



# TYPE 1 LAND USE PERMIT PERMITTED WITH CONDITIONS

Yakima County 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

## PERMIT INFORMATION:

**PROJECT NAME:** Steve Desmarais Ranch Canopies      **FILE NUMBER:** CUP17-0092/SEP17-00041/PRJ17-00987

**ZONING DESIGNATION:** Agriculture

**FUTURE LAND USE DESIGNATION:** Agricultural Resource

**SUBJECT PARCEL NUMBERS:** 201208-43004

**PROPERTY LOCATION:** 1372 Desmarais Road. The subject parcel is on the south side of Desmarais Road, approximately 1,000 feet east of the intersection of Walters Road and Desmarais Road, and approximately 1.2 miles southeast of the City of Moxee.

**PROPERTY OWNER:** Steve Desmarais Ranch, Inc.      **MAILING ADDRESS:** 561 Desmarais Road  
Moxee, WA 98936

**APPLICANT/AGENT:** Bill Hordan      **MAILING ADDRESS:** 410 North 2<sup>nd</sup> Street  
Yakima, WA 98901

**PROPOSED LAND USE:** AG Related Industry

**PROJECT DESCRIPTION:** The applicant has proposed to construct two canopies that will provide storage areas for an AG Related Industry, hop processing facility. The canopies will be free standing and approximately 30' by 80' and 55' by 60' in size. The subject parcel is 96.65 acres in size and has approximately 29,944 square feet of structures on it. The proposed canopies will bring the total gross square footage of structures to an approximate total of 35,644 square feet. The applicant has applied for a SEPA for this project and Yakima County has issued a Determination of Non-Significance.

**DECISION:** This application for a land use permit has been approved and the approval is subject to three conditions.

## CONDITIONS (NEXT STEPS):

Based upon review of the submitted site plan and application materials, it has been determined that, unless otherwise indicated immediately below in a condition and its associated staff finding, this proposal is in compliance with all of the applicable provisions and development standards of Title 19 of the Yakima County Code (YCC). The following condition(s), if any, must be obtained within three years of the date of this decision and maintained throughout the life of the permit. Please note that this permit and its time limit pertains to conditional authorization for the subject land use only and failure to comply with all conditions will result in the revocation of this permit.

1. Stormwater must be retained on site and upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.130.
2. Prior to the issuance of the building permit the applicant shall submit a final site plan containing off-street loading locations meeting the standards of YCC 19.22.060(3)(b).
3. The applicants shall obtain and finalize all necessary Yakima County Public Services: Building & Fire Safety Division permits for the proposed building. Please contact the building & Fire safety Division at (509) 574-2300.

**NOTES:**

**While the following item(s) are not conditions of the permit, they are noted so that the property owner/applicant is aware of additional authorizations or activities that may be needed prior to development of the lot(s).**

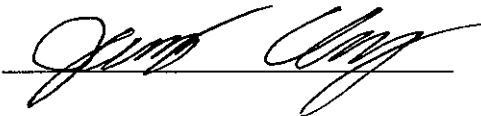
1. The project shall be completed in conformance with the project description and site plan submitted with the application referenced as file number CUP2017-00092 and SEP2017-00041. Any changes may require a new conditional use permit review. If changes are planned in the future, please contact the Yakima County Public Services Department: Planning Division at (509) 574-2300 for assistance with the permitting process.
2. The applicants shall ensure that the project will comply with all development standards as outlined in YCC 19.10.040 as they pertain to open space, setbacks, vision clearance triangles, building height, fences, lot coverage and exterior lighting.
3. The owners, their grantees and assignees in interest will abide by the terms of YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement attached to this decision. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions.
4. The Yakima County Water Resources Division had the following comment: “Additions to the site, from previous submittals, are now equal to 30,000 square feet. Once development meets or exceeds one acre (43,560 square feet) then a stormwater plan will need to be submitted.”
5. During the public comment period Yakima County received a letter from the Department of Ecology. The Department of Ecology stated “Best management practices must be used to prevent any sediment, oil, gas or other pollutants from entering surface or ground water.” Please contact Andy Wargo if there are any questions at (509) 454-7233 or email at [Andrew.wargo@ecy.wa.gov](mailto:Andrew.wargo@ecy.wa.gov). The letter is attached as Attachment F for further review.

