



Public Services

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VERN M. REDIFER, P.E. - Director

YAKIMA COUNTY PLANNING DIVISION Findings and Recommendation Of the Administrative Official

PROJECT NAME: Heckart Nonconforming Use Expansion

REVIEW PROCESS: Type 3

FILE NUMBER: CUP2018-00086

ZONING: Rural – 10/5 (R-10/5)

COMPREHENSIVE PLAN DESIGNATION: Rural Self-Sufficient

PARCEL NUMBER: 181431-21012

PROPOSAL: The project is to construct a shop for the legal nonconforming use of a heavy construction equipment storage, maintenance, repair and contracting service as well as expand outdoor use area.

PROPERTY OWNERS: Sadie Heckart and Anthony Heckart
2212 Jerome Avenue
Yakima, WA 98902

APPLICANTS: Darren and Jennifer Warehime
PO Box 9573
Yakima, WA 98909

PREPARED BY: Jacob Clay, Project Planner

RECOMMENDATION: **Approval**, with the following conditions:

RECOMMENDATION

Based on the findings and analysis, staff recommends APPROVAL of the Type 3 Conditional Use Permit for a legal nonconforming use expansion within the R-10/5 zoning districts, as described in application CUP2018-00086, subject to the following conditions:

1. A Stormwater Plan along with supporting documentation is required for this project. Please contact the Yakima County Public Services Department: Water Resources Division at (509) 574-2300.
2. The applicant shall submit for and obtain final approvals on all necessary Building & Fire Safety Division permits relevant to any construction of proposed structure(s) and signs prior to occupancy. Contact the Yakima County Public Services Department: Building & Fire Safety Division at (509) 574-2300.
3. The applicant shall obtain a Road Approach Permit (RAP) from the Yakima County Transportation Division for access onto McLaughlin Road.
4. Any exterior lighting installed shall be directed downward and otherwise arranged, fully shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare or light intrusion into any adjacent or nearby residential use or interfere with the safe operation of motor vehicles on nearby roads.
5. The applicant shall maintain hours of operation of Monday through Saturday, 6:00am to 6:00pm. Future changes to the hours of operation will require additional review.
6. The location of gates shall be setback 20 feet from access easements on the parcel.
7. Any future signage associated with this project shall meet the requirements of YCC Table 19.20-1 through 19.20-4.
8. Pursuant to 19.22.050(2) and 19.22.070(1)(b) the applicant shall provide 4 parking spaces with a minimum of screened gravel or crushed rock, or better.
9. **Time Limit:** The conditions of approval for this Conditional Use Permit must be completed within three (3) years of the date of the Hearing Examiner's decision. Extension of time for cause may be granted pursuant to Subsection 19.30.100(4)(c) of the Yakima County Zoning Ordinance.
10. The owners, their grantees and assignees in interest will abide by the terms of YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement attached (Attachment A) 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.

The following are ongoing conditions that apply to the project for the life of the permitted use. Failure at any time to comply with these conditions can result in the revocation of this permit.

11. The project shall not extend beyond that described in this application and associated site plan submitted with the application referenced as file number CUP2018-00086. Any future modification(s) to this project shall be submitted to the Yakima County Planning Division for review and a decision based on County code.
12. 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.

Based upon information supplied by the applicant, a review of the Yakima County Comprehensive Plan - *Horizon 2040* and a review of the Yakima County Code Title 19 (the Unified Land Development Code), the Administrator enters the following:

FINDINGS STATEMENT

Location

1. No assigned address. The subject parcel is located on the northwest side of McLaughlin Road, approximately 0.5 miles northwest of the intersection of McLaughlin Road and State Route Highway 12, and approximately 4 miles northwest of the City of Yakima, WA.

