



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

VERN M. REDIFER, P.E. - Director

DATE: February 23, 2018
TO: Jeff Rauth, Tom Durant, Interested Agencies and Adjacent Property Owners
FROM: Yakima County Public Services Department: Planning Division
SUBJ: CUP2018-00004/VAR2018-00003/SEP2018-00001 – Rauth Multi-Tenant Offices and Vehicle Storage Type 2
Notice of Application, Notice of Completeness and Notice of Environmental Review

DESCRIPTION OF PROPOSAL

Applicant: Tom Durant on behalf of Jeff Rauth

Location: 3612 Gun Club Road. Located on the south side of Gun Club Road, approximately 350 feet east of the intersection of University Parkway and Gun Club Road, and approximately 1 mile east of the City of Yakima, WA.

Tax Parcel No.: 191328-11404

Application Submittal Date: January 9, 2018

Completeness Date: February 20, 2018

Proposal: The applicant is proposing to construct five new structures totaling 45,000 square feet. The structures will be approximately 200 feet by 50 feet. The proposed land use is for a 39 unit multi-tenant building that can be used as professional, scientific, technical or other services. Storage of recreational vehicles is also proposed on the parcel. The applicant is requesting an administrative adjustment to the setback from the access easement and an adjustment to fence height. The standard setback is 50 feet from the centerline of the private road and the requested setback is 30 feet from the centerline of the private road. The standard fence height is 6 feet and the requested adjustment is for an 8 foot fence. Access to the parcel is via a private road off Gun Club Road.

A land use application has been submitted near your property. To view the application materials and SEPA checklist online go to: www.yakimap.com/permits/ or you can view a copy of the materials at the Planning Division on the 4th floor of the Courthouse. This proposal is subject to environmental review. The Planning Division is lead agency for this proposal. Yakima County expects to issue a DNS for this proposal. The optional process authorized by WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. After all comments have been received and considered, a final threshold determination will be made without an additional comment period. **Any person may provide written comments on issues related to the proposal. All written comments must be received by 4:00 p.m., March 9, 2018.** To be considered prior to making the final decision, all submitted comments must identify the name and physical or post office address of the sender. **Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Be sure to reference the above case number in your correspondence.** Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information and may be appealed within 14 days of the date of issuance. If you have any questions on this proposal, please call Jacob Clay, Planner, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2210

7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

