



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: April 13, 2018

TO: Crosier Orchards, Craig & Lanette Hooper, Durant Development Services, Inc.,
Adjoining Property Owners, and Interested Agencies

FROM: Yakima County Public Services Planning Division: Phil Hoge, Project Planner.

SUBJ: **Case Nos.: LRN2018-00001/SEP2018-00002 – Crosier Orchards, Inc.**
Notice of Completeness, Notice of Application, Notice of Environmental
Review, and Notice of Future Hearing

DESCRIPTION OF PROPOSAL

On January 10, 2018, the Yakima County Public Services Department received an application for a 2018 Biennial Comprehensive Plan Map Amendment from Durant Development Services, Inc. to amend the Yakima County Comprehensive Plan – *Horizon 2040* Future Land Use Map. The applicant proposes: (1) to change the comprehensive plan's Future Land Use Designation on approximately 61 acres from Agricultural Resource to Rural Self-Sufficient, and (2) to rezone the same acreage from Agriculture (AG) to Rural-10/5 (R-10/5).

Location: The subject property is located at 8906 Roza Hill Drive and adjacent land, approximately ¼ mile southeast of the intersection of Roza Hill Drive and Warrior Road, and approximately 1.75 miles north of the City of Moxee. (Parcels # 191324-11408 and -14405).

ENVIRONMENTAL REVIEW

This proposal is subject to environmental review. The Yakima County Planning Division is lead agency for this proposal under the State Environmental Policy Act (SEPA). The environmental checklist and other information on file with the Planning Division are available to the public as described below. Comments on the proposal will be used to prepare a preliminary environmental threshold determination, which will then be issued for additional comments.

COMMENT AND APPEAL INFORMATION

To view application materials and the SEPA checklist online go to <http://www.yakimap.com/permits/> and view the documents at the links for each case number; or you can view a copy at the Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima WA 98901. Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. All written comments received by 4:00 p.m., April 27, 2018 will be considered prior to making the preliminary environmental threshold determination. 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 file numbers in your correspondence. To be considered prior to making the final

environmental threshold determination, all submitted comments must identify the name and physical or post office address of the sender. Copies of the final environmental threshold determination will be sent to those who comment or may be obtained upon request. There will be no administrative appeal of the final threshold determination. (WAC 197-11-680). The threshold determination is associated with a comprehensive plan amendment which is a legislative action, and is not subject to permit processing requirements specified in YCC 16B.02.090. If you have any questions on this proposal, please call Phil Hoge, Project Planner, at 574-2300.

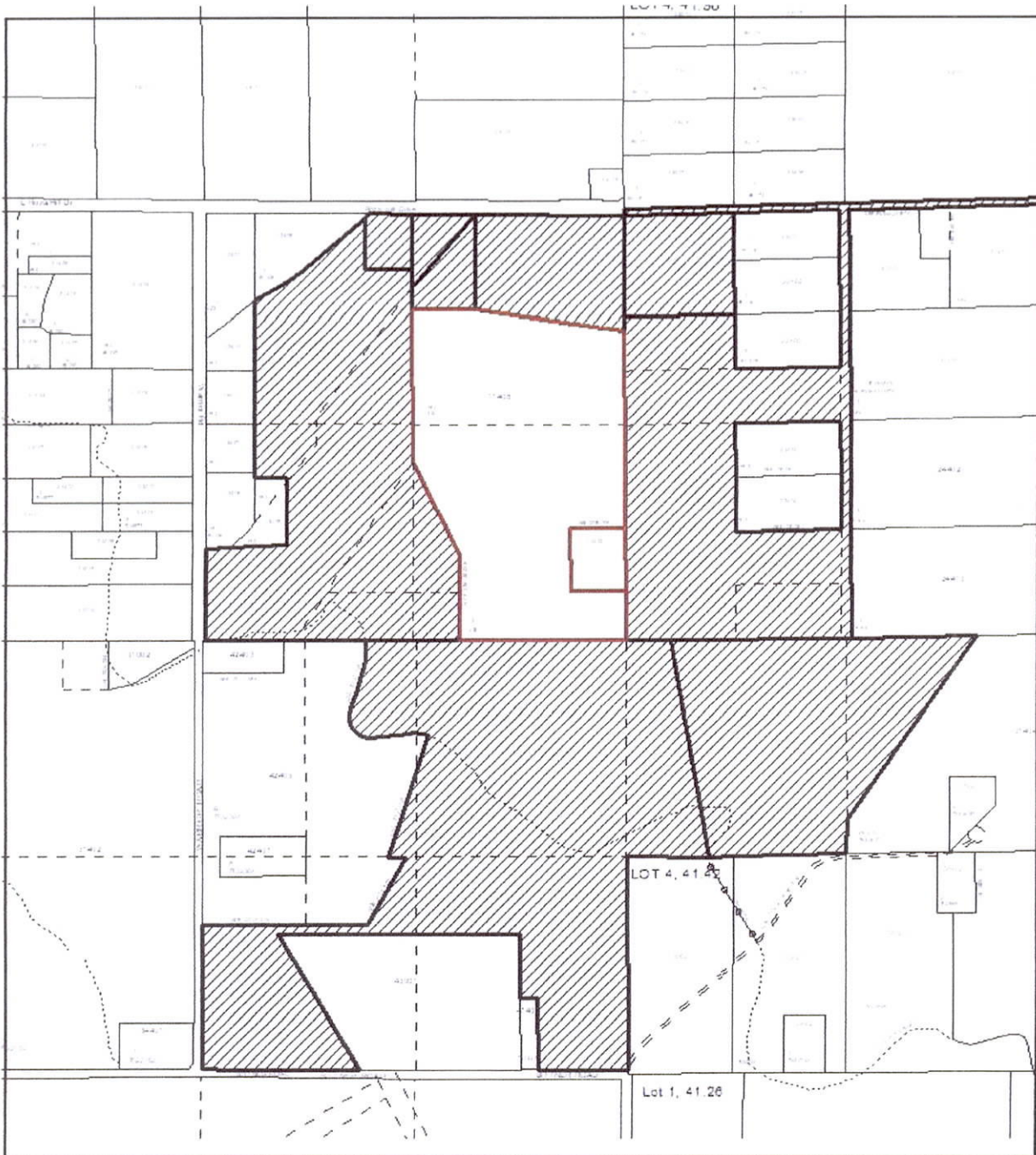
NOTICE OF OPEN RECORD PUBLIC HEARING

This application requires an open record public hearing before the Yakima County Planning Commission. The hearing date is not yet known. You will receive notice of the hearing date when it is scheduled. Written comments for the hearing may be submitted to the Planning Division prior to the hearing, or provided at the hearing.

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)



FILE: LRN18-001/SEP18-002
NAME: Crosier Orchards, Inc.

Parcels: 191324-11409, 191324-14405,



Subject Parcels



Notified Property Owners
 Within 300 Feet



Mapscale 1" = 800'
 April 11, 2018