Project Description

2. This proposal is to expand a legal nonconforming use that has existed prior to Yakima County zoning ordinances were adopted. The legal nonconforming use was established through CUP2018-00059 and it was determined that the existing use of the subject parcel is for heavy construction equipment storage, maintenance, repair and contracting services. This use has occurred as early as 1971 on the subject parcel. A shop once existed on the parcel but was destroyed by a fire in the late 1990's. The applicant would like to build a new shop with office space, 2,400 square feet in size, and reorganize the parcel to better fit their needs. Earthen material is being stored on site as well as many heavy equipment vehicles. The earthen material will be stored on the existing concrete slab that was once the site of the shop and will be separated with ecology blocks. Vehicle storage will be in the southwest and western section of the subject parcel. Hours of operation will be Monday through Saturday, 6:00am to 6:00pm. Access is proposed from a private-shared driveway to McLaughlin Road. McLaughlin Road is a paved local access road that intersects with State Route 12 approximately 0.5 miles southeast of the subject parcel.

Zoning and Land Use

3. Pursuant to the Yakima County Unified Land Development Code, Title 19, the subject property is located within the Rural-10/5 zoning district. Pursuant to Title 19.11.030, "The rural districts are intended to serve as a buffer between urban lands and resource lands, provide non-resource areas for future urban expansion, limit the costs of providing services to remote or underdeveloped areas, and retain the rural/agrarian character of the County while offering a variety of lifestyle choices for the residents of Yakima County."

In accordance with the Yakima County Comprehensive Plan – *Horizon 2040*, the property is designated Rural Self-Sufficient. The intent of this land use category is to implement Growth Management Act Planning Goals related to reducing sprawl, protecting the environment and providing adequate facilities and services commensurate with the density of development.

The subject parcel is 3.00 acres in size. Surrounding properties are also within the R – 10/5 zoning district. Neighboring parcels range in size from 0.28 acres to 4.80 acres and contain manufacturing, industrial and single-family residential uses. To the north of the subject parcel is State Route Highway 12.

Hearing Examiner Jurisdiction

4. The proposal is subject to Yakima County Unified Land Development Title 19. This proposal is considered “Heavy construction equipment storage, maintenance, repair and contracting services”, under Table 19.14-1 Allowable Land Uses. According to the Chapter 19.14 Allowable Land Use table, “Heavy construction equipment storage, maintenance, repair and contracting services” is not an allowed use in the R-10/5 zoning district. It was determined that this use has existed as early as 1971 and the legal nonconforming use of the lot was determined through CUP2018-00059 (Attachment B). As this use has existed prior to Yakima County zoning ordinances, the applicant has applied for a nonconforming use alteration/expansion to reconfigure the current operation. The nonconforming use criteria are addressed below under Finding #9.

Title 19.33.060(4)(d) states, “The Hearing Examiner may consider applications under Type 3 review to alter, enlarge, expand, extend or reconstruct a legal nonconforming use, other than residential structures and mining sites...in the same location or to include a portion of a structure, site or adjoining lot it did not previously occupy on the date said use became nonconforming.”

According to Title 16B.03.030 Project Permit Procedures-Defined, “Type 3 applications are quasi-judicial actions and require an open record hearing by the Hearing Examiner. The Examiner’s written decision constitutes the final decision... Public notice will be provided on Type 3 actions.”

Notice of Application

5. A Notice of Application, Notice of Completeness and Notice of Hearing was mailed to adjoining property owners on September 28, 2018. The public hearing was set for October 18, 2018 and noticed as such. Notice was provided in accordance with the applicable ordinance requirements in the following manner:

Mailing of hearing notice to property owners w/in 300 feet:	September 28, 2018
Publishing of hearing date in the Yakima Herald-Republic:	September 28, 2018
Posting of hearing notice on the property:	October 1, 2018

Comments

6. There have been no comments on the proposed project as of October 8, 2018. The public comment period for this proposal is open until the date of the open record public hearing on October 18, 2018 at 1:30 pm. Comments received between October 8 and the hearing will be discussed at the hearing.

Environmental Review

7. This project is exempt from SEPA review because it does not exceed the threshold stated in YCC 16.04.100(b), construction of commercial buildings over 12,000 square feet. As such, a SEPA checklist was not required for this project.

Critical Areas

8. According to Yakima County GIS there are no critical areas located on or near the subject parcel that will be affected by this project.

