM
To: Huntington, John (ATG) <john.huntington@atg.wa.gov>
Subject: Fwd: Discharge 6 23

[EXTERNAL]

Wilridge Winery and Or Distillery is operating today, 6.23.21, at 2830 Naches Heights Road. As you can see, they are again discharging something out of their warehouse onto the public roadway. Photos taken at 9:30AM.

Maria Jett

----- Forwarded message -----
From: Maria Jett <marialaurene@gmail.com>
Date: Wed, Jun 23, 2021 at 9:42 AM
Subject: Discharge 6 23
To: Maria Jett <marialaurene@gmail.com>

FW: Beveridge Meetings with Councilperson McKinney

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:58 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 11:52 AM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Fwd: Beveridge Meetings with Councilperson McKinney

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Wed, Feb 16, 2022, 7:27 AM

Subject: Beveridge Meetings with Councilperson McKinney

To: <thomas.carroll@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>, <noelle.madera@co.yakima.wa.us>, <ladon.linde@co.yakima.wa.us>

Knowing what I know about how things work around there (Paul waltzes in and makes demands, and people cower and kowtow and give him what he wants, regardless of the consequences for anyone else. It's been illustrated several times.) what I assume is this: Amanda has already made her decisions on behalf of Paul and whatever process we're going through now is just a farce to say that a process was done. Cynical, I know. But I've lived here a long time. Paul doesn't follow code or regulation and isn't going to. He is just going to continue demanding that there isn't any regulation and showing that none of your agencies have any power over him. #provemewrong

I'll have a look at that McKinney-Beveridge county file again and see if there's anything I'm overlooking. I'm sure there is.

M Jett

FW: Freedom Rights and the Pursuit of Happiness

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:58 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 11:52 AM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Fwd: Freedom Rights and the Pursuit of Happiness

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Mon, Feb 14, 2022, 7:32 AM

Subject: Freedom Rights and the Pursuit of Happiness

To: <thomas.carroll@co.yakima.wa.us>, <noelle.madera@co.yakima.wa.us>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Joanna Markell <jmarkell@yakimaherald.com>, Joel Donofrio <jdonofrio@yakimaherald.com>, <tayer@yakimaherald.com>, <ladon.linde@co.yakima.wa.us>

The freedom from is every bit as legitimate a right as the freedom to. The right to pursue happiness means many things to many people. It doesn't just refer to the right to make money at the expense of people and planet. Sometimes we forget that. Especially in a plantation based economy like our own.

M jett

FW: Freedom Rights and the Pursuit of Happiness

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:57 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:53 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Freedom Rights and the Pursuit of Happiness

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Mon, Feb 14, 2022, 7:52 AM

Subject: Re: Freedom Rights and the Pursuit of Happiness

To: thomas.carroll@co.yakima.wa.us <thomas.carroll@co.yakima.wa.us>, noelle.madera@co.yakima.wa.us <noelle.madera@co.yakima.wa.us>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>, phil.hoge@co.yakima.wa.us <phil.hoge@co.yakima.wa.us>, Joanna Markell <jmarkell@yakimaherald.com>, Joel Donofrio <jdonofrio@yakimaherald.com>, tayer@yakimaherald.com <tayer@yakimaherald.com>, ladon.linde@co.yakima.wa.us <ladon.linde@co.yakima.wa.us>

There are people in my neighborhood with whom I would like to be friends. But they work at wilride and you have made me their compliance officer. And so I can't be. The repercussions of your policies are emotional as well as economic. People are few and far between up here and covid has kept us all isolated. This matters. More than you are acknowledging.

On Monday, February 14, 2022, Maria Jett <marialaurene@gmail.com> wrote:

The freedom from is every bit as legitimate a right as the freedom to. The right to pursue happiness means many things to many people. It doesn't just refer to the right to make money at the expense of people and planet. Sometimes we forget that. Especially in a plantation based economy like our own.

M jett

FW: Freedom Rights and the Pursuit of Happiness

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:57 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:53 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Freedom Rights and the Pursuit of Happiness

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Wed, Feb 16, 2022, 7:36 AM

Subject: Re: Freedom Rights and the Pursuit of Happiness

To: thomas.carroll@co.yakima.wa.us <thomas.carroll@co.yakima.wa.us>, noelle.madera@co.yakima.wa.us <noelle.madera@co.yakima.wa.us>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>, phil.hoge@co.yakima.wa.us <phil.hoge@co.yakima.wa.us>, Joanna Markell <jmarkell@yakimaherald.com>, Joel Donofrio <jdonofrio@yakimaherald.com>, tayer@yakimaherald.com <tayer@yakimaherald.com>, ladon.linde@co.yakima.wa.us <ladon.linde@co.yakima.wa.us>

Of course you can see from my testimonial submissions that if you had enforced your own code when you said to my mom's lawyer that you would, Paul would not have been able to pass the new charges to me personally, hoping I wouldn't be able to pay them, and that he'd get to absorb my property, thereby expanding his empire. He wouldn't have been able to sit on those costs and use them as a weapon like he did, a few weeks after my last parent died. He would have been forced to deal with my mom, with whom he had a very weak legal contract at least. Your system of self reporting and favoring the businessman/lawyer is facilitating abuse and cruelty. And you seem to think that's fine and normal. SCARY SCARY STUFF.

M Jett

On Mon, Feb 14, 2022 at 7:52 AM Maria Jett <marialaurene@gmail.com> wrote:

There are people in my neighborhood with whom I would like to be friends. But they work at Wilrider and you have made me their compliance officer. And so I can't be. The repercussions of your policies are emotional as well as economic. People are few and far between up here and covid has kept us all isolated. This matters. More than you are acknowledging.

On Monday, February 14, 2022, Maria Jett <marialaurene@gmail.com> wrote:

The freedom from is every bit as legitimate a right as the freedom to. The right to pursue happiness means many things to many people. It doesn't just refer to the right to make money at the expense of people and planet. Sometimes we forget that. Especially in a plantation based economy like our own.

M Jett

FW: Conflict of Interest

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:57 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:53 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Conflict of Interest

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Wed, Feb 16, 2022, 8:14 AM

Subject: Conflict of Interest

To: Maria Keddis <Maria.Keddis@co.yakima.wa.us>, <noelle.madera@co.yakima.wa.us>, <thomas.carroll@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>

Im sure you all are aware that there's a conflict of interest at the heart of your "hearing" process. You've put a deceptive individual (see well inventory) on your decision making team and given him the loudest voice of all. Your own paperwork indicates you know this is the case. People and planet are being shafted because of it. It will have long term consequences for all of us. https://en.m.wikipedia.org/wiki/Conflict_of_interest

M jett

FW: Enforcement Steps

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:57 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 11:55 AM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Fwd: Enforcement Steps

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Wed, Feb 16, 2022, 10:54 AM

Subject: Fwd: Enforcement Steps

To: <noelle.madera@co.yakima.wa.us>, <thomas.carroll@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>

All of these changes could have been made YEARS ago based on your own county code requirements. While both of the people on the contact were still alive. County DOH had been trying to enforce this change for years. Based on events. If anyone at all were able to pay attention or enforce, they could and should have. The legitimacy is all my mother and neighbors I were asking for. Ms tibbets indicates additional work to the system may not even have been necessary.

The system is in compliance because state doh finally just forced it. After county doh didn't do what they told the lawyer they would do.

M jett

----- Forwarded message -----

From: **Tibbetts, Dorothy (DOH)** <Dorothy.Tibbetts@doh.wa.gov>

Date: Fri, Jan 29, 2021, 5:57 PM

Subject: RE: Enforcement Steps

To: Maria Jett <marialaurene@gmail.com>, Sanford, Emily L (DOH) <emily.sanford@doh.wa.gov>, Cervantes, Andres (DOH) <Andres.Cervantes@doh.wa.gov>, Ted Silvestri <ted.silvestri@co.yakima.wa.us>, Shawn Magee <shawn.magee@co.yakima.wa.us>, Pell, Derek (DOH) <Derek.Pell@doh.wa.gov>, Joe Stump <joe.stump@co.yakima.wa.us>

Cc: Consumer Tips (CMG-Seattle) <consumer@kiro7.com>, Carl Segerstrom <carls@hcn.org>, Yakima Herald-Republic (DOHi) <news@yakimaherald.com>

Dear Maria,

I apologize for the delay in responding to your email. Your email requests enforcement action on

- Sanitary Control Area WAC 246-291-125 (5) SCA or a restrictive covenant to the title of the property, and
- Water Facilities Inventory, revenue requirements, necessary title recordation, parcel numbers served, waivers, or additional indications.

We are currently working with Paul Beveridge to review and approve the Bonny Gappa system as a Group A Public Water System. It is likely, based on our review of the required submittal elements, that the current water system as it

is now built will be approved as a Group A system. However, we will require, going forward, metered water use data to be collected under normal business conditions (for example, no COVID restrictions), and the water use data must be submitted to us in a project report after a period of time has passed during which the business is operating normally. Upon receipt of the project report with the water use data, we will determine if the water system as currently built has sufficient capacity to meet demand, and if it does not, further improvement projects may be required.

Also, Mr. Beveridge has hired a Satellite Management Agency (SMA) to operate the water system. The SMA recently did an on-site visit and did not observe any Sanitary Control Area, setback, or covenant issues. We will review any covenant issues during our current review of the Group A submittal.

The Water Facilities Inventory is up-to-date. The Group A approval process will provide the opportunity to review water system business data including, and if applicable: revenue requirements, necessary title recordation, parcel numbers served, waivers or additional indications. We will keep your concerns in mind as we proceed with the Group A review and approval process.

We have concluded that the Bonny Gappa water system is currently in compliance with existing WAC requirements. Therefore, no enforcement action will be taken at this time.

Again, I apologize for the delay in my response to you. And thank you for your email's opening greeting. Happy New Year to you and I wish you good health.

Sincerely,
Dorothy Tibbetts

Dorothy Tibbetts, MS, MPH
Regional Manager, Eastern Region
Office of Drinking Water
Washington State Department of Health
Dorothy.Tibbetts@doh.wa.gov
509-329-2105 | www.doh.wa.gov

-
-
From: Maria Jett <marialaurene@gmail.com>
Sent: Thursday, January 7, 2021 5:40 AM
To: Sanford, Emily L (DOH) <emily.sanford@doh.wa.gov>; Cervantes, Andres (DOH) <Andres.Cervantes@DOH.WA.GOV>; Ted Silvestri <ted.silvestri@co.yakima.wa.us>; Shawn Magee <shawn.magee@co.yakima.wa.us>; Pell, Derek (DOH) <Derek.Pell@DOH.WA.GOV>; Tibbetts, Dorothy (DOH) <Dorothy.Tibbetts@DOH.WA.GOV>; Joe Stump <joe.stump@co.yakima.wa.us>
Cc: Consumer Tips (CMG-Seattle) <consumer@kiro7.com>; Carl Segerstrom <carls@hcn.org>; Yakima Herald-Republic (DOH) <news@yakimaherald.com>
Subject: Enforcement Steps

Good morning and Happy New Year. I hope you are all safe and secure today, in spite of what just happened.

