



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: July 5, 2018

TO: Lynn Barnett-Kodiak LLC, Doug Gray-GSE, APOs, and Interested Agencies

FROM: Thomas Carroll / SEPA Responsible Official

SUBJ: File Number SUB2018-00015 / CUP2018-00064 / SEP2018-00010
Binding Site Plan, Type 3 RV Campground Conditional Use Permit, and SEPA
CANCELLATION OF HEARING ON AUGUST 2, 2018
New Hearing Date To be Determined

DESCRIPTION OF PROPOSAL

Doug Gray of Gray Surveying and Engineering on behalf of Lynn Barnett of Kodiak, LLC has submitted a Binding Site Plan, Type 3 Conditional Use Permit, and SEPA checklist for an RV/Campground Park in Remote/Extremely Limited Development Potential (R/ELDP) zoning district on a total of 154+ acres. The RV Campground is proposed to be developed in three (3) phases, depending on demand, consisting of a total of 238 RV spaces, an office building, clubhouse building with laundry and shower facilities and a swimming pool. Each space will be provided with hookups for sewer, water and electricity. Roadways will be constructed and hard surfaced. Hours of operation are proposed for 12 months a year, seven days a week, and 24 hours per day. Phase 1 consists of ~40 acres. A community septic and community water system is proposed. Access is from Naches-Wenas Road. The applicant was received on March 12, 2018 and determined complete for processing on June 7, 2018.

Location: Located to the north of Naches-Wenas Road, approximately 1.3 miles southwest of the intersection of Naches-Wenas Road and Longmire, and approximately 1.3 miles northeast of the City of Naches. Parcel nos. 171535-13002, 14002, 13003

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 upon request. Yakima County expects to issue an MDNS for this proposal. The optional process authorized by WAC 197-11-355 is being used. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared.

COMMENT AND APPEAL INFORMATION

A land use application has been submitted near your property. To view the application materials online go to: www.yakimap.com/permits/ or you can view a copy of the application materials at the Planning Division on the 4th floor of the Courthouse. If you have any questions on this proposal, please call Dinah Reed, Senior Project Planner, at (509) 574-2300.