Review Criteria for Nonconforming Existing Use Reconstruction/Alteration of Structures

9. Pursuant to YCC Title 19.33.060(4)(d)(i) The Hearing Examiner may grant the relief requested if he finds all of the following:

- a. "That the alteration or expansion requested would not be contrary to the public health, safety or welfare;"

Staff finding: The expansion of the nonconforming use will not be contrary to the public health, safety or welfare. The use on the property has existed since 1971 and has not had adverse impacts on the surrounding community. The surrounding area has remained in its configuration since the nonconforming use was established. There are two single-family residences to the southeast of the subject parcel and were built in 1955 and 1935. The expansion of the nonconforming use will have little to none adverse impact on the surrounding community.

- b. "That the alteration or expansion is compatible with the character of the neighborhood; and does not significantly jeopardize future development of the area in compliance with the provisions and the intent of the zoning district;"

Staff finding: The neighboring parcel to the west of the subject parcel has land use approval for race car storage and repair. The neighboring parcel to the south is a manufacturing plant for sheet metal. There are two residential uses to the southeast of the subject parcel. This expansion of the nonconforming use will be compatible with the character of the neighborhood and will not jeopardize future development of the area. Surrounding parcels have been in existing use for over 20 years and all lots are below the minimum lot size. Therefore, surrounding parcels cannot be subdivided and residential uses have been around the commercial uses for over 20 years. This nonconforming use will remain compatible with the character of the neighborhood.

- c. "The use or structure was lawful at the time of its inception;"

Staff finding: The use was established around 1971 when Yakima County did not have a zoning ordinance. The legal nonconformity of the use was established by the Reviewing Official through CUP2018-00059 (Attachment B). The use was lawful at the time of its inception.

- d. "That the value of nearby properties will not be significantly depressed by approving the requested alteration or expansion;"

Staff finding: Neighboring property values will not be significantly depressed because the use has existed since 1971 and the new project will clean up the site. With the construction of the new shop the owner will be able to store some materials internally and the site will be more aesthetically pleasing.

- e. "That the nonconforming structure shall comply with all development standards and codes to the extent feasible;"

Staff finding: The proposed expansion will comply with all applicable development standards such as building height, setbacks, lot coverage etc. No variances or adjustments are being requested for the proposal at this time.

- f. "That the use of the structure will not cause, increase or expand detrimental attributes for the area it is located due to: use of hazardous materials; generation of noise, odors or electronic interference; introduction of incompatible uses; or generation of large numbers of vehicle trips; change in hours of operation; and emissions of light or glare, and;"

Staff finding: The expansion of the nonconforming use will not cause, increase or expand detrimental attributes for the area. The site will be utilized more as there will be an office in the new shop and with this will come increased hours of operation and more vehicle trips. Yakima County does not believe the expansion of the use will cause detrimental attributes for the area because the expansion will not significantly increase the vehicle trips to the property or generate significant noise that will affect the community.

- g. "That the proposed alteration or expansion requested will not create negative health or safety impacts and need not be excluded to protect the public from harm."

Staff finding: The proposed expansion will not create negative health or safety impacts to those properties in the area. The expansion of the nonconforming use will relocate some of the nonconforming use inside of a new shop and will better protect the public (e.g. fluid spills from vehicles during maintenance will occur indoors).

Development Standards

10. The development standards that generally apply for the type of project being proposed are as follows:

- a. **Conformity with All Regulations Required:** (YCC 19.10.040(1)) "Any development, structure or part shall conform to all of the regulations specified in this Title for the situation and zoning district in which they are located in order to be authorized, erected, constructed, reconstructed, moved or structurally altered."

Staff Finding: The proposed expansion of the nonconforming use will conform to all of the applicable regulations of Title 19 and the R-10/5 zoning districts, provided the above conditions are met.

- b. **Yards, Lots, Open Space and Off-Street Parking and Loading Spaces:** (YCC 19.10.040(2)(c)) “No yard or lot existing at the time of the adoption of this Title shall be reduced in dimension or area below the minimum requirements in this Title.”

Staff Finding: This proposal does not include sharing of parking, open space or loading space with other uses or parcels.