I am writing again to ensure that State and County DOH are working on behalf of area residents to resolve the following purveyor issues we are having with the Bonney Gappa Water system on Ehler Road. As you all know by now, the purveyor has not fulfilled many of the obligations required in the Washington Administrative Code, has lied/obfuscated the truth on official paperwork, and has been essentially unaccountable for his actions as a business owner and as a purveyor. It also looks clear based on available paperwork that the system was not installed as designed (WAC 246-291-120 Design report approval. (6) All design changes, except for minor field revisions, must be submitted in writing to, and approved by, the department or health officer.), nor was it inspected by your department. I would gladly accept evidence to the contrary.

It is entirely within your department's oversight authority as well as your duty to insist that the purveyor comply with existing WAC requirements. As the purveyor has been malfeasant in his administration of the Group B System, the

department should use its Enforcement Authority to ensure the administrative record is complete and accurate prior to termination of the system.

My neighbors and I expect that you will fulfill your roles as written in Washington State Law and hold the purveyor accountable through enforcement action. While it is obvious that many WACs were not adhered to during this process, I will for efficiency's sake only enumerate here the violations that pertain to users of the system:

Based on the unwillingness of the Purveyor to comply with even the most basic requirements of the WAC I would like the following resolved through Direct Enforcement Action (WAC 246-291-50 Enforcement) to ensure the rights of the users of the system are maintained PRIOR to the prospective termination date of the system, regardless of whether the system is terminated.

1. There is no record provided which establishes the Sanitary Control Area WAC 246-291-125 (5) SCA or a restrictive covenant to the title of the property nor does there appear to be a sufficient setback radius.

WAC 246-291-125 Groundwater source approval. (5) SCA. (a) A purveyor shall establish the SCA around each groundwater source to protect it from contamination. (b) The SCA must have a minimum radius of one hundred feet, unless technical justification submitted by a licensed hydrogeologist or engineer to the department or health officer supports a smaller area. The justification must address geological and hydrogeological data, well construction details, and other relevant factors necessary to provide adequate sanitary control. (c) The department or health officer may require a larger SCA if geological and hydrological data support such a decision. (d) A purveyor shall own the SCA, or the purveyor shall have the right to exercise complete sanitary control of the land through other legal provisions.

2. The purveyor has not submitted an accurate Water Facilities Inventory, revenue requirements, necessary title recordation, parcel numbers served, waivers, or additional indications.

246-291-140 Water system planning and disclosure requirements. (1) (c) The maximum number of service connections the system can safely and reliably supply; (e) The amount of revenue needed to operate and maintain the system, and a plan to meet revenue needs; required under WAC 246-291-360. (2) A purveyor shall record the following information on each customer's property title before providing water from the Group B system to any service connection: (a) System name and a department issued public water system identification number; (b) System owner name and contact information; (c) The following statement: "This property is served by a Group B public water system that has a design approval under chapter 246-291 Washington Administrative Code"; (d) Parcel numbers to be served by the system; (e) Indicate if the system is designed and constructed to provide fire suppression; (f) A copy of any waiver granted under WAC 246-291-060 to the

purveyor and any required monitoring and reporting; (g) Indicate: (i) If service connections are metered or not; (ii) If the purveyor intends to monitor the system for contaminants; (iii) How often monitoring will occur; and (iv) How the consumers of the system will be notified of monitoring results; (h) Contact information for the approving authority (department or local health jurisdiction); (i) The type of source treatment provided for any contaminants that exceed secondary MCLs; (j) Instructions about how to obtain a copy of the agreements for consumers, if one exists; and (k) Other information, as directed by the department or health officer.

Finally, it is my understanding that if Mr. Beveridge terminates the Bonny Gappa Well System, he will no longer be able to operate his own businesses that are currently served by the system. It seems clear to me that he has no intention of terminating the system. Should the system remain active, the county/state should mediate negotiation between parties to

assign a Satellite Management Agency as future purveyor to avoid future conflict between parties.

Thank you. I look forward to hearing your update.

Maria Jett

Executrix, Estate of Janet A. Jett

509.379.3412

FW: Integrity responsibility and this process

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:57 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:56 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Integrity responsibility and this process

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Wed, Feb 16, 2022, 11:03 AM

Subject: Integrity responsibility and this process

To: <noelle.madera@co.yakima.wa.us>, <thomas.carroll@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>

Yakima County's own words indicate a pattern of willful evasion coming from Paul Beveridge in his businesses practices. So how can you get away with talking about integrity and responsibility? How can you even say the words? I have those comments from county in my files. I'll find that language and send it back to you all since I know there's a communication gap between you.

M jett

FW: Techniques of Neutralization

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:57 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:56 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Techniques of Neutralization

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Wed, Feb 16, 2022, 11:11 AM

Subject: Techniques of Neutralization

To: <noelle.madera@co.yakima.wa.us>, <thomas.carroll@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, <ladon.linde@co.yakima.wa.us>

This is how entitlement is justified. Please read. Because the notion that who is in charge of code enforcement doesn't matter is delusional and manipulative.

https://en.m.wikipedia.org/wiki/Techniques_of_neutralization

FW: "HARVEST VOLUNTEERS"

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:57 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 11:57 AM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Fwd: "HARVEST VOLUNTEERS"

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 18, 2022, 6:51 AM

Subject: Re: "HARVEST VOLUNTEERS"

To: <noelle.madera@co.yakima.wa.us>, <thomas.carroll@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>

What would happen if Evans or Roche started advertising for "harvest volunteers"?? Can you even imagine the scandal that would rightly cause? Being slightly smaller and growing wine grapes doesn't get you out of labor law. It doesn't get you out of the responsibility that every other business owner has.

M jett

On Fri, Feb 18, 2022, 6:42 AM Maria Jett <marialaurene@gmail.com> wrote:

When does Mr Beveridge plan on complying with labor law? When he manages to get slavery reinstated in Yakima County?

M jett

FW: Nonprofit Practices, For Profit Business

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:57 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 11:58 AM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Fwd: Nonprofit Practices, For Profit Business

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 18, 2022, 7:33 AM

Subject: Fwd: Nonprofit Practices, For Profit Business

To: Carl Segerstrom <carls@hcn.org>

In the Jett family, we know the difference between a nonprofit and a for profit business. It is specifically FOR THIS reason that we sold property to both Cowiche Canyon Conservancy and Paul Beveridge. It is the job of CCC to showcase that canyon for our visitors. It's not up to Paul. FOR A REASON.

M jett

FW: Foot Traffic from Canyon Never a Problem

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:57 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:58 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Foot Traffic from Canyon Never a Problem

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 18, 2022, 7:38 AM

Subject: Foot Traffic from Canyon Never a Problem

To: <noelle.madera@co.yakima.wa.us>, <thomas.carroll@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>

For the record, re Laurie's comments, no one has EVER complained about the foot traffic they get from the canyon. That is a diversion from the issue: the annual concert series they have hosted for years. Along with weekly musical guests. A few times a week. All advertised.

M jett

FW: Foot Traffic from Canyon Never a Problem

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:57 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:58 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Foot Traffic from Canyon Never a Problem

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----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 18, 2022, 7:43 AM

Subject: Re: Foot Traffic from Canyon Never a Problem

To: <noelle.madera@co.yakima.wa.us>, <thomas.carroll@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>

Is there anything actually stopping Paul from applying for ATO status, or just he just not want the additional oversight?

M jett

On Fri, Feb 18, 2022, 7:38 AM Maria Jett <marialaurene@gmail.com> wrote:

For the record, re Laurie's comments, no one has EVER complained about the foot traffic they get from the canyon. That is a diversion from the issue: the annual concert series they have hosted for years. Along with weekly musical guests. A few times a week. All advertised.

M jett

FW: Celebrate Spring with Wilridge Wines

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:56 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 11:58 AM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Fwd: Celebrate Spring with Wilridge Wines

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 18, 2022, 9:39 AM

Subject: Fwd: Celebrate Spring with Wilridge Wines

To: Maria Keddis <Maria.Keddis@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>, <noelle.madera@co.yakima.wa.us>, <thomas.carroll@co.yakima.wa.us>

This is what last year looked like. For everyone's record. This is without wine down Wednesdays and sips and whatever sundays. Every week.

His announcement for his summer concert series. In spite of your enforcement efforts. Bands were booked and ticket prices posted way in advance.

So.. I guess he was allowed to do whatever he wanted in previous years because we're going through this process right now??? Does that make sense to anyone??

Mjett

----- Forwarded message -----

From: **Wilridge Vineyard, Winery & Distillery** <carla@wilridgewinery.com>

Date: Fri, May 7, 2021 at 10:44 AM

Subject: Celebrate Spring with Wilridge Wines

To: <retrofitart@gmail.com>

[View this email in your browser](#)

**Join us with a reservation in Yakima, Madrona –
Seattle or Pie Wine Bar Woodinville**

FW: Violation History Has No Consequences

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:56 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:57 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Violation History Has No Consequences

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

County has this to say about compliance at Wilridge.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Wed, Feb 16, 2022, 11:48 AM

Subject: Violation History Has No Consequences

To: <noelle.madera@co.yakima.wa.us>, <thomas.carroll@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>, Joanna Markell <jmarkell@yakimaherald.com>, <tayer@yakimaherald.com>

Please read: Code Enforcement Violation History especially.

This individual does what he wants, when he wants. Are you saying this process is going to change that?

M jett



DEPARTMENT OF PUBLIC SERVICES

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2260 · In-State 1-800-572-7354 · FAX (509) 574-2231 · www.co.yakima.wa.us
LISA FREUND, DIRECTOR

December 9, 2019

Paul Beveridge
Bonnie Gappa LLC
1103 Grand Ave.
Seattle, WA 98122

Re: COD2019-0260/EAC2019-074 – Bonnie Gappa LLC/Wilridge Winery

Location of Violation: 250 Ehler Road, Yakima, WA 98908
Tax Parcel Number: 181307-34403
Case File Number: COD2019-00260/EAC2019-074
Zoning District Designation: Agriculture (AG)
Legal Description of Property: Lot 3, Short Plat recorded in Volume "H" of Short Plats, page 27, lying southerly of the county road R/W, Except that part of Lot 3, said short plat lying in the SW ¼ of the SE ¼ of Section 7 T13N R18EWM, Also that part of Lot 2 of short plat recorded in volume "H" of short plats, page 27, described as follows; commencing at the NW corner of Lot 1 said short plat; thence S 00°25'00" E along the west line said Lot 1, 189.91' to a point on the westerly margin of the county road R/W and the point of beginning; thence continuing S 00°25'00" E, 44.67'; thence N 37°21'00" E, 32.67' to the SW'ly margin of the county road R/W; thence N 47°25'00" W along the county road R/W, 20.27'; thence on a curve to the right with a chord of N 46°24'54" W and 7.22' to the point of beginning.

