



# 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: May 7, 2018

TO: Tom Durant, Interested Agencies, and Interested Parties

FROM: Yakima County Public Services Planning Division: Keelan McPhee, Project Planner

SUBJ: **Case Nos.: LRN2018-00004/SEP2018-00022 – Durant  
Comprehensive Plan Development Regulation Text Amendments to YCC  
Title 19, Unified Land Development Code  
Combined Notice of Completeness, Notice of Application, Notice of  
Environmental Review, and Notice of Future Public Hearing**

## DESCRIPTION OF PROPOSAL

On December 28, 2017, the Yakima County Public Services Department received an application for the 2018 Biennial Comprehensive Plan - Development Regulation (YCC 19) Text Amendment from Tom Durant to eliminate the current provision in YCC 19.18.320(1) that requires mini storage facilities to abut arterial or collector streets in the M-1 and M-2 zones. YCC 19.18.320(1)(a) states: "Mini storage facilities, as defined in Section 19.01.070, shall be subject to the following minimum requirements:

1(a) Location. The site is contiguous to a designated urban arterial or rural collector road, although access may or may not be directly onto such arterial collector, as determined through the review process..." (YCC 19.18.320(1)(a))

The Planning Commission may also consider commercial zoning districts in their review of the proposal.

**Location:** Countywide – All Light Industrial and Heavy Industrial Zoning Districts in Yakima County.

## 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 an environmental threshold determination, which will then be issued for additional comments.

## COMMENT AND APPEAL INFORMATION

To view the application materials and SEPA checklist online 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 the application materials at the Yakima County Planning Division, 128 N. 2<sup>nd</sup> St., 4<sup>th</sup> 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., May 21, 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. 2<sup>nd</sup> St., 4<sup>th</sup> Floor Courthouse, Yakima, WA 98901. Be sure to reference the above case number in your correspondence. 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 environmental 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 Keelan McPhee, Project Planner, at (509) 574-2300.

**NOTICE OF OPEN RECORD PUBLIC HEARING**

This application requires an open record public hearing before the 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.

Encl.: Narrative information/Environmental Checklist –Agencies and Interested Parties

\\nt2\Planning\Long Range\Projects\Plan Amendments\2018 Plan  
Amendments\KeelanM\LRN18-04\_NOER\_NOFH\_Final.doc

**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)**