- c. **Access Required:** (YCC 19.10.040(3)) “All new development shall have a minimum of 20 feet of lot frontage upon a public road or be served by an access easement conforming to the dimensional requirements of Sections 19.23.040 and 19.23.050 to provide for access to the development. The approach location shall be reviewed by the County Engineer for compliance with YCC Chapter 10.08. Approach connections to other public roads are subject to review by the applicable agency. Verification of legal access and a valid road approach permit shall be required prior to final approval of any permit granted under this Title.” The Yakima County Transportation Division provided the following comment:

“Yakima County Transportation has no record of a Road Approach Permit (RAP) for this parcel. Per title 10.08.020 and 19.10.040 (3) and RCW 36.75.130 the applicant shall obtain a RAP from the Yakima County Transportation Division for all existing accesses to the county roadway system. The fact that the road approach application is in conjunction with a CUP must be disclosed by the applicant at the time of application. No future building permits can be issued without the completion and approval of a RAP.”

Staff Finding: The applicant has proposed to use the existing private shared driveway on the northeast section of the subject parcel. The applicant shall obtain a Road Approach Permit (RAP) from the Yakima County Transportation Division for access onto McLaughlin Road, as a condition of approval.

- d. **Land Uses:** (YCC 19.10.040(4)) “Uses allowed within a zoning district are listed as permitted, administrative or conditional uses in the Allowable Land Use Table 19.14-1 within Chapter 19.14.”

Staff Finding: According to Table 19.14-1 Allowable Land Uses, the existing use is not an allowed use in the R-10/5 zoning district. The applicant has applied for the expansion of a nonconforming use and the criteria is discussed under Finding 9.

- e. **Building Permits Required:** (YCC 19.10.040(5)) “No building or other structure shall be erected, moved, added to or structurally altered without a permit issued by the Building Official under RCW 19.27 and YCC Title 13. No building permit shall be issued, except in conformity with this Title.” The Yakima County Building Division provided the following comment:

“No flood plains located on parcel. Building permit required for proposed structures in addition to fire code and supplemental permits as needed. No other issues or concerns.”

Staff Finding: The applicant shall apply for building permits prior to construction and disturbance of land. For more information on building and fire code permits, please contact the Building and Fire Safety Division at (509)574-2300.

- f. **Setbacks, Easements and Right-of-Way:** Chapter 19.11.030 lists the standard minimum setbacks of buildings or other structures and uses in the R 10-5 zoning districts in Table 19.11.030-2. The subject parcel fronts a private shared driveway, which requires a 10-foot setback from the edge of the easement. Interior side setbacks and rear setbacks shall be 10 feet from the property line.

Staff Finding: A new shop is proposed to be approximately 82 feet from the private shared driveway. The new structure will meet all applicable setbacks of the R-10/5 zoning district.

- g. **Vision Clearance Triangles at Intersections and Driveways:** (YCC 19.10.040(7)(b)) “A vision clearance triangle shall be maintained at all driveways and curbcuts, and the intersection of an alley with a public street for vision and safety purposes. The vision clearance triangle shall measure 15 feet along the perpendicular street curb lines or pavement edge, or travel lane of the public street and 15 feet along the driveway or alley, as illustrated in Figure 19.10.040-2. The third side of the triangle shall be a straight line connecting the 15-foot sides described above. No sign or associated landscaping shall be placed within this triangle to materially impede vision between the heights of two and one-half and ten feet above the centerline grade of the streets.”

Staff Finding: According to YCC 19.10.040(7)(b), this subsection applies only to uses established under this Title. As the nonconforming use was established prior to county zoning ordinances were adopted, the applicants are not required to establish a new vision clearance triangle. Currently there are no objects within the vision clearance triangle and the applicant does not propose to place any objects within the vision clearance triangle.

- h. **Maximum Building Height and Lot Coverage:** (YCC 19.10.030 & Table 19.11.030-2) Building height is defined as “the vertical distance from grade plane to the average height of the highest roof surface” (YCC 19.01.070(2)). The maximum building height is intended to maintain building and structure heights that are compatible with the character and intent of the zoning district. Lot coverage is defined as “the percentage of the area of a lot covered by buildings, accessory structures, or other impervious surfaces” (YCC 19.01.070(2)). According to Table 19.11.030-2, the maximum building height in the R-10/5 zoning district is 35 feet and the maximum lot coverage is unspecified.