Dear Mr. Beveridge,

This letter represents Yakima County's response to your request for relief from both the time requirements for correction and the doubling of fees outlined in the November 13, 2019, Pre-Application Meeting Summary for Bonnie Gappa LLC/Wilridge Winery. In your verbal (via phone) response to the County's November 13 letter you indicated to County staff that you would not be able to meet the time requirements for correction nor would you be able to pay the double fees. The reason given by you to staff was

that the fees are too high and you were questioning the validity of some of the code violations. Staff indicated to you that they would discuss your concerns with management to see if there was a possibility of relief.

1) Yakima County Meeting Overview

Staff presented your concerns to Public Service management and Corporate Counsel on Thursday, December 5, 2019. The overview staff provided to management consisted of three main topics as follows:

(a) Existing Code Violations on Site

- i) The current uses of the winery exceed that which was allowed under your Basic Winery land use approval of CUP2008-00106. The decision for CUP2008-00106 was issued under the previous zoning ordinance, Yakima County Code (YCC) Title 15. Under Title 15, a Basic Winery was defined as follows:

15.08.657 Winery – Basic.

“Winery Basic” means a facility where less than 250,000 liters of wine is processed and manufactured per year. Basic wineries can include vineyards, tasting and sales rooms. (Definition based on RCW66.24.170(1)) {Rev. Ord. 15-2007, 12/31/07; Ord. 13-2010, 12/14/10}

This definition does not include events, music concerts, food service or overnight lodging. Based on the description of the uses of the winery, it appears to be a Destination or Resort Agricultural Tourist Operation (ATO). In addition, the Basic Winery definition also requires wine to be processed or manufactured on site. It appears that the wine is processed and bottled at a different location, thus violating the current conditional use permit. Specific remedies to these violations were outlined in the attached Pre-Application Meeting Summary.

- ii) It has been determined that the current use of the property also includes a craft distillery, which is not allowed under your existing Basic Winery conditional use permit (CUP2019-00106). Specific remedies to this violation were outlined in the attached Pre-Application Meeting Summary.
- iii) The current use of the apartment for transient accommodations (Airbnb) without building and land use approval is a violation of both the Yakima County zoning code and building code. The site plan submitted as part of your 2008 land use and building approvals showed a two-bedroom apartment upstairs in the farmhouse; however, your website indicates 3-bedrooms available for rent upstairs through Airbnb. Specific remedies to these violations were outlined in the attached Pre-Application Meeting Summary.

(b) Code Enforcement Violation History

- i) A code violation case was opened the summer of 2018. Yakima County notified the property owner in July 2018 (COD2018-0205) that a code case had been created due to a complaint submitted from a neighbor regarding the numerous unpermitted land uses occurring at the winery. Yakima County

staff spoke with the property owner at that time and was told that they would either stop holding events at the winery or they would obtain the necessary County approvals to do so. Neither option was followed through by the property owner.

- ii) In 2019, Yakima County received another complaint regarding the unpermitted land uses occurring at the site, so a new code case (COD2019-0260) was created and based on the lack of correction from the first code case, a decision was made to move forward with the code enforcement process. Please refer to attached August 30, 2019 Request for Voluntary Compliance letter.

(c) Relief Sought by Property Owner

- i) You are requesting relief from the time requirements for correction. You indicated that you would not be able to get all the correction measures done within the timeframe listed in the Pre-Application Summary.
- ii) You are requesting relief from the doubling of fees for the applications necessary for your property to come into compliance. You indicated to staff that the double fees are too high and would make it impossible for you to apply for the applications.
- iii) You are questioning the legitimacy of several the identified code violations.

2) Correction Strategy Proposed By Yakima County

The consensus from management was that the County's initiation of the code enforcement process was the appropriate course of action and was a direct result of a failure to adhere to your current land use and building approvals, including what appears to be a persistent disregard to follow both the County zoning and building codes. In addition, based on the current uses on site and those shown on your website, it appears that it is your intention to continue or possibly even expand your unpermitted operations at the winery. Therefore, Yakima County Public Services is proposing the following remedies:

(a) Time Requirements for Correction

Yakima County will extend the time requirements for correction if you apply for the necessary approvals by the end of this calendar year.

(b) Doubling of Application Fees

Yakima County will waive the doubling of application fees if you apply for the required permits by the end of this calendar year. Yakima County will not be able to waive the investigative fees associated with the Code Enforcement process up to this point.

(c) Dialog with Planning and Building Officials Regarding Violations

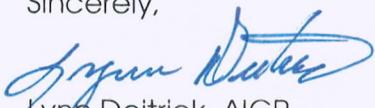
You are welcome to meet with both the Planning and Building Officials to discuss your views related to specific violations or required permits. Keep in mind neither official have the authority to waive any state permit obligation (i.e. SEPA, Building Code, Fire Code).

(d) Failure to Accept or Adhere to the County's Proposed Correction Strategy

If you decide not to accept the County's proposed correction strategy, which is your right to do so, the County will proceed with the code enforcement process, which may include: civil infractions, revocation of both land use and building permits for the winery, and/or forwarding this matter to Corporate Counsel for legal resolution.

It is the County's goal to work with you to process the necessary land use and building applications as quickly as possible to bring your winery into full compliance. Therefore, please contact us by Friday, December 13 with your written response to this letter. Due to the short turn-around you may provide response via email. You are welcome to meet with us here at the Courthouse to discuss the timeline and correction strategy. You can reach the Planning Official, Lynn Deitrick lynn.deitrick@co.yakima.wa.us and the Building Official, Harold Maclean Harold.maclean@co.yakima.wa.us at the Public Service main number (509) 574-2300 to schedule a meeting.

Sincerely,



Lynn Deitrick, AICP
Planning Division Manager/Zoning Official



Harold Maclean
Building Official

cc: File
Lisa Freund
John Walkenhauer
Paul McIlrath
Jason Earles
Chris Pederson

Attachments: November 13, 2019 Pre-Application Meeting Summary
August 30, 2019 Request for Voluntary Compliance

\\nt2\Planning\Development Services\Projects\2019\COD\COD2019-00260 Wilridge\Wilridge_Response_Final_tc.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.



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

November 13, 2019

Bonnie Gappa LLC
250 Ehler Road
Yakima, Washington 98908

RE: Pre-Application Meeting Summary for Bonnie Gappa LLC/Wilridge Winery
Meeting Date: October 22, 2019
File Number: EAC2019-00074
Tax Parcel No.(s): 181307-34403

Dear Sirs:

Thank you for discussing your proposal with our project development staff. The purpose of your meeting was to determine what application processes that may be required as well as identification of any potential issues. In accordance with Yakima County Code (YCC) 19.30.040, any information or opinions expressed by staff shall not be binding on the Reviewing Official or constitute approval on the project. Additionally, as outlined in YCC 16B.04.010 a pre-application meeting does not vest a proposed project permit application. A summary of the information from the meeting is listed below. The requirements and/or review standards may be subject to change if the scope of your project should change.

As described at your October 22nd meeting your proposal includes a modification to the existing tasting room to include outdoor entertainment facilities, wedding venue, campground, glamping within yurts, tents and cabins as Phase 1 of the request. Additionally, Phase 2 would involve the construction of a new production storage, tasting room, gift shop, art gallery, office, restaurant with commercial kitchen and meeting rooms.

The Wilridge Facility has code case violations that reference particular uses and activities that are occurring in violation of the approved land use and associated building and fire code permits. Along with the code case violations, research on the facilities new uses have been reviewed and have revealed several changes and/or additions to the structures and permitted uses of the facility. The first step in rectifying these code issues was the Early Assistance Meeting that you attended on October 22, 2019. The second step is to identify the issues that do not have approvals for such uses and activities and compile them in a summary. The third step is to discuss steps to rectify these issues giving you a path for compliance. In order for the facility to continue activities outlined below, formal applications for land use and building/fire permits are required within 30 days of the date of this summary letter. Each division has specific requirements listed in order to gain compliance and/or provide application for requested new uses.

Yakima County Code Enforcement comments provided by: John Walkenhauer

The following is a list of Code Compliance cases and status of such cases:

COD2007-00454 – Complaint on an illegal winery and wine tasting facility, conversion of the home into a wine tasting facility with manufacturing of wine on site received on October 17, 2007.

The status of the case is closed with notes indicating a conditional use permit CUP2008-00106 issued on October 30, 2008 and a building permit BLD2008-00986 finalized on March 18, 2010 were completed.

COD2018-00205 – Complaint on exceeding what land use permit CUP2008-00106 authorized received on July 17, 2018. Status of this case is closed based upon notes from Byron Gumz, Environmental Project Planner indication of a conversation with owner, Paul Beverage. The note indicated that the facility would be returning operation to those permitted under CUP2008-00106 and event permits would be obtained for any event outside the scope of the land use approval. (Email is attached as Attachment A)

COD2019-00260 – Complaint received concerning water usage, the number of vehicles and event music noise concerns received on August 20, 2019. A Voluntary Request for Compliance was issued on August 30, 2019 describing in detail the violations and corrections required. (Document is attached as Attachment B) Status of this case is currently open as the request for contact within 10 days was met, an Early Assistance meeting held and a request for application submittal contained within this summary is pending.

Estimated Fees for Submittal

The following are estimated fees based on the Early Assistance narrative that was provided for activities and uses desired to have at your facility. The proposed uses will be required to go through a Type 4 land use process which includes the following fees. Please note that fees for Building and Fire Code permits will only be addressed at time of submittal for such permits and will include a code enforcement fee.

Please note that the fees listed below for land use permit applications will be doubled because of the existing code enforcement case.

Type 1 Application for Conditional Use (future distillery on site)	\$485.00 x 2
Type 4 Application for Resort Agricultural Tourist Operation	\$5,195.00 x 2
Type 3 Application in lieu of the Type 4 for lodging only	\$1925.00 x 2
SEPA Review	\$295.00 x 2
Noticing Fees (estimated range)	\$300.00 to 350.00
Hearing Examiner Fees (estimated range of potential charges)	\$1,000 to 10,000
Hearing Examiner Fees are charged based on time spent on the case and may include site visits, research, hearings etc.	
Transportation Review Fee (for each application)	\$95.00

Planning Division comments presented by: Julia Loudon

Planning Land Use Permit History:

In 2007, a Type I Conditional Use Permit (CUP) was submitted under file CUP2007-00109, for an Agriculturally-Related Industry involving a winery and tasting room. The proposal involved turning an 80' x 20' building and a 20' x 20' building into the winery and tasting room. According to our permit tracking system, the application expired September 24, 2008.

