



# 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)

VERN M. REDIFER, P.E. - Director

DATE: June 26, 2018

TO: Applicants, Agents, Adjacent Property Owners (APOs), and Interested Agencies

FROM: Yakima County Public Services Planning Division: Long Range

SUBJ: Comprehensive Plan Map Amendments  
Notice of Planning Commission Hearing

## DESCRIPTION OF PROPOSAL

**NOTICE IS HEREBY GIVEN** that the Yakima County Public Services Planning Division has received three applications for the 2018 Biennial Comprehensive Plan Map Amendments to amend the Yakima County Comprehensive Plan – *Horizon 2040* Future Land Use Map and Title 19 Unified Land Development Code.

### **Case No.: LRN2018-00001/SEP2018-00002 Crosier Orchards, Inc**

**Description of Proposal:** The request is to change the land use designation on approximately 61 acres from Agricultural Resource to Rural Self-Sufficient. This proposal would also rezone the same acreage from Agriculture (AG) to Rural-10/5 (R-10/5).

**Location of Proposal:** 8906 Roza Hill Drive and adjacent land. The subject property is located 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).

**Yakima County Contact:** Phil Hoge, Project Planner, 509-574-2300.

### **Case No.: LRN2018-00002/SEP2018-00004 Gilbert Orchards**

**Description of Proposal:** The request is to change the land use designation on approximately 70 acres Urban Residential and 1-acre Urban Commercial to Urban Industrial. This proposal would also rezone 71 acres from Suburban Residential (SR), Single-Family Residential (R-1), and Local Business (B-2) to Light Industrial (M-1).

**Location of Proposal:** 10804 Gilbert Road. The subject property is located on the south side of Gilbert Road, about 1,000 feet west of the intersection of Wiley Road and Gilbert Road, within the Urban Growth Area of the City of Yakima. (Parcels # 171211-12005, -12003, -12002, -12007, -12405, -11031, -11014, -11035, -11405, -11404, -11403, -11417, and 171202-44416, -44449, -44448, -44450, -43010).

**Yakima County Contact:** Noelle Madera, Senior Project Planner, 509-574-2300.

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)

**Case No.: LRN2018-00003/SEP2018-00006 Dave Williamson**

**Description of Proposal:** The request is to apply the Mineral Resource Overlay on 186 acres of an approximate 610 acres while retaining the underlying Remote/Extremely Limited Development Potential (R/ELDP) zone and Remote/Extremely Limited Development Potential (R/ELDP) land use designation.

**Location of Proposal:** The subject property is located on the north side of Highway 410, approximately two miles west of the Highway 410 and Highway 12 intersection, and approximately six miles west of the town of Naches. (Parcel #161527-11001).

**Yakima County Contact:** Tua Vang, Project Planner, 509-574-2300.

**SEPA Determination:** The Planning Division is the lead agency for this proposal under the State Environmental Policy Act (SEPA). SEPA processing is continuing, and an additional request for comment will be mailed in the future.

**An Open Record Public Hearing** is scheduled before the Yakima County Planning Commission on **Wednesday, July 11, 2018 at 6:00 pm** at the First Street Conference Room, 223 N. First Street, Yakima, WA 98901.