**APPEAL:**

In accordance with Section 16B.09 of the Yakima County Code, any person of standing may appeal the Administrative Official’s decision to the Yakima County Hearing Examiner. A notice of such appeal shall be filed in writing and delivered to the Planning Division on the 4<sup>th</sup> Floor of the Yakima County Courthouse, Yakima, Washington on or before 4:00 p.m., 12/20/17. The appeal shall be in writing, shall be accompanied by the filing fee, and shall include:

- A. The appellant’s name, address, and telephone number.
- B. Appellant’s statement establishing standing to initiate the appeal under Section 16B.09.020 of this Chapter;
- C. An identification of the specific proposal and specific actions omissions, conditions or determinations for which appeal is sought;
- D. Appellant’s statement of the particular grounds for the appeal, setting forth the principal points of appeal and addressing why the appellant believes the decision to be wrong; and
- E. The desired outcome or relief sought by the appellant.

**ADMINISTRATIVE OFFICIAL: LYNN DEITRICK, AICP**

**DESIGNEE:**   
Jacob Clay  
Planner

**DATE:** December 14, 2017

**Attachments:**

- A. YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement
- B. Conditional Use Permit Application
- C. Narrative
- D. Site Plan
- E. Internal Comments
- F. Department of Ecology Letter dated November 21, 2017

*Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, 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.*



# Compliance, Extension, Expiration and Reinstatement (YCC 16B.07.050)

- (1) Compliance with Conditions and Safeguards of Project Permit. It is the affirmative duty of a project permit holder and the land owner (as applicant) to comply with any conditions made a part of the terms under which the approval of a project permit was granted as authorized by Yakima County Code. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions. When the conditions of the project permit have been met within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the applicant shall provide a letter certifying that the conditions were met to the Administrative Official to document compliance.
- (2) Extension of Any Approved Project Permit. A valid project permit, other than a preliminary plat, may be extended one time only for up to one additional year by action of the Administrative Official.
  - (a) Requests for extensions shall be made in writing, shall be submitted to the Planning Division prior to the expiration date and shall be accompanied by the final approved site plan showing the location and size of any development or work already completed on the project. Such extension request shall present a timeline that identifies when each of the conditions of the decision has or will be completed and shall detail unique and special circumstances that prohibited the commencement or completion, or both, of the use authorized.
  - (b) The Administrative Official shall review the request without public notice or hearing and issue the decision within fourteen days from the receipt of the completed request. The Administrative Official may:
    - (i) Approve the extension based on a work schedule provided by the applicant to assure the work will be completed according to a modified schedule, or
    - (ii) Disapprove the extension.
  - (c) The Administrative Official shall mail the decision to the applicant and shall specify the decision as final unless appealed to the Hearing Examiner under the provisions of Chapter 16B.09 of this Title. Conditions of approval listed previously in the Notice of Decision issued pursuant to 16B.07.010 through 16B.07.030 of this Chapter may be appealed only according to the procedures and time periods specified in YCC 16B.09.010 and are not subject to appeal again following any decision or determination of the Administrative Official made under this Section 16B.07.050.