In 2008, a Type I CUP was submitted under file CUP2008-00106 to use three existing buildings for a Basic Winery. The proposal involved converting the main floor of the farmhouse to a tasting room, using the second floor of the farmhouse as an apartment, converting a 400 sf outbuilding for miscellaneous basic winery uses, and converting an 800 sf building for miscellaneous basic winery uses. The decision of approval stated that a Basic Winery is a facility where fruit, usually grapes, is processed into wine. Basic wineries included vineyards, tasting and sales rooms. Condition #3 of the decision (attached) is as follows:

3. This Conditional Approval is in no way intending to approve future activities on the parcel. All potential future proposals on the property must be permitted through the Yakima County Planning Division prior to their construction.

In 2010, a Type II CUP was submitted under file CUP2010-00009 to add boarding/lodging in the form of five guest yurts to the existing winery. Correspondence within the file stated that there were no plans for a restaurant or event facility at that time. The decision (attached) indicated that the boarding/lodging yurts were properly proposed as an accessory use to a Retail Agricultural Tourist Operation. Two conditions of note are Condition #1 and Condition #10, as follows:

1. The project shall be completed in substantial conformance with the application and site plan received Dec. 2, 2010, with exception to changes required in the final site plan. Any modifications to the use, arrangement or construction must be submitted to and approved by the Planning Division. YCC 15.12.020(10)

10. Time Limit: All necessary building permits must be obtained from the Yakima County Public Services Department – Building and Fire Safety Division (Building and Grading permits, International Fire Code review) no later than two (2) years from the date of this decision. YCC 15.12.040(3)

Based on provided information, the guest yurts proposed in the application were never installed and no modifications to the proposal were submitted. The decision was issued on January 7, 2011. As the conditions were not met, the permit expired January 7, 2013, 2 years after the date it was issued.

Land Use Information:

Under the current definition, a winery is considered to be a facility where wine is processed and manufactured ((YCC) 19.01.070(23)). Specifically, a winery includes two or more of the following: vineyards, crushing, fermentation, and barrel aging of wine (see "Attachment C" for full definition).

During the meeting, the use of the second story apartment as lodging was discussed. If the applicants wish to have lodging associated with their operation, they must go through the Destination Agricultural Tourist Operation process under the current code, Title 19, as the 2010 CUP expired. YCC 19.01.070(1) defines a destination agricultural tourist operation (ATO) as follows (see attached "Attachment C" for full definition):

"... (2) Destination Agricultural Tourist Operation: is one that consists of an assortment of uses over and above any uses associated with retail level operation but may include overnight lodging facilities up to 12 guest rooms, with event facilities for seminars, weddings and other social gatherings..."

The subject parcel, 181307-34403, is currently located within the Agriculture (AG) zoning district. According to the Allowable Land Uses table of YCC Table 19.14-1, a destination ATO is considered a Type 3 use in the AG zoning district. The Type 3 review process requires an application to be submitted to the Planning Division. The Planning Division then writes a recommendation to the Hearing Examiner, after the appropriate comment periods. A hearing is held, and the Hearing Examiner then makes the final decision. With all decisions, the applicant has a certain number of years to meet the conditions of the decision once it has been issued. Failure to comply with the conditions results in the revocation of the permit.

According to the submitted narrative, the applicants have requested information regarding a Resort Agricultural Tourist Operation. Phase One of the proposal would involve the following:

- Outdoor area for ancillary entertainment/special events (such as educational lectures, weddings and performances);
- Glamping, yurts, tents, and cabins for overnight guest lodging;
- Small RV park;
- Small Campground.

Phase 2 of the proposal would then involve the following:

- .. New building or buildings for production, storage, tasting, gift shop, art gallery, office, restaurant w/ commercial kitchen, auditorium and conference rooms.

YCC 19.01.070(1) defines a resort agricultural tourist operation (ATO) as follows (see attached for full definition):

“... (3) Resort Agricultural Tourist Operation: is one that consists of an assortment of uses over and above any uses associated with retail or destination level operation. These accessory uses can be anything related to the agricultural operation that enhances the tourist related experience, with a dedicated area for seminars, weddings and other social gatherings, and RV park accommodations.”

According to the Allowable Land Uses table of YCC Table 19.14-1, a resort ATO is considered a Type 4 use in the AG zoning district. Type 4 uses go through a process that is similar to the Type 3 in that an application is submitted to the Planning Division and the Planning Division writes a recommendation to the Hearing Examiner. With the Type 4 process, the Hearing Examiner then writes a recommendation to the Board of County Commissioners (BOCC) after he holds a hearing. The BOCC then holds a closed record hearing and makes the decision. The Type 3 and 4 process can take about 3-4 months.

YCC 19.18.060 contains the special uses and standards for ATOs (see attached). Additional accessory uses allowed with an ATO can include food service, educational services, ancillary entertainment/special events, and commercial uses. The commercial uses must be those that support, promote, or sustain agricultural operations and production as a secondary, subordinate, and/or supplemental element of the operation of an ongoing agricultural activity.

When applying for the ATO, the applicant must provide a detailed description of the proposed accessory uses and how they meet the special standards of YCC 19.18.060. Once specific standard is under YCC 19.18.060(3)(g), which states that an ATO shall “Not locate nonagricultural accessory uses and activities, including new buildings, parking or supportive uses, outside the general area already developed for buildings and residential uses and shall not otherwise convert more than one acre of agricultural land to nonagricultural uses;”. The one acre area must be shown on the site plan that is submitted with the application.

When considering RV park and campground accommodations, YCC 19.18.130 contains certain rules and regulations that can be applied (attached). RV parks and campgrounds require a Binding Site Plan to be submitted with the application. YCC 19.34.081 (attached) contains the specific requirements for campground and RV park binding site plans.

During the meeting, a question was brought up regarding the use of the site for wine production. The original approval under CUP2008-00106 stated that a Basic Winery is a facility where fruit is processed into wine and that vineyards, tasting and sales rooms can be included. To be in line with the original approval, the site must include processing fruit into wine. If there is no wine processing, the only use on-site is a standalone tasting room, which is not allowed in the AG zoning district.

Another question was brought up regarding a distillery. YCC 19.01.070(4) contains two definitions for distilleries:

“Distillery” means a facility where more than 60,000 gallons of spirits are processed and manufactured per year. A distillery can include fields, tasting and sales rooms. (Based on RCW 66.24.140(1)).

“Distillery, craft” means a facility where 60,000 gallons or less of spirits are processed and manufactured per year. A craft distillery can include fields, tasting and sales rooms. (Based on RCW 66.24.140(1)).

Both uses are considered Type 1 uses in the AG zoning district. If there is a distillery located on the property, a Type 1 Conditional Use Permit must be submitted to the Planning Division, with the appropriate fees, and approved. A Type 1 review generally takes 4-6 weeks to process. Once again, if there is only a tasting room for the distillery on the property, standalone tasting rooms are not allowed in the AG zoning district. The approval for the 2008 CUP did not include a tasting room for a distillery.

When applying for new uses (ATO, distillery, etc.), evidence of a legal water right must accompany the application. According to YCC 12.08.050, evidence of the legal availability of water must be in the form of:

1. A water right permit from the Department of Ecology, or
2. A letter from an approved water purveyor stating the ability to provide water; or
3. A Yakima County Water Resource System domestic well permit, or
4. Other adequate evidence of interest in a suitable water right held for mitigation purposes by an existing water bank, or
5. A Yakama Nation Water Code permit for properties located within the exterior boundaries of the Yakama Nation, or
6. Documentation that the well site is located outside of the Yakima River watershed.

Contact Joel Freudenthal with the Water Resources Division for questions regarding water rights. For questions regarding the requirements of the Yakima County Water Resource System well permit, contact Joe Stump with the Yakima County Utilities Division.

The following are general development standards for the AG zoning district:

Maximum Lot Coverage: Not Specified

Maximum Building Height: Not Specified

Local Access Road in a 60' or less Right-Of-Way (ROW): 50 feet from centerline

Private Road in a 60' or less access easement: 50 feet from centerline

Private Shared Driveway in a 60' or less access easement: 10 feet from edge of ROW or easement

Interior Side Setback (primary structure): 10 feet from property line

Rear Setback: 10 feet from property line

A Washington State Environmental Policy Act (SEPA) review is required if the proposal creates over 40 parking spaces or if more than 12,000 square feet of structures are proposed.

Transportation Division comments presented by: Jamie West

Due to the Private shared driveway standards of 19.23.060 (1) (a) (ii) Accommodating a development that generates more than 40 daily vehicle trips based on current plan designation and zoning; Any further development of this property will require that the driveway is converted into a private road which meets the standards of YCC Title 19.23.050. (Attached as Attachment D)

Building & Fire Life Safety Division comments presented by: Marivel Garcia and Chris Pedersen

A new permit will be required for the Change of Use of (2) existing storage buildings converted to wine storage/winery/tasting and retail sales (farmhouse garage and agricultural storage). Original application referenced under BLD2007-01063 Change of Use has expired and requires submittal of a new application and permit issuance. Be sure to include any new uses in your application that you would like covered.

The application packet for your proposal must provide detailed information for the facility including a professionally prepared enlarged site plan of the future proposed construction area (Chapter 51-50 WAC, 2015 International Building Code with Washington State and Yakima County Amendments, Sections 107.1, 107.2.1 and 107.2.5).

The site plan is to be drawn to scale and clearly include the following:

- The locations of all existing and proposed structures and their phasing.
- Clearly show all existing structures with their dimensional sizes, number of stories, construction type and their actual current and future uses.
- Show the locations and provide the dimensional sizes of all outdoor seating and event areas.
- Provide the locations and sizes of all future yurts, cabins and tents.
- Show the locations of all existing and future membrane structures with their dimensional sizes and their current and future uses.
- Show the locations of all future buildings including their intended sizes, construction types and uses inside each building.
- Show the intended locations of all recreational vehicle parking and camp ground areas.

Please provide professionally prepared (drafting service familiar with commercial building code requirements or architect) drawn to scale as-built floor plans of each building on site directly related to the winery use. With detailed floor plans, a preliminary building plan review for code compliance can be performed. The floor plans are to include the following information:

- If a multi-story building, a detailed floor plan of each story.
- The dimensional sizes of each building.
- The actual use of each space inside the buildings.
- The sizes and locations of all doors and windows.

Without this information, building and fire is unable to answer building codes related questions other than the following:

Building permits are required for all structures to be constructed (15IBC, Section 105.1).

The entire site is required to be fully accessible to individuals with disabilities (15IBC, Section 1103.1).

As referenced in the International Building Code under Section 105 Permits required; Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Any alterations made to and or changes of usage and or change of occupancy not specifically permitted and approved under the permits indicated above without the issuance of a valid permit is a violation of Yakima County Code Title 13.

Specifically;

13.01.030 Authority

13.25 Violations & Penalties

Permits are required by adoption of the International Building Codes under Section 105.

