



# Public Services

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VERN M. REDIFER, P.E. - Director

DATE: September 13, 2018

TO: Lynn Barnett-Kodiak LLC, Doug Gray-GSE, APOs, Parties of Record, 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  
**Notice of SEPA Threshold Determination**  
**Notice of Hearing**

## 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 I consists of ~40 acres. A community septic and community water system is proposed. Access is from Naches-Wenas Road. The application was received on March 12, 2018 and determined complete for processing on June 7, 2018. A Request for Additional Information regarding traffic impacts and wildlife critical areas was sent on July 10, 2018 and information was received on August 15, 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

**Threshold Determination:** The Planning Division, as lead agency for this proposal under the State Environmental Policy Act (SEPA), is issuing a MDNS pursuant to WAC 197-11-340(2). To view the threshold determination online go to: [www.yakimap.com/permits/](http://www.yakimap.com/permits/) or you can view a copy of the determination at the Planning Division on the 4th floor of the Courthouse.

## COMMENT AND APPEAL INFORMATION

In accordance with Title 16B, Chapter 16B.09 of the Yakima County Code, any person of standing pursuant to 16B.09.020 may appeal this SEPA threshold determination to the Yakima County Hearing Examiner. A notice of such appeal must be filed in writing and delivered to the Planning Division on the 4th Floor of the Yakima County Courthouse, Yakima, Washington on or before 4:00 p.m., **September 27, 2018**. The filing of an appeal does not stay the effectiveness or effective date of any enforcement action or decision of violation including cancellations and revocations of permits or approvals. The appeal must be in writing, using the appropriate forms, accompanied by the appeal fee, and contain the following information:

- A. The appellant's name, address, and telephone number.
- B. Appellant's statement establishing standing to initiate the appeal under Section 16B.09.020 of this Chapter;
- C. An identification of the specific proposal and specific actions, omissions, conditions or determinations for which appeal is sought;
- D. Appellant's statement of the particular grounds for the appeal, setting forth the principal points of appeal and addressing why the appellant believes the decision to be wrong; and
- E. The desired outcome or relief sought by the appellant.

**NOTICE OF OPEN RECORD PUBLIC HEARING**

**An open record public hearing is scheduled before the Hearing Examiner on October 18, 2018 at 9:30 a.m. at the Yakima City Hall Hearing Room, 129 N. 2nd Street, Yakima, WA.** Interested parties may request copies of the hearing notice or participate in the hearing. A staff recommendation on the project will be available about 10 days prior to the hearing. If you have any questions on this proposal, please call Dinah Reed at (509) 574-2300 or 1-800-572-7354 ext. 2300.

[SUB18-015\\_NOH\\_2nd-Notice.doc](#)