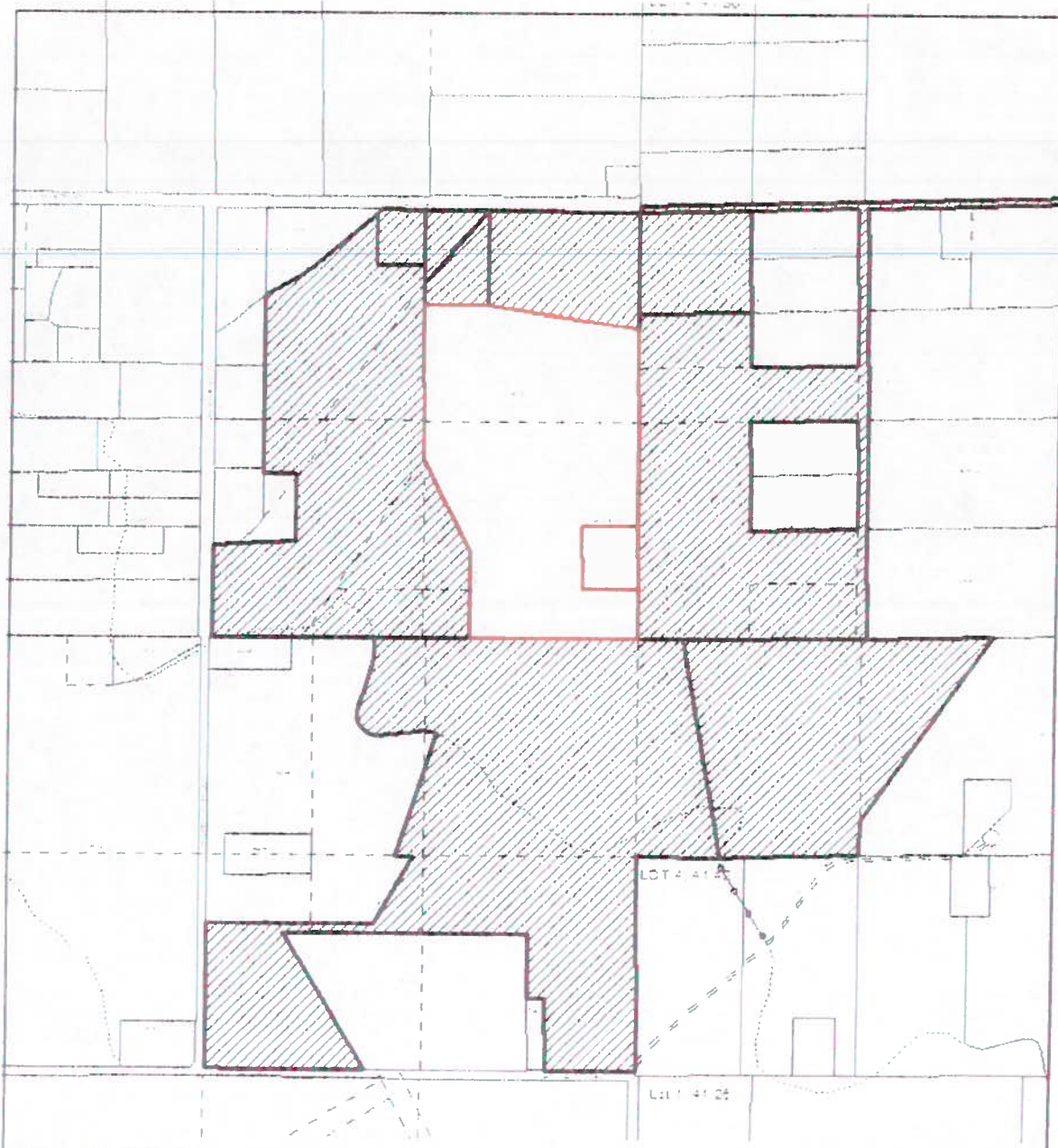
**Comment and Appeal Information:** To view the application materials and SEPA checklist go to [www.yakimap.com/permits/](http://www.yakimap.com/permits/) and view the documents at the links for each case number; or you can view a copy of application materials at the Yakima County Planning Division, 128 N. 2<sup>nd</sup> St., 4<sup>th</sup> Floor Courthouse, Yakima WA 98901. Application material, including the meeting agenda, can also be viewed at [bit.ly/yakimacounty](http://bit.ly/yakimacounty). Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. Written comments for the hearing may be submitted to the Planning Division prior to the hearing, or provided at the hearing. Interested parties may participate in the hearing. Mail your comments on this project to Yakima County Planning Division, 128 N. 2<sup>nd</sup> St., 4<sup>th</sup> Floor Courthouse, Yakima, WA 98901. To be considered, all submitted comments by mail must identify the name and physical or post office address of the sender. Be sure to reference the particular case number(s) in your correspondence. All written comments received by **4:00 p.m., July 11, 2018** will be presented to the Planning Commission for their consideration. If you have any questions on these proposals, please call the appropriate Planner listed above, at 509-574-2300.

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

Parcel: 191324-11408, 191324-14435



Subject Parcels



Notified Property Owners  
Within 300 Feet



Mapscale 1" = 600  
April 11, 2018