As noted in Yakima County Code (YCC) Title 19.01.020 (1) (b) No development shall occur nor shall any building or other structure be constructed, erected, repaired, improved, altered, enlarged, moved, removed, converted, or demolished; nor shall any use or occupancy or premises within the County be commenced or changed; nor shall any condition of or upon real property be caused or maintained, after the effective date of this Title, except as authorized by this Title and in conformity and full compliance with conditions established. It is unlawful for any person, firm or corporation to erect, construct, establish, move into, alter, enlarge, use or cause to be used, any building, structure, improvements, or use of

premises contrary to this Title. Where this Title imposes greater restrictions than those imposed or required by other rules, regulations or ordinances, this Title shall control.

19.01.020 (3) No building or other structure shall be erected, moved, added to or structurally altered without a permit therefore issued by the Building Official under RCW19.27 and YCC Title 13. No building permit shall be issued except in conformity with this Title.

Fire Code Permits are required for special occasions held at the facility. Special occasion permits shall be submitted to the Yakima County Fire Marshal 14 days prior to the event. The Yakima County Fire Marshal will conduct annual fire and life safety inspections for the facilities. Prior fire and life safety inspections of the 2nd floor apartment from the Fire Marshal's office is noted in Attachment E attached to this summary document. The previous inspection report details during 2017 that the 2nd floor was used as a single apartment as outlined in the approval for CUP2008-00106. In addition, the Fire Apparatus Access Road to the facilities must meet all requirements noted in the International Fire Code in Appendix D and Yakima County Code 13.10.085. It has since been advertised as an Air B and B(transient accommodations) without a change of use application submitted and approved. In order to continue the use of the 2nd floor as an Air B and B (transient accommodations) a change of use application must be submitted and approved from the Building and Fire Division.

Water Resources Division comments presented by: Dianna Woods

There are no stormwater requirements if the current operation continues. If the application is for larger facilities and number of uses, a stormwater plan will be required if more than one acre of ground is disturbed.

The greater than one acre threshold applies to new buildings, parking areas, access roads or other ground disturbances. This is a different calculation than determining the area removed from agricultural production. The following standard conditions apply to all developed land.

On-going conditions.

- * Stormwater must be retained on site.
- * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.

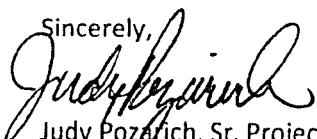
Yakima County Health District comments presented by: Shawn Magee

If this facility is upgraded to an event center, destination, or resort then it will be required that the water system be converted to a Group A Water System through Washington Department of Health.

Also, if there are rooms for rent for guests, Yakima Health District will need to evaluate the current septic system(s) serving this facility and determine if it is suitable to handle the new demands for this facility. If it cannot, an alteration of the system will be required.

We thank you again for bringing your proposal for discussion. We hope that the information that was presented was both informative and helpful in determining your next course of action for your project. Our staff is here to assist you with questions and information you may have. Additional assistance meetings are available by contacting me at (509) 574-2300.

Sincerely,



Judy Pozarich, Sr. Project Coordinator
Yakima County Public Services

Attachments:

Attachment A - November 8, 2018 Email
Attachment B - Voluntary Compliance Letter dated August 30, 2019
Attachment C - Definitions
Attachment D – Private Road Standards 19.23.060
Attachment E – Code Enforcement, Building and Fire History including authority on requiring permits
Conditional Use Permit Application Packet
SEPA Packet

cc: File

Lisa Freund – Public Services Director
Lynn Deitrick – Planning Division Sr. Manager
Jason Earles – Current Planning Division Manager
John Walkenhauer – Code Enforcement Manager
Harold MacLean – Building Official
Chris Pedersen – Fire Marshal

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, national 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.

Attachment A



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

LISA H. FREUND – Director

August 30, 2019

Bonny Gappa LLC
Paul Beveridge
1103 Grand Avenue
Seattle, WA 98122

and/or

Current Occupant(s)
250 Ehler Road
Yakima, WA 98908

RE: Request for Voluntary Compliance

Location of Violation:

250 Ehler Road, Yakima, WA 98903

Tax Parcel Number:

181307-34403

Case File Number:

COD2019-00260

Zoning District Designation:

Agriculture (AG)

Legal Description of Property:

Lot 3, Short Plat recorded in Volume "H" of Short Plats, page 27, lying southerly of the county road R/W, Except that part of Lot 3, said short plat lying in the SW ¼ of the SE ¼ of Section 7 T13N R18EWM, Also that part of Lot 2 of short plat recorded in volume "H" of short plats, page 27, described as follows; commencing at the NW corner of Lot 1 said short plat; thence S 00°25'00" E along the west line said Lot 1, 189.91' to a point on the westerly margin of the county road R/W and the point of beginning; thence continuing S 00°25'00" E, 44.67'; thence N 37°21'00" E, 32.67' to the SW'ly margin of the county road R/W; thence N 47°25'00" W along the county road R/W, 20.27'; thence on a curve to the right with a chord of N 46°24'54" W and 7.22' to the point of beginning.

Dear Mr. Beveridge,

Yakima County Code Enforcement Division has received another complaint concerning a zoning violation on the property located at 250 Ehler Road. The following use of the property has been observed by Yakima County Code Enforcement and constitutes a violation of the Yakima County Code.

1. Noncompliance with the Approved Land Use Permit. According to the complaint, the site brings in several hundred winery guests, Airbnb guests, noise pollution, and overnight guest camping, along with constant streams of traffic, obstructions, and congestion on the road. This is in relation to events and live music concerts occurring at the Wilridge Winery.

It has been determined that the current uses of the winery exceed that which was allowed under your Basic Winery land use approval of CUP2008-00106.

The decision for CUP2008-00106 was issued under the previous zoning ordinance, Yakima County Code (YCC) Title 15. Under Title 15, a Basic Winery was defined as follows:

15.08.657 Winery – Basic.

“Winery Basic” means a facility where less than 250,000 liters of wine is processed and manufactured per year. Basic wineries can include vineyards, tasting and sales rooms. (Definition based on RCW66.24.170(1)) {Rev. Ord. 15-2007, 12/31/07; Ord. 13-2010, 12/14/10}

This definition does not include events, music concerts, or overnight lodging. Based on the description of the uses of the winery, it appears to be an Agricultural Tourist Operation (ATO).

According to the current code, Yakima County Code (YCC) Title 19 Unified Land Development Code, Chapter 19.01.070 (Definitions), Agricultural Tourist Operations are defined as follows:

Agricultural tourist operation,

“Agricultural tourist operation” refers to a working farm, including an approved winery, distillery or brewery (domestic or micro) or any agricultural, horticultural, or agribusiness operation that is open to the public for the purpose of enjoyment, education, or active involvement in the activities of the farm or operation. These activities must be related to the agricultural products grown or produced on site and incidental to the primary operation on the site. This term includes farm tours, hayrides, corn mazes, pumpkin patches, classes related to agricultural products or skills, picnic and party facilities offered in conjunction with the above and similar uses. The retail sales of agricultural related products is considered accessory and subordinate to the agricultural operation when the products sold are grown or produced on site.

- (1) **Retail Agricultural Tourist Operation:** is one that may include eating and food preparation facilities with event facilities for seminars or other social gatherings.
- (2) **Destination Agricultural Tourist Operation:** is one that consists of an assortment of uses over and above any uses associated with retail level operation but may include overnight lodging facilities up to 12 guest rooms, with event facilities for seminars, weddings and other social gatherings.
- (3) **Resort Agricultural Tourist Operation:** is one that consists of an assortment of uses over and above any uses associated with retail or destination level operation. These accessory uses can be anything related to the agricultural operation that enhances the tourist related experience, with a dedicated area for seminars, weddings and other social gatherings, and RV park accommodations.

The parcel located at 250 Ehler Road is within the Agriculture (AG) zoning district. According to YCC Chapter 19.14 (Allowable Land Use Table), Agricultural Tourist Operations are allowed in the AG zoning district. The level of review depends on the type of ATO that is applied for. The following table is an excerpt from YCC Table 19.14 that shows what level of review is required for ATOs in the various zoning districts of the County.

	AG	FW	MIN	R/ELDP	R-10/5	RT	RS	HTC	SR	R-1	R-2	R-3	B-1	B-2	SCC	LCC	GC	M-1	M-2
Agricultural tourist operation*† (ATO):																			
(1) Retail ATO*	2				2	2													
(2) Destination ATO*	3				3	3													
(3) Resort ATO*	4	4			4	4													

2. Operation of a Distillery. When researching this facility, it was discovered that there also appears to be a distillery located on the subject parcel.

Yakima County Code 19.01.070(4) defines a craft distillery as “a facility where 60,000 gallons or less of spirits are processed and manufactured per year. A craft distillery can include fields, tasting and sales rooms. (Based on RCW 66.24.140(1))”. According to YCC Table 19.14-1 Allowable Land Uses, craft distilleries are considered a Type 1 permitted use in the AG zoning district and are allowed subject to review by the Administrative Official for compliance.

	AG	FW	MIN	R/ELDP	R-10/5	RT	RS	HTC	SR	R-1	R-2	R-3	B-1	B-2	SCC	LCC	GC	M-1	M-2
Distillery*, craft*	1				3	2		2	2								2	1	1

Corrections Required:

1. Scale back the use of the winery to that which was approved under the original permit, CUP2008-00106, for a basic winery. According to previous discussions between you and the Planning Division, you indicated that you would obtain the necessary event permits prior to conducting any future events. Wilridge Winery could have 5 events per year, as long as a fire code event permit was obtained prior to each event. Failure to obtain the fire code event permits or comply with the original permit may result in the revocation of the winery permit.
2. To use the winery as an event facility or for social gatherings, etc., beyond the standard tasting and sales room use, an Agricultural Tourist Operation conditional use permit (CUP) must be applied for and obtained. It is strongly recommended that you apply for an Early Assistance Meeting prior to applying for an ATO. If the use is a Destination or a Resort ATO, an early assistance meeting is required.

Early Assistance (EAC) Meetings are free meetings that take place on Tuesday afternoons at either 2pm or 3pm. The date and time are scheduled when you submit the meeting request form. The meeting allows the various divisions of the Public Services Department (such as Planning, Transportation, Building & Fire Life Safety, Water Resources, etc.) to look at your proposal and let you know what the requirements will likely be or if there are any obvious obstacles.

3. If the use of the property also includes a craft distillery, a conditional use permit (CUP) must be applied for and approved by the Yakima County Planning Division. This will require a Type 1 CUP application to be submitted, along with the following fees:

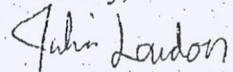
Type 1 - \$485.00

Transportation Review - \$95.00

As the property owner/responsible party, you are required to contact the Yakima County Code Enforcement Division for a follow-up site inspection once the above corrections have been made within 10 days of the date of this notice.

