



# 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: September 5, 2017

TO: Alan L. Heffron (c/o Kellen J. Holgate and Halverson Northwest Law Group, P.C.), APO's and Interested Agencies

FROM: Dinah Reed, Senior Project Planner

SUBJ: SEP2017-00026/ZON2017-005– Minor Rezone  
Final Determination of Non-Significance

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Enclosed is the Final Determination of Non-Significance (DNS) for the proposal to amend the official zoning map established by Yakima County Unified Land Development Code Title 19 to change the zoning of the subject parcels from Mining (MIN) to Agriculture (AG). This is a non-project rezone. We have retained the Threshold Determination and determined that it will not have a probable significant adverse impact on the environment. Please review the attached documents for information on conditions of approval, and your appeal options.

An open record public hearing is scheduled before the Yakima County Hearing Examiner on September 21, 2017 at 9:30 am. Written comments for the hearing may be submitted to the Planning Division prior to the hearing, or provided at the hearing.

Type 4 decisions and their related SEPA determinations are not subject to administrative appeal in accordance with 16B.03.030(2). Interested parties may participate in the hearing. A Planning Division staff report on the project will be available about a week before the hearing. If you have any questions on the project please contact Dinah Reed, Senior Project Planner, at (509) 574-2300.

If you have any questions on the project or the appeal process, please contact me at 574-2300.

Encl.: Final Threshold Determination and Agency Comments

Copy: Parties of Record

SEP17-026 Final DNS.doc

*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, nation 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.*

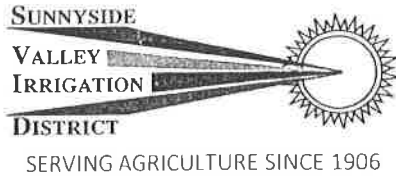
**FINAL**  
**DETERMINATION OF NON-SIGNIFICANCE**  
(Notice of Action)

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1. **Description of Proposal:** On July 14, 2017 Yakima County Public Services Department: Planning Division received a minor rezone application from Alan L. Heffron (c/o Kellen J. Holgate and Halverson Northwest Law Group, P.C.).

The application requests an amendment to the official zoning map established by Yakima County Unified Land Development Code Title 19 (Title 19) to change the zoning of the subject parcels from Mining (MIN) with a Mineral Resource Overlay to Agriculture (AG).

2. **File Number:** SEP2017-00026 / ZON2017-00005
3. **Owner:** Alan L. Heffron (c/o Kellen J. Holgate and Halverson Northwest Law Group, P.C.)  
P.O. Box 22550  
Yakima, WA 98907
4. **Location of Proposal:** The subject parcels are locate off of Snipes Mountain Lateral less than one mile west of Emerald Granger Road and ½ mile west of I-82 and approximately one mile southwest of the City of Sunnyside. Parcel nos. 221034-31402, 221034-32403, 221034-32404
5. **Lead Agency:** Yakima County Planning Division
6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. This information (including all environmental documentation) is available to the public on request and can be examined in our offices during regular business hours or online at [www.yakimap.com/permits](http://www.yakimap.com/permits). Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.
7. **Comment and Appeal Information:** This Final DNS is issued under WAC 197-11-340(2). There is no further comment on it. Type 4 decisions and their related SEPA determinations are not subject to administrative appeal in accordance with 16B.03.030(2). For information relating to this proposal, contact Dinah Reed, Senior Project Planner at (509) 574-2300.
8. **SEPA Responsible Official:** Lynn Deitrick, AICP
9. **Designee:**   
Jason Earles
10. **Address:** 128 N. 2<sup>nd</sup> St.,  
4<sup>th</sup> Floor Courthouse,  
Yakima, WA 98901
11. **Date:** September 5, 2017



RECEIVED  
DINAH  
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PW ACCOUNT  
Public Services *W*

August 7, 2017

Yakima County Planning Division  
128 N. Second St.  
Fourth Floor Courthouse  
Yakima, WA 98901

AUG 11 2017

Vern \_\_\_ Gary \_\_\_ Don \_\_\_ Lynn \_\_\_  
Harold \_\_\_ Lisa \_\_\_ Carmen \_\_\_

Re: File No.           **ZON17-005 / SEP17-026**  
Parcels:               **221034-32403, 221034-32404, and 221034-31402**  
Landowner:           **Alan Heffron**  
Proponent:           **Kellen Holgate, Halverson Northwest Law Group, P.C.**

To whom it may concern,

This office has reviewed the above referenced proposal. Sunnyside Valley Irrigation District (SVID) has the following comment:

SVID does not have any facilities within the above referenced parcels.

Thank you for the opportunity to comment on this proposal. If you have any questions, please contact Diane Weber at (509) 837-6980 or [weberd@svid.org](mailto:weberd@svid.org).

Sincerely,

Ron C. Cowin, P.E.  
Assistant Manager – Engineering