Attachment:   A

- (3) Failure to Complete Approved Permit Conditions within Specified Timeframe and Failure to Comply with Permit Decisions or Conditions.
- (a) Expiration. If compliance with the terms of the project permit approval has not occurred within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the project shall be considered expired by time limitation and the land use approval shall be null and void. Expiration of a project permit granted pursuant to Yakima County Code shall not be subject to appeal.
  - (b) Violations. A project permit issued or processed pursuant to any applicable Title listed in YCC 16B.01.020 will be deemed in violation of this Code if it is ascertained that the application included any false information material to the project permit approval, or if it develops that the conditions and safeguards made a part of the terms under which the approval was granted are not being maintained. Such violations of project permit approval shall be subject to Chapter 16B.11 and other remedies available to Yakima County under any applicable law to enforce conditions of permit approvals, remedy land use and code violations or abate those violations including without limitation YCC Title 13.
  - (c) Compliance agreement. The applicant and the County may enter into a compliance agreement to complete the required conditions subject to appropriate fees to compensate the County in preparing, recording and implementing the compliance agreement. On terms acceptable to the Administrative Official, in his or her sole discretion, the County may offer an extension of time to complete the required conditions of approval subject to appropriate fees to compensate the County in preparing, recording and implementing any such compliance agreement; provided, however, that no compliance agreement may be used in lieu of the permit process to remove or negotiate conditions of approval.
- (4) Reinstatement. Where a project permit has expired, the applicant may apply to have the permit reinstated and the work authorized by the original permit can be recommenced, provided the following are met:
- (a) The applicant submits a written request not more than sixty days after the original permit or authorized extension expired.
  - (b) The applicant provides a timeline for successful achievement of all conditions upon which the Administrative Official can agree.
  - (c) The codes under which the original permit was issued and other laws which are enforced by Yakima County have not been amended in any manner which affects the work authorized by the original permit.
  - (d) No changes have been made or will be made in the original plans and specifications for such work.
  - (e) The applicant submits a reinstatement fee. The fee for a reinstated permit shall be seventy percent of the amount required for a new project permit pursuant to YCC Title 20.
  - (f) Where the request for reinstatement does not comply with all of the preceding criteria in this Subsection, a new project permit application must be submitted and processed as a new project, at full permit fees.



REVISED  
CONDITIONAL USE PERMIT  
FORM

FINAL  
Revised 10/11/16  
CUP17-92  
NOV 01 2017

Yakima County Public Services  
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Don Lynn

Harold Lisa Carmen

Please Answer the Following Questions (Please attach a separate sheet if needed):

- 1. Are you applying for a:  Type 1  Type 2  Type 3  Type 4
- 2. What is the proposed use, as listed in YCC Table 19.14-1? STORAGE
- 3. What is the size of the subject property? (Amount of acreage or square feet): 90.65 AC
- 4. What is the size and use of structures currently located on the property? 29,944 SF FT
- 5. What is the size, height and use of structures proposed to be placed or constructed? CANOPY 1 = 30'x80'  
CANOPY 2 = 55'x60'
- 6. List other permits and approvals that will be required. BUILDING

7. Will the project be conducted entirely within a structure?  Yes  No  
If no, explain what outdoor activities would occur: NEW CANOPY STRUCTURE EXCAVATION

8. Total number of employees? N/A

9. How many parking spaces are you proposing? Existing: N/A Proposed: \_\_\_\_\_ Surface Type: \_\_\_\_\_

- 10. Will you have a sign?  Yes (if yes, please answer the following questions.)  No
  - a. How many signs are proposed? \_\_\_\_\_
  - b. What is the square footage of the sign? \_\_\_\_\_
  - c. What is the height of the sign? \_\_\_\_\_
  - d. Will the sign be illuminated?  Yes  No
  - e. If the sign is illuminated, how will it be illuminated?  Internally  Externally
  - f. Where will it be located? \_\_\_\_\_

11. What is the name of the road that the proposed/existing access is located on? DEMARIAS RD

- a. Is the road a:  County Road  State Highway  Private Road  
If the road is a private road, is there an existing Road Maintenance Agreement?  Yes  No  
(If yes, please provide a copy)
- b. Is the road constructed out of:  Pavement  Gravel  Dirt
- c. How wide is the Right-of-Way/Easement? \_\_\_\_\_
- d. How wide is the surface of the road? \_\_\_\_\_

12. How will you manage storm water runoff? SHEET DRAIN INTO ADJACENT TOP FIELDS.  
Attachment: B

EXISTING

|                 |        |
|-----------------|--------|
| Packing Machine | 5341   |
| Views           | 11248  |
| Baling Room     | 10695  |
| STORAGE         | 2460   |
|                 | <hr/>  |
|                 | 29,944 |

