

**Aaron Cohen**

Yakima County Public Services *AKC*

SEP 25 2025

**From:** dial4organics@gmail.com  
**Sent:** Wednesday, September 24, 2025 6:11 PM  
**To:** Aaron Cohen  
**Subject:** RE: Yakima County Parcels 171418-43405 and 171418-44402

Case No.: LRN25-015  
Assigned To: AARON

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Aaron,

Thank you very much for your follow up and making us aware of the opportunity to provide comment.

With regards the proposed zoning change of our Area One parcels 44402 and 43405. It is our preference that a zoning, such as R2, be assigned to these parcels. We believe this will provide the greatest flexibility for future development of the properties and needs of Tieton. Our tentative plans are to conduct a boundary line adjustment to increase the size of parcel 44402. We expect this will enhance the future use of both parcels.

It is our understanding that a R2 zoning is conducive to a potential M-1 rezone, however a rezone effort from M-1 to R2 is less likely. We would like the opportunity to be able to utilize the property according to future demands whether that be the expansion agricultural facilities or multifamily housing.

Please let me know if there is additional follow up that should be done, if you have any questions, or next steps we should take.

Thank you,

Jake Dial P.E.  
509-590-7218  
Dial Properties, LLC

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**From:** Aaron Cohen <Aaron.Cohen@co.yakima.wa.us>  
**Sent:** Tuesday, September 23, 2025 7:08 AM  
**To:** dial4organics@gmail.com  
**Subject:** RE: Yakima County Parcels 171418-43405 and 171418-44402

Good Morning Mr. And Mrs. Dial,

Attached to this email is the Planning Commission's September 24<sup>th</sup> Agenda, which contains a link to tomorrow's meeting if you wish to attend and provide verbal comments for the record. Also attached to this email is the current and publicly available County staff report on Tieton's UGA, which I will be going over at tomorrow's meeting. The first parts of the report goes over the quantitative aspects of the analysis. Staff findings on your properties are found within the 'Further Staff Findings' and 'Major Rezone and Plan Amendment Criteria.' Please keep in mind that the formal recommendation by the County that will be presented to the Board of County Commissioners on Tieton's UGA comes from the Yakima County Planning Commission.

If there are any questions or concerns, please do not hesitate to reach out,

EXHIBIT NO. 2  
DATE: 10/22/2025  
FILE NO. LRN25-015

All the best,

Aaron

Aaron M Cohen  
Planner IV, Long Range Section  
Yakima County Public Services, Planning Division  
128 North Second Street  
4<sup>th</sup> Floor, County Courthouse  
Yakima, WA, 98901  
(509) 574-2300

I sometimes work outside of standard business hours, but there's no expectation for you to respond outside of your normal working hours. Please reply when it's convenient for you.

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at <https://yakimacountypermits.us/CitizenAccess/Default.aspx>. **Please note, not all Planning applications can be applied for on-line.** If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to [Planning\\_Info@co.yakima.wa.us](mailto:Planning_Info@co.yakima.wa.us) or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday through Friday from 8:00 am - 4:00 pm and we are located on the 4<sup>th</sup> floor of the Yakima County Courthouse at 128 N. 2<sup>nd</sup> Street, Yakima, WA 98901.

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**From:** Aaron Cohen  
**Sent:** Friday, September 5, 2025 1:01 PM  
**To:** [dial4organics@gmail.com](mailto:dial4organics@gmail.com)  
**Subject:** Yakima County Parcels 171418-43405 and 171418-44402

Mr. and Mrs. Dial,

I am following up on our phone conversation from this afternoon. I have attached a previous Yakima County Planning Commission agenda to this email so you have the link. The agenda for the September 24 meeting (at 5:30pm) will go out within the next few weeks. As stated on the phone, the whole UGA process is expected to be completed by the end of the year. You can track the process via this [link](#), the [County Planning Commission's page](#), and the [BOCC's page](#).

I have attached the Allowable Land-Use Table to this email for your easy access. For the table, you will want to look down the R-2 and M-1 columns. If there is a number, then that land-use is a permissible use in the zoning district. If there is no number, then the land-use is not permitted within the zoning district. The number indicates the level of review, and the higher the number, the longer and more rigorous the review. Please keep in mind that some land-uses have specific development standards that may make the development nonviable for the property and that the Planning Division cannot guarantee pre-approval on any of our applications. Type 3 and 4 applications are quasi-judicial, require a pre-application conference before applying, and are decided by a hearing examiner or the Board of County Commissioners.

[YCC19.13.030](#) contains the development standards for the Light-Industrial (M-1) Zoning District and [YCC19.12.020](#) contains the Two-Family (R-2) Zoning District. Being in the UGA will require hard surfacing of all vehicle travel ways and parking areas. The vehicle travel ways for multi-family are decided based on the number of units served and potential units to be served. Five or more access is considered a private road and 16 or more requires public road standards. Those requirements are within [YCC19.23](#). Some road standards can be adjusted, but they require the approval of the [county engineer](#).

If you have any additional concerns or questions, please do not hesitate to reach out,

All the best,

Aaron

Aaron M Cohen  
Planner IV, Long Range Section  
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128 North Second Street  
4<sup>th</sup> Floor, County Courthouse  
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