Staff Finding: According to the application material that was received, the project will meet this standard. The shop will be approximately 30 feet tall.

- i. **Fences, Walls and Recreational Screens:** (YCC 19.10.040(9)) The provisions of YCC 19.10.040(9) “. . . shall govern the location and height of fences and walls, to allow access to properties by utility employees and emergency response personnel and to maintain good appearance of residential areas and visual access along residential streets and between lots.”

Staff Finding: According to the application material there is an existing six-foot cyclone fence on the perimeter of the subject parcel. The applicant's site plan indicates that a new cyclone fence will be along the private shared driveway and a new gate will be installed. YCC 19.10.040(9)(a)(iii)(C) indicates that there are no fence height restrictions in the R-10/5 zoning district. However, any new gate must be at least 20 feet away from the edge of the easement (YCC 19.10.040(6)(a)(vi)). This recommendation conditions any new gate be placed 20 feet from the edge of the private shared driveway easement.

- j. **Exterior Lighting:** (YCC 19.10.040(10)) “Exterior lighting is regulated to minimize light pollution to neighboring properties and encourage true-color, full-spectrum light rendition in projects. Exterior lighting for all uses and signs shall be directed downward and otherwise arranged, fully shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare or light intrusion into any adjacent or nearby residential use or interfere with the safe operation of motor vehicles.” Figures 19.10.040-3 and -4 of the Yakima County Code contain examples of exterior lighting sources and fixtures.

Staff Finding: The applicant proposes exterior lighting to be installed on and adjacent to the new shop. As conditioned in this recommendation, all proposed lighting fixtures shall meet the exterior lighting design requirements.

- k. **Floodplain Development:** (YCC 19.10.040(11)) “A pre-application meeting and a Flood Hazard Permit application is required for all new development in floodplains in order to minimize and mitigate potential adverse impacts to property and infrastructure while reducing risks to public health and safety. Yakima County will utilize existing flood hazard data and mapping to assist applicants with the layout and design of their proposal. If the potential adverse impacts cannot be mitigated through the Flood Hazard Permit under YCC 16A.05, 16C.05 and 16D.05, a critical areas and shoreline permit will be required under Yakima County Critical Areas and Shoreline codes.”

Staff Finding: Based on the Yakima County Critical Areas maps, the subject property is not within the floodplain. A pre-application meeting was held for the expansion of the nonconforming use, EAC2018-00014, but not because of the floodplain.

- l. **Stormwater Requirements:** (YCC 19.10.040(12)) Stormwater quality and quantity concerns for project permits shall be addressed through YCC Chapter 12.10, the State Environmental Policy Act environmental review process, or through the requirements of the Washington Department of Ecology. This is to ensure public and private development projects comply with National Pollution Discharge Elimination System (NPDES) permit

requirements under the Federal Clean Water Act (CWA) where applicable. The Yakima County Water Resources Division had the following comment:

“A stormwater plan along with supporting documentation is required for this project. Approval of a Stormwater Plan by Yakima County Public Services is required prior to issuance of the building permit or land disturbance. A checklist is available online titled “Stormwater Site Plan Checklist”, <http://www.co.yakima.wa.us/1732/Stormwater-Management>. 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. A Washington State Department of Ecology Industrial Stormwater Permit and Construction Stormwater Permit may be required. For questions about these requirements contact Dianna Woods at (509) 574-2300.”

Staff Finding: The applicants will be required to retain stormwater runoff on-site and comply with the requirements of YCC 12.10.130. A Stormwater Plan is required by the Water Resources Division prior to the issuance of the building permit or land use disturbance. For questions regarding stormwater information contact Dianna Woods, Water Resources Division, at (509)574-2300.

Signs

11. YCC 19.20.030(1) “All on-premises signs are accessory uses and shall be subject to the same procedural and review requirements as the principal use, except that new signs accessory to existing or approved uses may be reviewed as modifications to existing or approved uses under Section 19.35.030.” All proposed signs are subject to the review procedures of Title 19 and the standards of Chapter 19.20, which include Table 19.20-1 Type of Signs Permitted, Table 19.20-2 Number of Signs Permitted, Table 19.20-3 Maximum Area per Sign Face, and Table 19.20-4 Sign Height and Setbacks.