PROPOSED

|          |           |       |
|----------|-----------|-------|
| Canopy 1 | 30' x 20' | 2,400 |
| Canopy 2 | 55' x 60' | 3,300 |
|          |           | <hr/> |
|          |           | 5,700 |

TOTAL 35,644

13. Fencing (If applicable check both)?  New  Existing

- a. Fence Material: NA
- b. Will the fence be view obscuring fence?  Yes  No
- c. Will you be placing barbed wire on the top of the fence?  Yes  No
- d. What is the total height of the fence (including the barbed wire if proposed)? \_\_\_\_\_

14. Are you proposing any site screening or landscaping?  Yes  No

If yes, what type and what is the location? \_\_\_\_\_

15. What is the proposed source of irrigation water? NA

16. What are the days & hours of operation? Days: 7 Hours: 24 35 Days Total

17. Will the operation be seasonal? If so list months of operation: Yes. September ↗

18. Is any outdoor lighting proposed?  Yes  No

If yes, what is the proposed location(s)? \_\_\_\_\_

19. What is the proposed source of domestic water?

a.  Public Water: Name of provider: NA

b.  Community Well: What is the well number: \_\_\_\_\_

i. Where is the well located? \_\_\_\_\_

ii. Is there an existing Well Maintenance Agreement?  Yes  No

*(If yes, please provide a copy)*

c.  Individual Well

20. What is the proposed method of sewage disposal?

a.  Public Sewer: Name of provider: NA

b.  Community Septic System: Where is the septic system located? \_\_\_\_\_

c.  Individual Septic System

d.  Other explain: \_\_\_\_\_





## NARRATIVE FORM

FINAL  
Revised 10/01/15

Yakima County Public Services  
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The Narrative Form is designed to help you, the application review, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the Yakima County Codes. You should refer to the appropriate sections of the ordinance when describing your proposal if applicable. You can obtain a copy of the ordinance in our office or access it on the internet at:

<http://codepublishing.com/wa/yakimacounty/>

**Narrative Content:** Please tell us the “who”, “what”, “where”, and “why” of your proposal. A list of typical content is provided below. **Please do not limit your project’s description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible.** Any missing/confusing information could result in the delay of our review.

Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

**Suggested Content:**

- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- For commercial operations describe the travel ways that will be located onsite.
- Describe the timelines for completion of your proposal.

**Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews.** Your narrative can be typed and printed on a separate sheet of paper with “See Attached” written below, or you may print out legibly your narrative on the lines provided.

*Construction of a 19'-10" x 60' open canopy  
connected to an existing CMU Block building.*

1

Attachment: C

Canopy is free standing + self supporting, with non-structural connection of the roof. Canopy will be used for general storage of materials and/or equipment used for the hop facilities and/or surrounding hop fields.

Temporary restroom facilities are provided when the facility is in operation. Septic + well are not required.