Failure to take the required actions to correct the noted violations will result in the issuance of a Notice of Non-Compliance in accordance with Yakima County Code Title 13. If such an order is issued a Certificate of Non-compliance of Yakima County Code Title 13.11 will be filed with the Yakima County Auditor (YCC13.11.020, IPMC Section 107.6), which will result in additional fees. If Yakima County has to enforce compliance of this correction notice there will be additional fees and penalties and failure to comply with the order may result in all of the following: a criminal citation, a civil action, abatement or the revocation of your land use permit. If you have any questions concerning this letter, please contact the Yakima County Public Services Department: Planning Division at (509) 574-2300.

Sincerely,



Julia Loudon, Project Planner
Yakima County Public Services: Planning Division

Cc: Case File (COD2019-00260)
Lynn Deitrick, Planning Official
Jason Earles, Planning Section Manager, Zoning/Subdivision
John Walkenhauer, Code Enforcement Manager

File No.: COD2019-00260
Request for Voluntary Compliance

FILE NO.: COD2019-00260/EAC2019-00074
Yakima County Response to Relief Request

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
: ss.
COUNTY OF YAKIMA)

I, Jerry Brady, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, a Yakima County Response to Relief Request, a true and correct copy of which is enclosed here-with; that Yakima County Response to Relief Request was addressed to the property owner, and that said response was mailed by me on the 9th day of December 2019.

That I mailed said response in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 9th day of December 2019.



Jerry L. Brady
Office Specialist

FW: Celebrate Spring with Wilridge Wines

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:56 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 11:59 AM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Fwd: Celebrate Spring with Wilridge Wines

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 18, 2022, 9:43 AM

Subject: Re: Celebrate Spring with Wilridge Wines

To: Maria Keddis <Maria.Keddis@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>, noelle.madera@co.yakima.wa.us <noelle.madera@co.yakima.wa.us>, thomas.carroll@co.yakima.wa.us <thomas.carroll@co.yakima.wa.us>

Ticket sales were limited to 200 last year "because of covid". (See fine print) So in previous years it was not. Nor was it limited in any way by you.

On Friday, February 18, 2022, Maria Jett <marialaurene@gmail.com> wrote:

This is what last year looked like. For everyone's record. This is without wine down Wednesdays and sips and whatever sundays. Every week.

His announcement for his summer concert series. In spite of your enforcement efforts. Bands were booked and ticket prices posted way in advance.

So.. I guess he was allowed to do whatever he wanted in previous years because we're going through this process right now??? Does that make sense to anyone??

Mjett

----- Forwarded message -----

From: **Wilridge Vineyard, Winery & Distillery** <carla@wilridgewinery.com>

Date: Fri, May 7, 2021 at 10:44 AM

Subject: Celebrate Spring with Wilridge Wines

To: <retrofitart@gmail.com>

[View this email in your browser](#)

**Join us with a reservation in Yakima, Madrona –
Seattle or Pie Wine Bar Woodinville**

FW: Water Termination

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:56 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 11:59 AM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Water Termination

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Fri, Feb 18, 2022, 10:18 AM

Subject: Water Termination

To: <thomas.carroll@co.yakima.wa.us>, <noelle.madera@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, <ladon.linde@co.yakima.wa.us>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>

In response to me not IMMEDIATELY paying all the additional charges that were thrown my way without documentation (the bill was with the probate lawyer, where it belonged) and suggesting that the upgrade was not my doing, my water was cut off. And he told me and the neighbor that it was my own fault for being your snitch. I got this letter 8 weeks after burying my mother. He would not have been able to pull this move on me and my mother's estate if you had enforced your own code at any time during the previous decade so that the lawyers could act. As you promised us and our lawyers you would do, again and again. My neighbor chose to pay the "upgrade charges" rather than lose water. That's Mike Roches foreman, in case you've forgotten. I chose to dig us a new well. But ALL of it should have been dealt with while the persons on the contract were still alive. It should not have fallen to me to deal with while I was grieving, when Paul was able to the upgrade YOU required as a weapon against me. It's YOUR job and you promised us you were going to do it. Again and again and again. Ted promised. M jett

March 31, 2020

Maria Jett
210 Ehler Road
Yakima, WA 98908

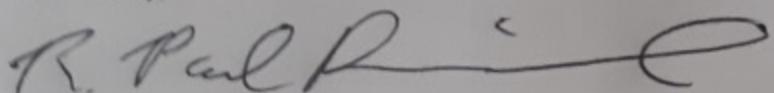
Re: Bonney Gappa Water System Notice of Termination

Dear Ms. Jett,

This letter is written notice that the Bonney Gappa Water System will end operation in one year and service to your properties will terminate.

Please let me know if you have any questions.

Sincerely,



Paul Beveridge, Manager
Bonny Gappa, LLC

cc: Washington State Department of Health
Yakima Health District

FW: Legal Report from 19

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:56 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 12:00 PM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Fwd: Legal Report from 19

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From: **Maria Jett** <marialaurene@gmail.com>

Date: Sun, Feb 13, 2022, 9:50 AM

Subject: Re: Legal Report from 19

To: <noelle.madera@co.yakima.wa.us>, <thomas.carroll@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>

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My family has been on this land for over 100 years. It's mine now, I have a nursery and a b and b. I deserve the opportunity to thrive out here too, even though I don't grow make or drink wine.

Thank you, Maria Jett

On Sat, Feb 12, 2022, 11:48 AM Maria Jett <marialaurene@gmail.com> wrote:

| A few weeks before my mother died:

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A few weeks before my mother died:

MARCUS J. FRY
J. ERIC GUSTAFSON (OF COUNSEL)
CHARLES R. LYON (D. 1997)
DAVID E. MACK
BRYAN P. MYRE
JON L. SEITZ
J. PATRICK SHIREY
JEANIE R. TOLCACHER (OF COUNSEL)
WM. L. WEIGAND, JR. (RETIRED)

LYON LAW OFFICES - 222 NORTH THIRD STREET
MAILING ADDRESS: PO BOX 1689
YAKIMA, WASHINGTON 98907-1689

TELEPHONE
(509) 248-7220

FACSIMILE
(509) 575-1883

August 30, 2019

bmyre@lyon-law.com

Ms. Janet Jett
210 Ehler Road
Yakima, WA 98908

Re: Well Agreement and Bonny Gappa

Dear Janet:

In follow up to our meeting, I requested copies of the various transfer documents and surveys recorded related to your property and that property sold to Bonny Gappa to determine the status of the well. I have reviewed those deeds and surveys to determine if any domestic well agreement was ever executed and recorded which would provide for the rights and obligations of the various parties that utilized that well. Upon my review, it does not appear that there is any indication that such well agreement was ever executed and recorded. One survey does indicate that there are easements for the purposes of delivery of domestic water located at the currently existing pipelines, but nothing further is stated regarding rights or obligations related to a well. The only signed agreement that appears to be in place is that agreement provided by you, which merely provides for allocation of costs. It does not go so far as provide for allocation of the water or deal with access issues.

In further follow up, I contacted the Yakima County Department of Health. The Department was able to provide me with their file related to this well. I have included copies of that file for your review. It would appear you and your husband initially worked with the County for the establishment of that well in 2008. Subsequently, Mr. Beveridge requested confirmation of the status of the well on July 22, 2008. It is of note that on October 23, 2018, the Yakima Health District informed Mr. Beveridge that the well no longer qualified as a group B well, but rather must be upgraded to group A by October 31, 2019. This was due to his use of the well to service his winery. Due to the events he hosts, the well no longer qualifies as a Class B, but must be upgraded to a Class A well. The letter from the DOH confirms that his business will be unable to renew its food and beverage license should the business fail to upgrade the well.

After you have had an opportunity to review these documents, I suggest we discuss how you wish to proceed and options available to you. I look forward to hearing from you.

Very truly yours,

Bryan P. Myre

14961-01\ja\jett jan\bonny gappa\client\01

FW: Legal Report from 19

Long Range Planning <longrangeplanning@co.yakima.wa.us>

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To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Legal Report from 19

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From: **Maria Jett** <marialaurene@gmail.com>
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Subject: Re: Legal Report from 19
To: <noelle.madera@co.yakima.wa.us>, <thomas.carroll@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>

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The more you give Paul Bevr ridge his way, the more loudly you are saying to everyone in Yakima Valley, especially craft beveridge folks, that blowing off regulatory agencies and screwing people over for personal gain is the best and fact the only way to succeed.

So yeah. Responsibility and integrity, indeed.

On Sun, Feb 13, 2022, 10:39 AM Maria Jett <marialaurene@gmail.com> wrote:

Especially because I can see from the public record that Paul has been meeting with Amanda McKinney at his property.

On Sunday, February 13, 2022, Maria Jett <marialaurene@gmail.com> wrote:

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FW: FW: Distillery & Winery Waste

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:55 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 12:02 PM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: FW: Distillery & Winery Waste

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From: **Maria Jett** <marialaurene@gmail.com>
Date: Thu, Nov 12, 2020, 8:41 AM
Subject: Fwd: FW: Distillery & Winery Waste
To: Giesin, Stephanie (ECY) <sgie461@ecy.wa.gov>

----- Forwarded message -----

From: **Ted Silvestri** <ted.silvestri@co.yakima.wa.us>
Date: Wed, May 6, 2020 at 10:34 AM
Subject: FW: Distillery & Winery Waste
To: gcle461@ecy.wa.gov <gcle461@ecy.wa.gov>
Cc: Maria Jett <marialaurene@gmail.com>, Shawn Magee <shawn.magee@co.yakima.wa.us>

Gwen,

I received a complaint regarding distillery wastewater running onto the road at 2830 Naches Heights Road (parcel number 181307-31404). I went by the site on May 4, 2020 and found where the water was running down the hill and draining down the roadside ditch. There is a lot of black staining in the soil where this water is. I spoke with Paul Beverage, the owner of the still. He said it was just cooling water. (The still was running while I was there.) I asked if he was permitted by Ecology to discharge this water and he replied that he was too small for Ecology to deal with. I asked about the black staining in the soil and he told me that sometimes they put grape skins out there. Apparently there used to be blackberries there, but they have been removed. Now the wastewater is running off the property and down the road side ditch.

Because this is commercial waste water, it is under Ecology's authority to regulate. I am forwarding this complaint to your department for follow-up.

Ted

Ted Silvestri, R.S.
Environmental Health Specialist
Yakima Health District
1210 Ahtanum Ridge Drive
Union Gap, WA 98903
ted.silvestri@co.yakima.wa.us
(509) 249-6562







FW: FW: Distillery & Winery Waste

Long Range Planning <longrangeplanning@co.yakima.wa.us>

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From: **Maria Jett** <marialaurene@gmail.com>

Date: Sun, Feb 13, 2022, 1:04 PM

Subject: Re: FW: Distillery & Winery Waste

To: <thomas.carroll@co.yakima.wa.us>, <noelle.madera@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>

Ironic usually overlooked fact: my father sold paul beveridge the land and buildings hes operating from. I grew up here, and yes, i do take offence to see it used like this. As would my father. He thought paul was an "environmental lawyer."

