



# 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: December 5, 2018

TO: Oakshire Orchard LLC, Amanda Wilkinson, Interested Agencies and Adjacent Property Owners

FROM: Yakima County Public Services Department: Planning Division

SUBJ: VAR2018-00043 – Type 2 Reduction to Resource Setback  
Notice of Completeness and Notice of Application

## DESCRIPTION OF PROPOSAL

**Applicant:** Amanda Wilkinson on behalf of Oakshire Orchard, LLC

**Location:** Located east of Lynch Lane, and approximately 0.33 miles southeast of the intersection of Lynch Lane and Rutherford Road, and approximately 4 miles southwest from the City of Yakima, WA.

**Tax Parcel No.:** 171217-23002

**Application Submittal Date:** November 9, 2018      **Completeness Date:** December 4, 2018

**Proposal:** The applicant is requesting to reduce the 150-foot agriculture setback from the common property line of the south boundary of parcel 171218-41002 and the subject parcel property line. The surrounding parcels are within the AG zoning district. Yakima County Code 19.18.205(2) requires especially sensitive land uses to be 150 feet from AG zoned lots. The requested setback from the common property line is 75-feet for a single-family residence. Access to the subject parcel is via a private shared driveway to Lynch Lane.

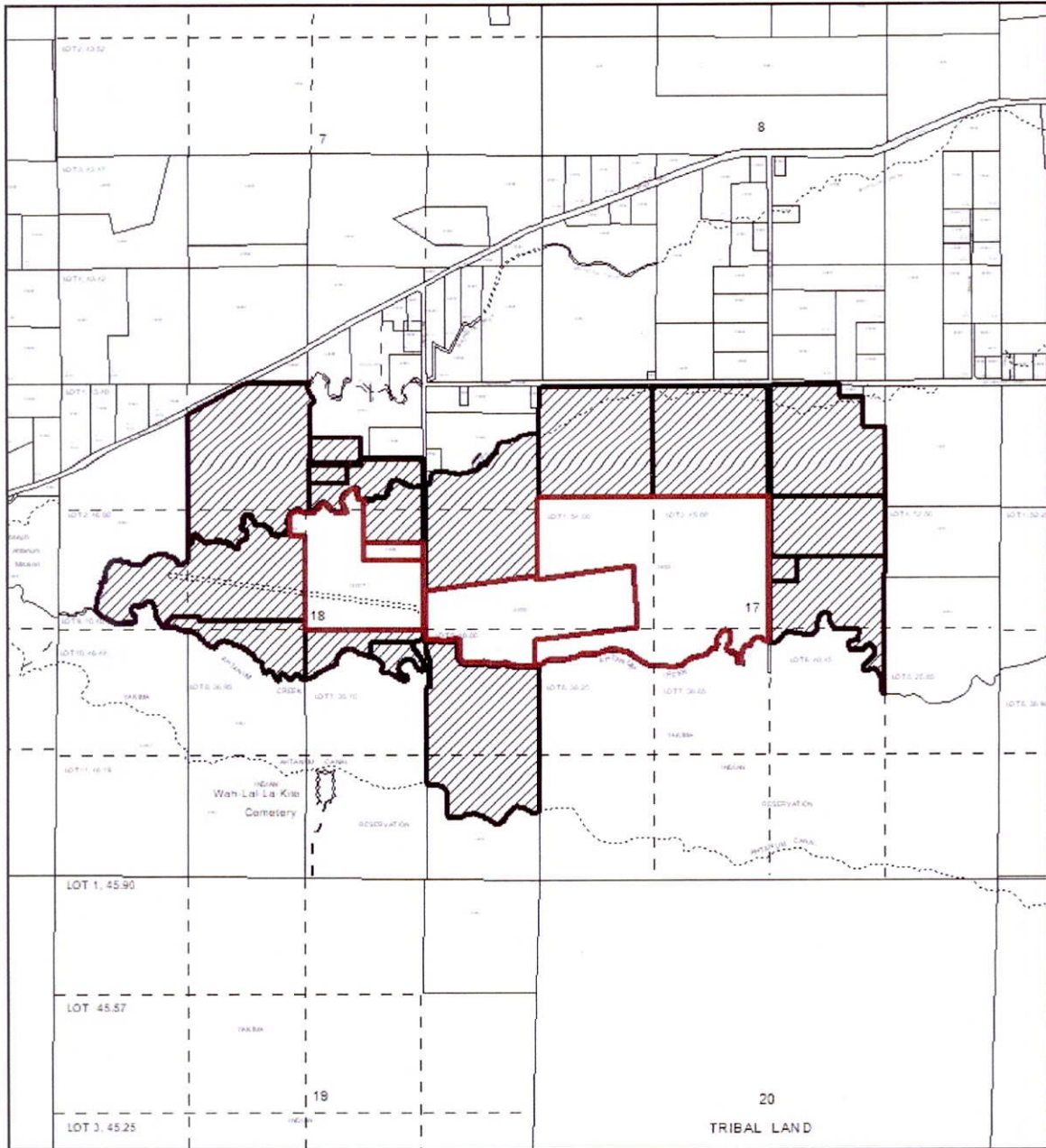
## COMMENT AND APPEAL INFORMATION

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 application materials at the Planning Division on the 4th 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 must be received **by 4:00 p.m., December 19, 2018**. To be considered prior to making the final decision, all submitted comments must identify the name and physical or post office address of the sender. **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 case number in your correspondence.** Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information and may be appealed within 14 days of the date of issuance. If you have any questions on this proposal, please call Jacob Clay, Project Planner, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator  
128 N. 2nd Street, Room B27  
Yakima, WA 98901  
(509) 574-2210

7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)



**FILE: VAR2018-00043**  
**NAME: Oakshire Orchard**

Parcels: 171218-13007, 171217-23002, 171218-13005, 171218-41002.



Subject Parcels



Notified Property Owners  
 Within 300 Feet

Mapscale: 1" = 1500'  
 November 15, 2018



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