



# 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)

LISA H. FREUND – Director

DATE: May 31, 2019  
TO: Bryan Trudeau, Interested Agencies and Adjacent Property Owners  
FROM: Yakima County Public Services Department: Planning Division  
SUBJ: VAR2019-00037 – Trudeau Administrative Adjustment  
Notice of Completeness and Notice of Application

## DESCRIPTION OF PROPOSAL

**Applicant:** Bryan Trudeau

**Location:** The subject parcel is located on the South Naches Road, and approximately 3.5 miles northwest from the intersection of South Naches Road and Young Grade. The subject parcel is located approximately 1 mile south from Naches.

**Tax Parcel No.:** 171414-34005

**Application Submittal Date:** May 9, 2019

**Completeness Date:** May 28, 2019

**Proposal:** The applicant is proposing to construct a single-family residence (SFR) in the Agriculture (AG) zoning district. In the AG zoning district, special setbacks called Especially Sensitive Land Use (ESLU) resource setbacks are established to provide a buffer between resource lands and ESLUs, like residences and dwellings. The applicant is proposing to reduce the ESLU setbacks for the proposed SFR. To accommodate the proposed SFR, the setbacks to the adjoining properties to the northeast, east, west, and northwest are all being proposed to be reduced from 150 feet to the following: northeast – 91 feet, east – 104 feet, west – 95 feet, and northwest – 88 feet.

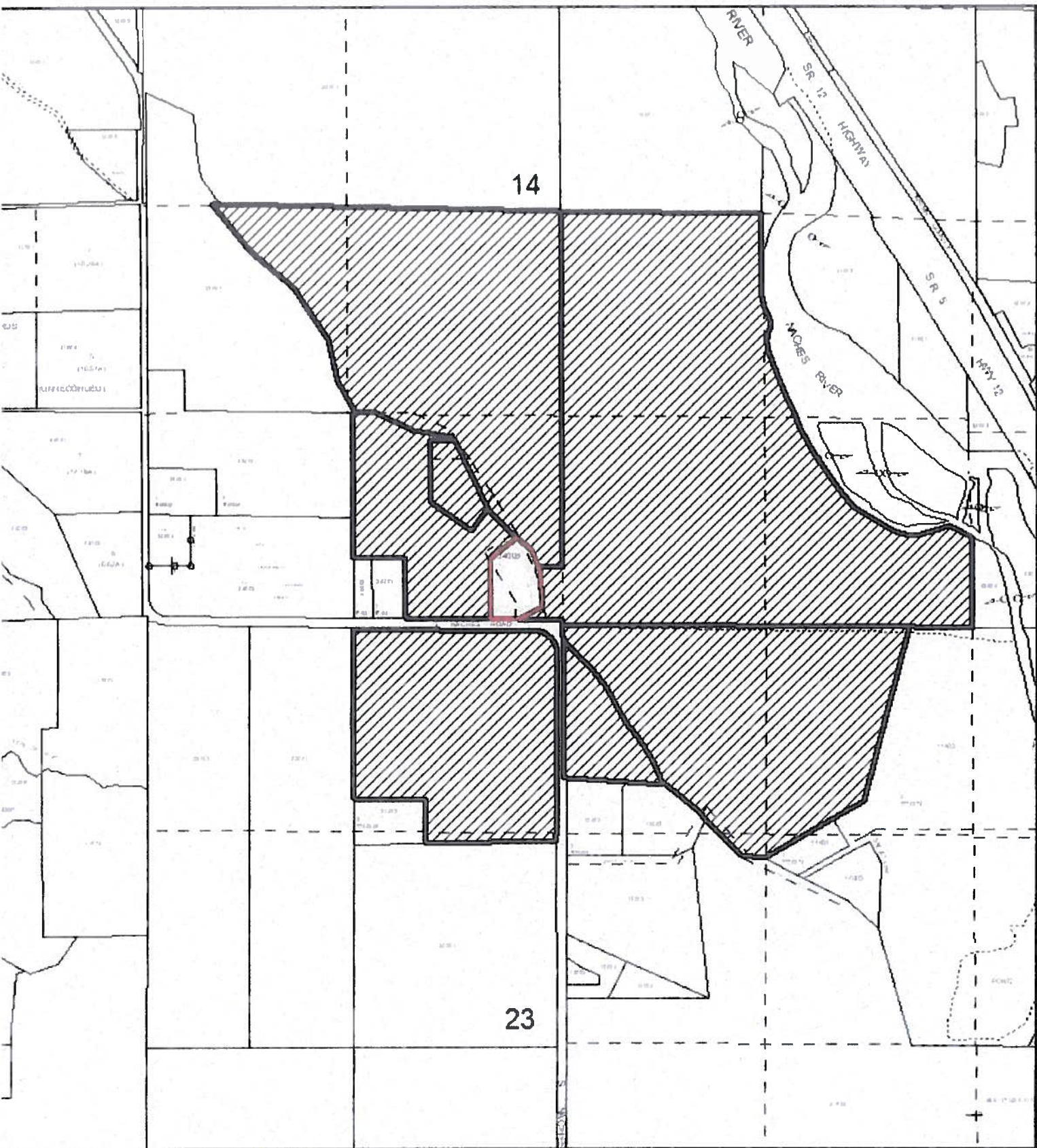
## COMMENT AND APPEAL INFORMATION

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., June 14, 2019. 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 Bridget Pechtel, 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: VAR2019-00037**

**NAME: Trudeau**

Parcel #: 171414-34005



Subject Parcels



Notified Property Owners  
Within 300 Feet

Mapscale: 1" = 800'  
May 13, 2019