Staff Finding: According to the application material a new wall sign and freestanding sign is proposed. According to Table 19.20-1 a freestanding sign and wall sign is allowed if accessory to a permitted use. According to Table 19.20-2 1 freestanding sign is allowed per street frontage. The number of wall signs are not regulated; provided the total area of the wall sign(s) shall not exceed the area of the wall to which attached (YCC 19.20.100(1)). According to Table 19.20-3, freestanding signs shall not exceed 32 square feet per sign face. According to Table 19.20-4, free standing signs shall have a maximum height of ten feet. Wall signs shall not be taller than the wall they are attached to. Sign area is defined in YCC 19.01.070 as “the area contained within one or more perimeters that enclose the entire sign cabinet, and a rectilinear shape encompassing individual letters with no background, but excluding any support or framing structure that does not contain a logo or other symbol which advertised or promotes merchandise, services, goods, or entertainment.” The applicant shall obtain a building permit for the proposed sign. The sign shall meet the standards of YCC 19.20.030 and as stated above.

Sitescreening and Landscaping

12. Yakima County Code requires sitescreening to provide a visual buffer between uses of different intensity, streets and structures, reduce erosion and stormwater runoff, protect property values, and eliminate potential land use conflicts by mitigating adverse impacts from dust, odor, litter, noise, glare, lights, signs, buildings, or parking areas (YCC 19.21.010(2)).

Staff Finding: Adjoining properties are within the R-10/5 zoning district. Landscape buffers are not a requirement for uses within the R-10/5 zoning district.

Parking and Loading

13. According to YCC 19.22.020, no off-street parking or loading spaces shall be placed, constructed, located, relocated or modified after adoption of this Title without first receiving a development permit from the Reviewing Official. All off-street parking and vehicle storage shall be in conformance with YCC 19.22.

Staff Finding: Heavy equipment storage is not listed in the calculation of parking standards Table 19.22-2. Section 19.22.050(2) states that "The Reviewing Official can make a determination to evaluate a proposed land use based closely on similar land uses listed in Table 19.22-1. The use that most closely fits is "Service or repair shops" – which require one space for each 750 square feet of gross floor area. Based on these calculations the applicant would be required to provide 4 spaces. The applicant has not proposed parking spaces. According to the applicant there are 5 employees and customers will rarely visit the site as meetings are conducted over the phone and at specific sites. Although the applicant has not proposed parking, the expansion of the nonconforming use will require 4 parking spaces. All parking shall be installed prior to commencement of use of the new shop. Parking shall be surfaced with a minimum of screened gravel (YCC 19.22.070(1)(b)) and graded and drained so all surface water is disposed of on-site (YCC 19.22.070(2)).

Water and Sewer

14. Chapter 19.25, Sewer and Water, is intended to provide specific standards that will ensure an adequate source of potable water will be provided prior to development approval. The types of domestic water and sewage disposal system that are authorized for certain projects, if regional sewer and area-wide public water are not available, are listed in order of priority under YCC 19.25.040 and under Tables 19.25-1 and 19.25-2.

Staff Finding: According to YCC Table 19.25-1 new structures in the R-10/5 zoning district must utilize an existing public water system. If an existing public water system is not available then they may utilize an individual well. The owner is not aware of where the well is located on the parcel. The applicant shall work with the Yakima Health District to determine where the well is located. If there is not an existing well and there is not a public water system in the area the applicant may drill a new individual well. If the new shop will have restrooms inside of it the applicant will need to connect to an individual on-site septic system. The Yakima Health District has no records for this project. The applicant shall review the project with the Yakima Health District prior to issuance of building permits. Please contact the Yakima Health District at (509) 575-4040 for more information.

CONCLUSION AND RECOMMENDATION

Based on the findings and analysis, staff recommends APPROVAL of the Type 3 Conditional Use Permit for Yakima County Flood Control District, as described in CUP2018-00086, subject to the conditions listed above.

Attachments:

- A. YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement
- B. CUP2018-00059 Determination

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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.