Please use additional pages as needed



# MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL  
Revised 10/01/15

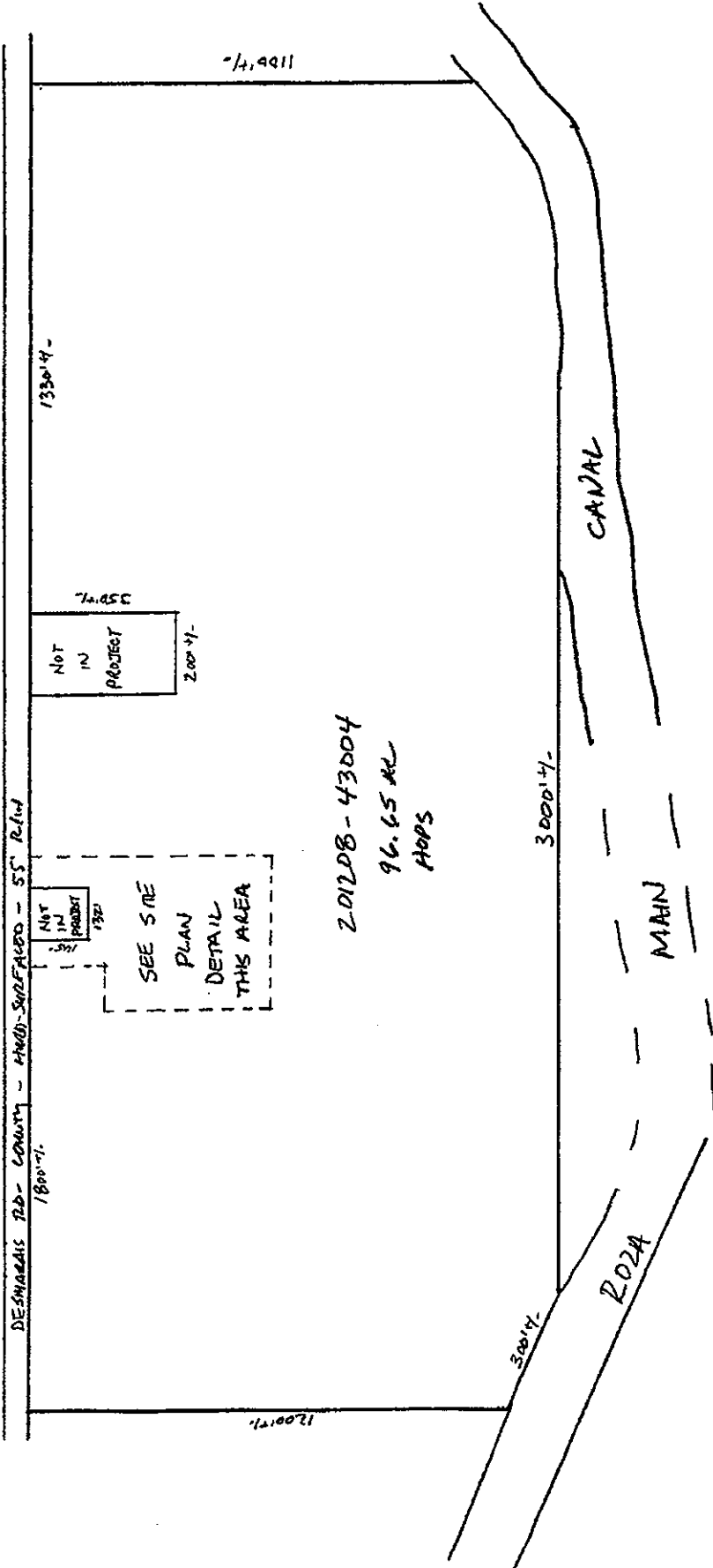
## Land Use Actions

Yakima County Public Services  
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

