



# Public Services

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VERN M. REDIFER, P.E. - Director

DATE: June 25, 2018

TO: Deana Eglin, BREG4, LLC, Bill Hordan, Hordan Planning Services, APOs, and Interested Agencies

FROM: Thomas Carroll / SEPA Responsible Official

SUBJ: File Number SUB2018-00027 / SEP2018-00026 / CUP2018-00057  
Long Plat Amendment and Accessory Dwelling Unit  
**Re-Notice of Completeness, Re-Notice of Application,  
Re-Notice of Environmental Review, and  
Re-Notice of Hearing**

## DESCRIPTION OF PROPOSAL

Bill Hordan of Hordan Planning Services on behalf of Deana Eglin of BREG4, LLC has submitted a Plat Amendment (SUB2018-00027 Type 3), Accessory Dwelling Unit (CUP2018-00057 Type 3) and SEPA (SEP2018-00026) to amend the Plat of Miller-Maier Place. The name will change to Plat of Vineyard View Estates. The number of lots within the plat will be reduced from 24 to 22, and the public right-of-way will be vacated to make a private roadway "tract" within the plat. The primary entrance access is to the west and the east entrance will be the emergency access. The property currently contains two existing single-family residence on separate lots, proposed to be on one lot (Lot 10) within the amended plat and use the smaller residence as an accessory dwelling unit in compliance with Title 19.18.020. The plat will be served by Terrace Heights Water System and Terrace Heights Sewer System. The application was received on May 9, 2018 and determined completed for processing on June 1, 2018.

**Location:** 4703 Terrace Heights Driven the north side of Terrace Heights Drive; approximately 660 feet northeast of View Ridge Avenue; 1.6 miles east of the City of Yakima. Parcel nos. 191322-21423, 21425, 21426, 21444, 21446-21457)

## 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 a DNS for this proposal. The optional process authorized by WAC 197-11-355 is being used. This may be the only opportunity to comment on the environmental impacts of the proposal. 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. After all comments have been received and considered, a final threshold determination will be made without an additional comment period.

## 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/](http://www.yakimap.com/permits/) or you can view a copy of the application materials at the Planning Division on the 4<sup>th</sup> floor of the Courthouse. 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., **July 9, 2018** will be considered prior to making the final decision. 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 file number in your correspondence. Copies of the final decision and threshold determination will be sent to those who comment or may be obtained upon request. The final decision and threshold determination can be appealed within 14 days of the date of issuance, as allowed under the Yakima County Code. Specific appeal information will be provided with the final decision. If you have any questions on this proposal, please call Dinah Reed, Senior Project Planner, at (509) 574-2300.

**NOTICE OF OPEN RECORD PUBLIC HEARING**

This application requires an open record public hearing. The hearing date is scheduled for August 2, 2018 at 1:30 pm.

Encl.: Site plan/narrative information – APOs and Agencies  
Checklist – Agencies

SUB18-027 NOA NOC NOE NOH RE-Notice.doc

