



# 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:** July 17, 2018

**TO:** Deana Eglin of BREG4, LLC, Bill Hordan of 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  
Final Determination of Non-Significance (DNS)

---

Enclosed is the Final Determination of Non-Significance for the 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.

Yakima County staff recommends APPROVAL of the Plat Amendment and Accessory Dwelling Unit, and has determined that it will not have a probable significant adverse impact on the environment. Please review the attached document for your appeal options.

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

Encl.: Final Threshold Determination

[SEP18-0026 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, national 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)

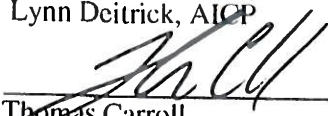
---

1. **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.
  
2. **File Number:** SEP2018-026 / SUB2018-027 / CUP2018-057
  
3. **Owner:** Deana Eglin  
BREG4, LLC  
3904 Isabella Way  
Yakima, WA 98901  
  
**Proponent:** Bill Hordan  
Hordan Planning Services  
410 N 2<sup>nd</sup> Street  
Yakima, WA 98901
  
4. **Location of Proposal:** 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)
  
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. You may appeal this SEPA threshold determination to the Hearing Examiner. The 14-day appeal period ends at 4:00 pm on **July 31, 2018**. You should be prepared to make specific factual objections. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Dinah Reed, Senior Project Planner at (509) 574-2300.

8. **SEPA Responsible Official:** Lynn Deitrick, AICP

9. **Designee:**

10. **Address:**

  
\_\_\_\_\_  
Thomas Carroll  
128 N. 2<sup>nd</sup> St.,  
4<sup>th</sup> Floor Courthouse,  
Yakima, WA 98901

11. **Date:** July 17, 2018