| Required Site Plan Information: |  |
|---------------------------------|--|
| 1                               | <input checked="" type="checkbox"/> Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. <b>Grid paper or picture backgrounds are not acceptable, the map must be reproducible</b>  |
| 2                               | <input checked="" type="checkbox"/> Blue or Black Ink, in order that they may be photocopied.  |
| 3                               | <input checked="" type="checkbox"/> North Arrow (north should be pointing to the top of the page)  |
| 4                               | <input checked="" type="checkbox"/> Legend to include:   |
|                                 | <input checked="" type="checkbox"/> <i>Owner/Applicant Name</i>  |
|                                 | <input checked="" type="checkbox"/> <i>Date the Site Plan was drawn.</i>   |
|                                 | <input checked="" type="checkbox"/> <i>Name, address and telephone number of the person preparing the site plan</i>  |
|                                 | <input checked="" type="checkbox"/> <i>Tax Parcel Number</i>   |
|                                 | <input checked="" type="checkbox"/> <i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>  |
| 5                               | <input checked="" type="checkbox"/> Property line dimensions of all lot(s) involved in the project.  |
| 6                               | <input checked="" type="checkbox"/> The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.   |
| 7                               | <input type="checkbox"/> Location of new and/or expanded public and private utility infrastructure.  |
| 8                               | <input checked="" type="checkbox"/> Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt).  |
| 9                               | <input type="checkbox"/> Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).   |
| 10                              | <input type="checkbox"/> Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.   |
| 11                              | <input checked="" type="checkbox"/> Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.   |
| 12                              | <input type="checkbox"/> Location and dimensions of all proposed exterior land uses.   |
| 13                              | <input checked="" type="checkbox"/> The distance from existing and proposed structures to the centerline of state, county, or private access roads.  |
| 14                              | <input type="checkbox"/> Location of structures on the adjoining lots, which may cause compatibility issues.   |
| 15                              | <input checked="" type="checkbox"/> All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. <b>(*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.)</b> |
| 16                              | <input type="checkbox"/> Description of the extent to which any watercourse will be altered or relocated as a result of the proposal.  |
| 17                              | <input type="checkbox"/> Proposed location and dimensions of community and other open space.   |
| 18                              | <input type="checkbox"/> Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities.   |
| 19                              | <input type="checkbox"/> Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone.   |
| 20                              | <input type="checkbox"/> Proposed contours and grading as they affect lot layout, streets, and drainage ways.  |
| 21                              | <input type="checkbox"/> Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines  |
| 22                              | <input type="checkbox"/> Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.  |
| 23                              | <input type="checkbox"/> Within a UGA, Master Planned Resort or Rural Settlement show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.   |

