



# 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](http://www.co.yakima.wa.us)

## PERMIT INFORMATION:

**PROJECT NAME:** Perrault Farms Expansion, AG Related Industry

**FILE NUMBER:** CUP 2018-00112

**ZONING DESIGNATION:** AG (Agriculture)

**FUTURE LAND USE DESIGNATION:** AG Resource

**SUBJECT PARCEL NUMBERS:** 191017-23008

**PROPERTY LOCATION:** Located on the west side of Lateral A, approximately 1,300 feet from the intersection of Larue Road and Lateral A, approximately 8 miles west of the City of Toppenish, WA.

**PROPERTY OWNER:** Perrault Farms Inc.

**MAILING ADDRESS:** 11051 Lateral A Road, Toppenish, WA

**APPLICANT/AGENT:** Concord Construction

**MAILING ADDRESS:** 8557 Lateral B Road, Wapato, WA

**PROPOSED LAND USE:** Expansion of an AG-Related Industry

**PROJECT DESCRIPTION:** Construct a 22,554 square foot picker/kiln and a 2,712 square foot cold/baler building, enlarge by 7,200 square feet and enclose existing equipment building to be used for storage/maintenance.

**ASSIGNED PLANNER:** Dinah Reed, Senior Project Planner

**REVIEWED BY SUPERVISOR:** DSK (Initials)

**DATE:** 11/19/18

**DECISION:** This application for a land use permit has been **approved** 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.

## NOTES:

While the following item(s) are conditions of the permit. The property owner/applicant shall comply with the following conditions before the project can proceed:

1. The applicant shall obtain necessary approvals for the water system from the Yakima Health District prior to final CUP approval. Contact the Yakima Health District at 509-249-6508.
2. A stormwater plan along with supporting documentation must be submitted and approved before ground disturbing activities or Building Permits are issued. A checklist is posted here,

<http://www.co.yakima.wa.us/1732/Stormwater-Management> under Manuals to help applicants ensure they submit a complete Stormwater Site Plan. For additional questions contact Dianna Woods at (509) 574-2300.

3. The applicant shall submit an on site circulation plan showing vehicular movement on site to be approved by the County Engineer.

**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).**


4. The applicants shall obtain and finalize all new construction including modifications and additions to existing buildings. Yakima County Public Services: Building & Fire Safety Division permits for the proposed buildings. Full Fire Plan review will be required. Please contact the Yakima County Fire and Life Safety Division at 509-574-2300.
5. 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. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.
6. The project shall be completed in conformance with the project description and site plan submitted with the application referenced as file number CUP2018-00112. 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.
7. 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.
8. 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.

#### **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., 12/03/18. 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:**   
Dinah Reed  
Senior Project Planner

**DATE:** 4/16/19

**Attachments:**

- A. YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement
- B. Application and Site Plan

*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.*