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Cc: Maria Jett <marialaurene@gmail.com>, Shawn Magee <shawn.magee@co.yakima.wa.us>

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From: Maria Jett <marialaurene@gmail.com>

Sent: Sunday, May 3, 2020 8:16 PM

To: Ted Silvestri <ted.silvestri@co.yakima.wa.us>; Andres Cervantes <andres.cervantes@doh.wa.gov>; Shawn Magee <shawn.magee@co.yakima.wa.us>; Huntington, John (ATG) <john.huntington@atg.wa.gov>

Subject: Re: Distillery & Winery Waste

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The permanently dark colored stain outside the Wilridge winery and distillery building is getting considerably larger and more pronounced. It appears to possibly be coming from the black piping visible on the east side of the building.

Just wondering if you have any answers yet about the source and content of that unsightly runoff?

Many thanks,

Maria Jett
509.379.3412

On Tue, Apr 21, 2020 at 9:50 AM Maria Jett <marialaurene@gmail.com> wrote:

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FW: FW: Distillery & Winery Waste

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Subject: FW: Distillery & Winery Waste

To: gcle461@ecy.wa.gov <gcle461@ecy.wa.gov>

Cc: Maria Jett <marialaurene@gmail.com>, Shawn Magee <shawn.magee@co.yakima.wa.us>

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Subject: Re: FW: Distillery & Winery Waste

To: <thomas.carroll@co.yakima.wa.us>, <noelle.madera@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>

Pot shops are required to have cameras to provide their own proof for this very reason. Why is the same not true for wine beer and liquor and concert venues?

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draining down the roadside ditch. There is a lot of black staining in the soil where this water is. I spoke with Paul Beverage, the owner of the still. He said it was just cooling water. (The still was running while I was there.) I asked if he was permitted by Ecology to discharge this water and he replied that he was too small for Ecology to deal with. I asked about the black staining in the soil and he told me that sometimes they put grape skins out there. Apparently there used to be blackberries there, but they have been removed. Now the wastewater is running off the property and down the road side ditch.

Because this is commercial waste water, it is under Ecology's authority to regulate. I am forwarding this complaint to your department for follow-up.

Ted

Ted Silvestri, R.S.
Environmental Health Specialist
Yakima Health District
1210 Ahtanum Ridge Drive
Union Gap, WA 98903
ted.silvestri@co.yakima.wa.us
(509) 249-6562



From: Maria Jett <marialaurene@gmail.com>
Sent: Sunday, May 3, 2020 8:16 PM
To: Ted Silvestri <ted.silvestri@co.yakima.wa.us>; Andres Cervantes <andres.cervantes@doh.wa.gov>; Shawn Magee <shawn.magee@co.yakima.wa.us>; Huntington, John (ATG) <john.huntington@atg.wa.gov>
Subject: Re: Distillery & Winery Waste

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

The permanently dark colored stain outside the Wilridge winery and distillery building is getting considerably larger and more pronounced. It appears to possibly be coming from the black piping visible on the east side of the building.

Just wondering if you have any answers yet about the source and content of that unsightly runoff?

Many thanks,

Maria Jett
509.379.3412

On Tue, Apr 21, 2020 at 9:50 AM Maria Jett <marialaurene@gmail.com> wrote:

Since no one seems to have any authority and there's so much subterfuge, siloing and manipulation happening, I'm now also curious as a county resident to know whether the waste from his distillery and winery is being fed into his septic tank or into the road?

Thank you,

Maria Jett

FW: FW: Distillery & Winery Waste

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:55 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 12:02 PM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Fwd: FW: Distillery & Winery Waste

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Sun, Feb 13, 2022, 2:23 PM

Subject: Re: FW: Distillery & Winery Waste

To: <thomas.carroll@co.yakima.wa.us>, <noelle.madera@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>

Pot farms are required to have the same type of camera setup for the same reasons. Being responsible for documenting how you do business is totally normal in that industry and many others. Why should booze be treated differently? Why should someone else have to do it? What if you sent people to pot farms to take pictures for enforcement? How do you think that would turn out?

On Sun, Feb 13, 2022, 2:03 PM Maria Jett <marialaurene@gmail.com> wrote:

Pot shops are required to have cameras to provide their own proof for this very reason. Why is the same not true for wine beer and liquor and concert venues?

On Sun, Feb 13, 2022, 1:13 PM Maria Jett <marialaurene@gmail.com> wrote:

If paul wants to document all the events he's not having at both of his venues out here--and the burden of proof IS his, camera systems are real cheap these days. But paul should cover his own cost of doing business, i should not. That doesn't seem like that much to ask for. The burden of proof is his or yours. It's not on me and if it is then there's a real problem with your system and this process won't change anything.

On Sun, Feb 13, 2022 at 1:04 PM Maria Jett <marialaurene@gmail.com> wrote:

Ironic usually overlooked fact: my father sold paul beveridge the land and buildings he's operating from. I grew up here, and yes, I do take offence to see it used like this. As would my father. He thought paul was an "environmental lawyer."

On Sun, Feb 13, 2022 at 12:58 PM Maria Jett <marialaurene@gmail.com> wrote:

----- Forwarded message -----

From: **Ted Silvestri** <ted.silvestri@co.yakima.wa.us>

Date: Wed, May 6, 2020 at 10:34 AM

Subject: FW: Distillery & Winery Waste

To: gcle461@ecy.wa.gov <gcle461@ecy.wa.gov>

Cc: Maria Jett <marialaurene@gmail.com>, Shawn Magee <shawn.magee@co.yakima.wa.us>

Gwen,

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Environmental Health Specialist
Yakima Health District
1210 Ahtanum Ridge Drive
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From: Maria Jett <marialaurene@gmail.com>

Sent: Sunday, May 3, 2020 8:16 PM

To: Ted Silvestri <ted.silvestri@co.yakima.wa.us>; Andres Cervantes <andres.cervantes@doh.wa.gov>; Shawn

Magee <shawn.magee@co.yakima.wa.us>; Huntington, John (ATG) <john.huntington@atg.wa.gov>

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Thank you,

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FW: Distillery & Winery Waste

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:55 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>
Sent: Friday, February 18, 2022 12:03 PM
To: Long Range Planning <longrangeplanning@co.yakima.wa.us>
Subject: Fwd: Distillery & Winery Waste

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Sun, Feb 13, 2022, 2:35 PM

Subject: Re: Distillery & Winery Waste

To: thomas.carroll@co.yakima.wa.us <thomas.carroll@co.yakima.wa.us>, noelle.madera@co.yakima.wa.us <noelle.madera@co.yakima.wa.us>, phil.hoge@co.yakima.wa.us <phil.hoge@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>, Maria Keddis <Maria.Keddis@co.yakima.wa.us>

Rich wine drinkers are every bit as likely to evade oversight and regulation as anyone else on the planet. Self reporting brought us to this point. It's obviously a disastrous policy without cameras.

On Sunday, February 13, 2022, Maria Jett <marialaurene@gmail.com> wrote:

Pot farms are required to have the same type of camera setup for the same reasons. Being responsible for documenting how you do business is totally normal in that industry and many others. Why should booze be treated differently? Why should someone else have to do it? What if you sent people to pot farms to take pictures for enforcement? How do you think that would turn out?

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FW: Cameras Benefit Everone

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:55 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 12:03 PM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Fwd: Cameras Benefit Everone

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

----- Forwarded message -----

From: **Maria Jett** <marialaurene@gmail.com>

Date: Mon, Feb 14, 2022, 7:14 AM

Subject: Cameras Benefit Everone

To: <thomas.carroll@co.yakima.wa.us>, <noelle.madera@co.yakima.wa.us>, <phil.hoge@co.yakima.wa.us>, Joel Donofrio <jdonofrio@yakimaherald.com>, Joanna Markell <jmarkell@yakimaherald.com>

I know for a fact because I have seen the records, that Wilridge has had product go missing from their winery. Isn't that exactly why pot farms have cameras? So that when things go awry in an adult setting, there is a record of what happened so that your time and mine is not wasted. That's simply how business is done these days. You DO have a way to put the he said she said to an end. You're just not employing it because the business owners don't like it.

Maria Jett

FW: Ted, Promises and Expectations

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:55 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 12:17 PM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Subject: Ted, Promises and Expectations

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For YEARS Ted Silvestri told me that the change from group b to group a would address the metering and billing and other questions I had regarding that well system. He SWORE he was going to enforce DOHs regs based on events. He KNEW it was a group a all along. Said to be ready with a lawyer. We WERE. Never once did anyone look at or suggest I look at a well inventory, where the original falsehood was in writing. Not in almost a decade. Until the damage was done. M jett

FW: Ted, Promises and Expectations

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:55 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 18, 2022 12:26 PM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>

Cc: Joanna Markell <jmarkell@yakimaherald.com>; Joel Donofrio <jdonofrio@yakimaherald.com>; Maria Keddis <Maria.Keddis@co.yakima.wa.us>; tayer@yakimaherald.com; Thomas Carroll <thomas.carroll@co.yakima.wa.us>; Noelle Madera <Noelle.Madera@co.yakima.wa.us>; Phil Hoge <phil.hoge@co.yakima.wa.us>

Subject: Re: Ted, Promises and Expectations

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And to be clear. That well system was approved as an A to begin with. Thats what my father paid for. Then paul applied for it to be regrouped shorty thereafter and it was. Based on the falsified inventory he submitted. Over a decade ago. Then he blew up his business size and intimidated the neighbors into not reporting his activities. He's been actively using your lack of oversight as a weapon. And he's encouraging everyone else to do business exactly like he does. To NOT listen to any regulatory agency in any way, ever. Because freedumb.

M jett

On Fri, Feb 18, 2022, 12:17 PM Maria Jett <marialaurene@gmail.com> wrote:

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FW: Whitefish City Council Votes Against Mountain Gateway Development

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:54 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Saturday, February 19, 2022 9:17 AM

To: Thomas Carroll <thomas.carroll@co.yakima.wa.us>; Noelle Madera <Noelle.Madera@co.yakima.wa.us>; Phil Hoge <phil.hoge@co.yakima.wa.us>; LaDon Linde <ladon.linde@co.yakima.wa.us>; Long Range Planning <longrangeplanning@co.yakima.wa.us>; Joanna Markell <jmarkell@yakimaherald.com>; Joel Donofrio <jdonofrio@yakimaherald.com>; tayer@yakimaherald.com; Yakima Herald <news@yakimaherald.com>

Subject: Whitefish City Council Votes Against Mountain Gateway Development

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

“The types of people that would live here aren’t the kind that can hire lawyers to come and speak,” Barnett said. “It’s always the poor and working class that suffer in these debates.”

“I’m not here to talk about the Big Mountain Development even though I think it should pass. I’m here because of the amount of people that have shared with me their disgust with the comments made by our own resident billionaire Mark Jones,” Hennen said. He continued, saying that with his son due to be born any day, he plans on using Jones’ statements as a cautionary tale.