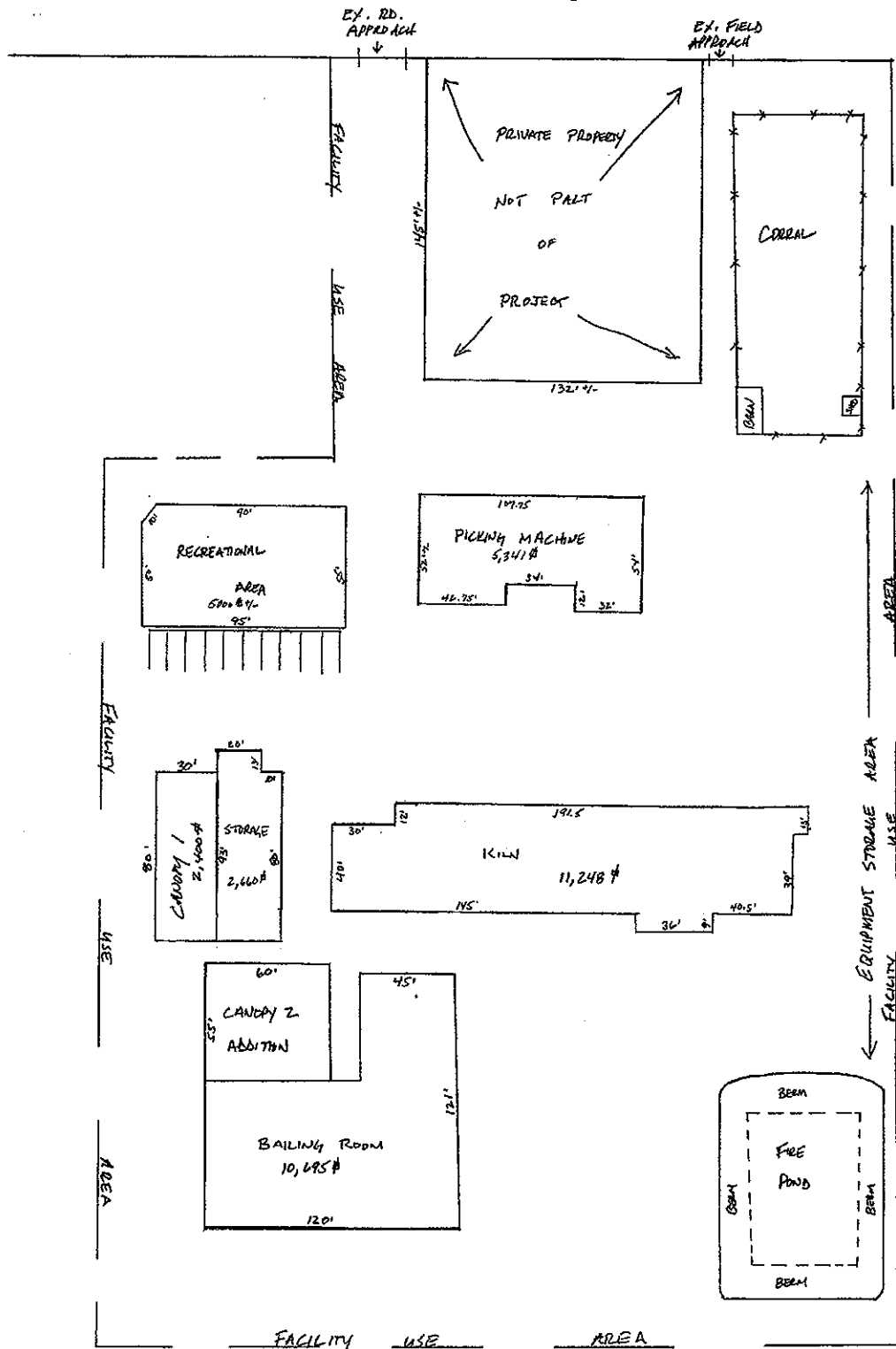
Attachment:   D



North ↑  
1" = 400'

DESMARAIS PROTECTS - OWNER  
HORDAN PLANNING SERVICES - TRP.  
410 N. 2ND ST. YAMOUNT, WA 98901  
509-249-1919  
201208-43004  
10-31-17

DESMARMS RD - COUNTY - HARDSURFACED - 55' R/W



North ↑  
1" = 50'

SITE PLAN DETAIL

STEVE DESMARMS RANCHES, INC. - OWNER  
HORDAN PLANNING SERVICES - REP.  
410 N. 222 ST. YAKIMA, WA 98901  
509-249-1919  
201208-43004  
10-31-17

# Actions on Case CUP2017-00092 Parcel Number: 20120843004

(Desmarais Ranches) Type-1 Ag Related Industry. 1,190 square foot canopy addition to an existing hop facility.

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|                                   |                     |                 |
|-----------------------------------|---------------------|-----------------|
| <b>File Prep For Comp. Review</b> | <b>Assigned To:</b> | <b>Done By:</b> |
| Submittal received 9/26/2017      | File Due 10/3/2017  | File Completed  |

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|                                      |                          |                 |
|--------------------------------------|--------------------------|-----------------|
| <b>Incomp./Req. for Addtl. Info.</b> | <b>Assigned To:</b>      | <b>Done By:</b> |
| Sent on 10/13/2017                   | Due - 90 days 11/26/2017 | Info. received  |

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|                     |                     |                        |
|---------------------|---------------------|------------------------|
| <b>Case Created</b> | <b>Assigned To:</b> | <b>Done By:</b> BJG    |
|                     |                     | Date Created 9/26/2017 |

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|                              |                     |                        |
|------------------------------|---------------------|------------------------|
| <b>No Submittal Received</b> | <b>Assigned To:</b> | <b>Done By:</b> BJG    |
|                              |                     | Date Created 9/26/2017 |

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|                                    |                               |                         |
|------------------------------------|-------------------------------|-------------------------|
| <b>Building Completeness Notes</b> | <b>Assigned To:</b>           | <b>Done By:</b> GG      |
| Date Routed 9/28/2017              | Comment Required By 9/30/2017 | Response Date 9/28/2017 |
| 09-28-17 no comments (GG)          |                               |                         |

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|                             |                               |                         |
|-----------------------------|-------------------------------|-------------------------|
| <b>Surface Water Issues</b> | <b>Assigned To:</b>           | <b>Done By:</b> EH      |
| Date Routed 9/29/2017       | Comment Required By 10/1/2017 | Response Date 9/29/2017 |

**Comments:**

Additions to the site, from previous submittals, are now equal to 30,000 square feet. Once development meets or exceeds one acre (43,500 square feet) then a stormwater site plan will need to be submitted.

a. Natural Resources Conservation Service soils data, as depicted by the Yakima County GIS Department, indicate the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions.

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|                         |                     |                     |
|-------------------------|---------------------|---------------------|
| <b>PC Tracking</b>      | <b>Assigned To:</b> | <b>Done By:</b> JXC |
| Date Created 10/10/2017 | Date Due            | Finished 10/10/2017 |

Email sent to applicant to clarify building dimensions. Old CUPs were allowed for larger structures and today's site plan has smaller structures. Close to SEPA Threshold

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|                         |                                |                          |
|-------------------------|--------------------------------|--------------------------|
| <b>Utilities Issues</b> | <b>Assigned To:</b>            | <b>Done By:</b> JES      |
| Date Routed 10/10/2017  | Comment Required By 10/12/2017 | Response Date 10/10/2017 |
| No concerns.            |                                |                          |

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|                         |                     |                     |
|-------------------------|---------------------|---------------------|
| <b>PC Tracking</b>      | <b>Assigned To:</b> | <b>Done By:</b> JXC |
| Date Created 10/11/2017 | Date Due            | Finished 10/11/2017 |

Spoke with agent and he will be measuring all buildings on site to correct any discrepancies the site plan has vs past CUPs and BLDs. Will submit new site plan with pond soon.

Attachment: E

**PC Tracking****Assigned To:****Done By:** JXC

Date Created 10/12/2017

Date Due

Finished

10/12/2017

Application incomplete. The will be applying for a SEPA beause they wan't to expand the total gross sf >30,000 sf. Sent email to agent letting him know I'm marking it incomplete and sending him a letter.

**Surface Water Issues****Assigned To:****Done By:** EH

Date Routed 11/6/2017

Comment Required By 11/8/2017

Response Date

11/6/2017

Notes:

Natural Resources Conservation Service soils data, as depicted by the Yakima County GIS Department, indicate the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions.

The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site. Any natural drainageways must not be altered or impeded.

**Completeness Review Period****Assigned To:****Done By:** JXC

Submittal received 9/26/2017

Review due 10/24/2017

Review Completed

11/8/2017

**Legal Notice****Assigned To:****Done By:** B P

Notice sent

11/8/2017

**Trans. Completeness Notes****Assigned To:****Done By:** JDW

Date Routed 11/8/2017

Comment Required By 11/10/2017

Response Date

11/8/2017

SEE NOTES FOR SEP17-041

**PC Tracking****Assigned To:****Done By:** B P

Date Created 11/9/2017

Date Due

Finished

11/9/2017

11/9/17 - Sent Request to Printing for 14 Postcards, Due 11/13/17

**Notice of Application Sent****Assigned To:****Done By:** JEP

Notice Due

Comment Ends 11/27/2017

Notice sent

11/13/2017



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

NOV 21 2017

Vern \_\_\_ Gary \_\_\_ Don \_\_\_ Lynn \_\_\_  
Harold \_\_\_ Lisa \_\_\_ Carmen \_\_\_

November 21, 2017

Jacob Clay  
Yakima County Planning Division  
128 North 2nd Street  
4<sup>th</sup> Floor Courthouse  
Yakima, WA 98901

Re: CUP2017-00092, SEP2017-00041

Dear Mr. Clay:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the construction of 2 new canopies, proposed by Steve Desmarais Ranch, Inc. We have reviewed the documents and have the following comments,

**WATER QUALITY**

Best management practices must be used to prevent any sediment, oil, gas or other pollutants from entering surface or ground water.

If you have any questions or would like to respond to these Water Quality comments, please contact Andy Wargo at (509) 454-7223 or email at [andrew.wargo@ecy.wa.gov](mailto:andrew.wargo@ecy.wa.gov).

Sincerely,

Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

7091

Attachment:     F