“A lesson to be learned,” Hennen said. “If you don’t get your way that’s okay. You live and learn. You don’t take your ball and go home, you don’t attempt to hold this small community hostage financially.”

<https://flatheadbeacon.com/2022/02/08/whitefish-city-council-votes-against-mountain-gateway-development/>

M Jett

FW: ATO Status: Wilridge Winery, Distillery, Concert Venue

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:54 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Saturday, February 19, 2022 11:31 AM

To: Maria Keddis <Maria.Keddis@co.yakima.wa.us>; Long Range Planning <longrangeplanning@co.yakima.wa.us>; Joel Donofrio <jdonofrio@yakimaherald.com>; Joanna Markell <jmarkell@yakimaherald.com>

Subject: ATO Status: Wilridge Winery, Distillery, Concert Venue

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Your own words indicate you know Paul has been operating as an ATO for years. Far outside the range of what he's permitted for. But he's still not an ATO. That's so curious to me. Because he is one regardless of what comes of this process. So how are you planning on dealing with that? I believe this process is being used by Paul as another distraction and way of avoiding regs, as usual. I can certainly see that it is needed for normal law abiding business owners as well, for the sake of clarification. But your planning does not currently address people who refuse to follow county and state regs AT ALL. So what is your plan for enforcement moving forward? What kind of enforcement is there at the ATO level?

https://docs.google.com/document/d/1qf800n8fgCNw1n5R6N2xw-jRA6rlB-vkGjPXEvv0xSA/edit?fbclid=IwAR052azENKKxecZa_yMc6E8DL2f1vQzra0ly-LlwzVKXWMLjyHVxRxIDAask

M Jett

FW: He said she said? No. YOU SAID. Then didn't do. You never do.

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:54 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Saturday, February 19, 2022 1:39 PM

To: Maria Keddis <Maria.Keddis@co.yakima.wa.us>; Long Range Planning <longrangeplanning@co.yakima.wa.us>; Joel Donofrio <jdonofrio@yakimaherald.com>; Joanna Markell <jmarkell@yakimaherald.com>

Subject: He said she said? No. YOU SAID. Then didn't do. You never do.

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My situation with Wilridge ceased to be he said she said ages ago. YOU say and have been saying for ages. And yet no enforcement happens. Paul just does whatever he wants. So that means that's what everyone else will be taught to do as well. No one is in really charge in Yakima County except Paul. He's making fools out of all of you by refusing to recognize your authority. It's really a shame you then also hand him such a prominent position of leadership. You are minimizing and misrepresenting my situation and simultaneously deeply undermining your own commitment to responsibility and integrity.

M jett

FW: He said she said? No. YOU SAID. Then didn't do. You never do.

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:54 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Saturday, February 19, 2022 1:46 PM

To: Maria Keddis <Maria.Keddis@co.yakima.wa.us>; Long Range Planning <longrangeplanning@co.yakima.wa.us>; Joel Donofrio <jdonofrio@yakimaherald.com>; Joanna Markell <jmarkell@yakimaherald.com>

Subject: Re: He said she said? No. YOU SAID. Then didn't do. You never do.

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You are allowing craft beverage business owners to extract our county's resources for personal gain while walking all over neighbors and regulatory officials. You are literally giving them carte blanche and you have no control over any of it. Not shocking to me at this point. But it's still a shame for this community.

M jett

On Sat, Feb 19, 2022, 1:38 PM Maria Jett <marialaurene@gmail.com> wrote:

My situation with Wilridge ceased to be he said she said ages ago. YOU say and have been saying for ages. And yet no enforcement happens. Paul just does whatever he wants. So that means that's what everyone else will be taught to do as well. No one is in really charge in Yakima County except Paul. He's making fools out of all of you by refusing to recognize your authority. It's really a shame you then also hand him such a prominent position of leadership. You are minimizing and misrepresenting my situation and simultaneously deeply undermining your own commitment to responsibility and integrity.

M jett

FW: Woodland marijuana business appeals city code violations | The Reflector

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:54 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Monday, February 21, 2022 12:47 PM

To: LaDon Linde <ladon.linde@co.yakima.wa.us>; Joel Donofrio <jdonofrio@yakimaherald.com>; Joanna Markell <jmarkell@yakimaherald.com>; Maria Keddis <Maria.Keddis@co.yakima.wa.us>; Long Range Planning <longrangeplanning@co.yakima.wa.us>

Cc: Greg Halling <ghalling@yakimaherald.com>

Subject: Woodland marijuana business appeals city code violations | The Reflector

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When a marijuana business violates code and appeals it is for some reason news. When a wine business does it for literally years on end there's no mention of that but the business owner gets a special place in the media spotlight during the resulting reexamination of the rules, which is itself a privilege. So is that classist, racist or both?

M jett <https://www.thereflector.com/stories/woodland-marijuana-business-appeals-city-code-violations,282338>

FW: Your Article from 6 yrs ago: Why concert venues should have cameras to offer their own evidence

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:54 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Monday, February 21, 2022 1:15 PM

To: LaDon Linde <ladon.linde@co.yakima.wa.us>; pferolito@yakimaherald.com; Yakima Herald <news@yakimaherald.com>; Maria Keddis <Maria.Keddis@co.yakima.wa.us>; Long Range Planning <longrangeplanning@co.yakima.wa.us>; Joanna Markell <jmarkell@yakimaherald.com>; tayer@yakimaherald.com

Subject: Your Article from 6 yrs ago: Why concert venues should have cameras to offer their own evidence

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We can talk about this sometimes. Why can't we talk about what impact ato level concerts will have when theres NO ONE to help residents, even now, and no hope for improvement. Please ask business owners to take responsibility. Real people are suffering and if we need to vote differently to get the support we need, we should know!

https://www.yakimaherald.com/news/local/code-enforcement-in-yakima-county-it-takes-time/article_6feff552-ce2f-11e5-97ad-83f04e50b145.html

FW: Exploiting the County's Weaknesses

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Tue 2/22/2022 9:54 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Tuesday, February 22, 2022 6:36 AM

To: Maria Keddis <Maria.Keddis@co.yakima.wa.us>; Thomas Carroll <thomas.carroll@co.yakima.wa.us>; Long Range Planning <longrangeplanning@co.yakima.wa.us>; Joel Donofrio <jdonofrio@yakimaherald.com>; Joanna Markell <jmarkell@yakimaherald.com>; tayer@yakimaherald.com; Phil Hoge <phil.hoge@co.yakima.wa.us>

Subject: Exploiting the County's Weaknesses

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Paul knows you can't enforce any of your own rules. That's why here's here, acting like he acts. And you're letting/helping him get away with it. It's a terrible precedent to set. If you need support in order to enforce your own code, please ask for support from the public instead of hiding behind your weaknesses and telling us to go after one another instead of you because it's not your fault you can't do your jobs. Who's fault is it then? It's time to address this issue. If you can't do your jobs, reign it in, STOP EXPANDING your field of commitment, and stop letting the rulebreakers steer your ship. It's not rocket science.

M Jett

FW: "Grandfathering" Existing Wineries as ATOs

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Fri 2/25/2022 3:03 PM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 25, 2022 3:00 PM

To: Thomas Carroll <thomas.carroll@co.yakima.wa.us>; Long Range Planning <longrangeplanning@co.yakima.wa.us>; Phil Hoge <phil.hoge@co.yakima.wa.us>; Joel Donofrio <jdonofrio@yakimaherald.com>; Joanna Markell <jmarkell@yakimaherald.com>

Subject: "Grandfathering" Existing Wineries as ATOs

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Why on EARTH would you even consider rewarding those who have absolutely and consistently refused to comply with any regulations with a carte blanche to do what they want? Talk about the privilege of the elite. Must be nice to be the ones who make the laws and are also above them.

M Jett

FW: "Grandfathering" Existing Wineries as ATOS

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Mon 2/28/2022 8:58 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 25, 2022 3:16 PM

To: Thomas Carroll <thomas.carroll@co.yakima.wa.us>; Long Range Planning <longrangeplanning@co.yakima.wa.us>; Phil Hoge <phil.hoge@co.yakima.wa.us>; Joel Donofrio <jdonofrio@yakimaherald.com>; Joanna Markell <jmarkell@yakimaherald.com>; Noelle Madera <[Noelle.Madera@co.yakima.wa.us](mailto>Noelle.Madera@co.yakima.wa.us)>; LaDon Linde <ladon.linde@co.yakima.wa.us>; Maria Keddis <Maria.Keddis@co.yakima.wa.us>

Subject: Re: "Grandfathering" Existing Wineries as ATOS

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I love how Paul knows to get ahead of the game and meet with Ms McKinney to preempt your recommendation. Makes sense. They do seem to share values. (Yikes.)

God bless that Fire Marshall. ;) God bless her, I say. She seems to be one of the few people on the planet who has no problem telling Paul what's what.

The man is a disgrace to your industry. Some people call what he does innovation. From where I stand it just looks like one more loud mouthed privileged and manipulative bully, doing whatever he wants at everyone else's expense. Just what we need more of in this world. 😞

'M Jett

On Fri, Feb 25, 2022 at 2:59 PM Maria Jett <marialaurene@gmail.com> wrote:

Why on EARTH would you even consider rewarding those who have absolutely and consistently refused to comply with any regulations with a carte blanche to do what they want? Talk about the privilege of the elite. Must be nice to be the ones who make the laws and are also above them.

M Jett

FW: Code Enforcement Labor Hours Go Disproportionately Where?

Long Range Planning <longrangeplanning@co.yakima.wa.us>

Mon 2/28/2022 8:58 AM

To: Olivia Story <olivia.story@co.yakima.wa.us>

From: Maria Jett <marialaurene@gmail.com>

Sent: Friday, February 25, 2022 3:45 PM

To: Long Range Planning <longrangeplanning@co.yakima.wa.us>; Joel Donofrio <jdonofrio@yakimaherald.com>; Joanna Markell <jmarkell@yakimaherald.com>; Maria Keddis <Maria.Keddis@co.yakima.wa.us>

Subject: Code Enforcement Labor Hours Go Disproportionately Where?

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

I know yakima county is tired of hearing me complain about Paul Beveridge's activities. Believe you me, I'm just as tired of it, if not more. But guess what, I'm not the one causing the issues, in spite of what Paul says in his attempts at extortion and in his private meetings with everyone under the sun. Whatever Paul encounters is a consequence of his own actions. If he doesn't want to foot the cost of doing business in Yakima County, he shouldn't be doing business here. I'm tired of this community absorbing his costs. Aren't you?? It's disgraceful.

Yakima county has, what, two (?) code enforcement staff. Doesn't it seem kind of odd that ONE business continually occupies so much of their time? Effectively, you're running a code enforcement department solely to unsuccessfully monitor Paul Beveridge and all the business that he's "not" doing out here. That is a HUGE waste of taxpayer money. Again, disgraceful. All to line one man's pocket. The elitism contained in your plan is disheartening and best and bordering on criminal.

M Jett