



# 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)

DATE: August 23, 2018

TO: Monson, LLC; Monson & Sons, LLC; Monson Cattle Company, Inc.;  
Monson & Sons Cattle Company, Inc.; Thomas Durant (PLSA); Interested  
Agencies;

FROM: Lynn Deitrick, AICP—SEPA Responsible Official

SUBJ: ZON2018-00002, SEP2018-00014 - Monson Proposed Rezone  
Final Threshold Determination

Enclosed is the Final Threshold Determination – Determination of Non-Significance (DNS) for the proposed Monson Rezone. We have retained the Threshold Determination and determined that it will not have a probable significant adverse impact on the environment. Please review the attached documents for information on the threshold determination and your appeal options.

If you have any questions on this proposal, please call Phil Hoge, Project Planner, at (509) 574-2300 or 1-800-572-7354, ext. 2300.

Encl.: SEPA Threshold Determination – Final Determination of Non-Significance (DNS)

*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. 2<sup>nd</sup> Street, Room B27, Yakima, WA 98901

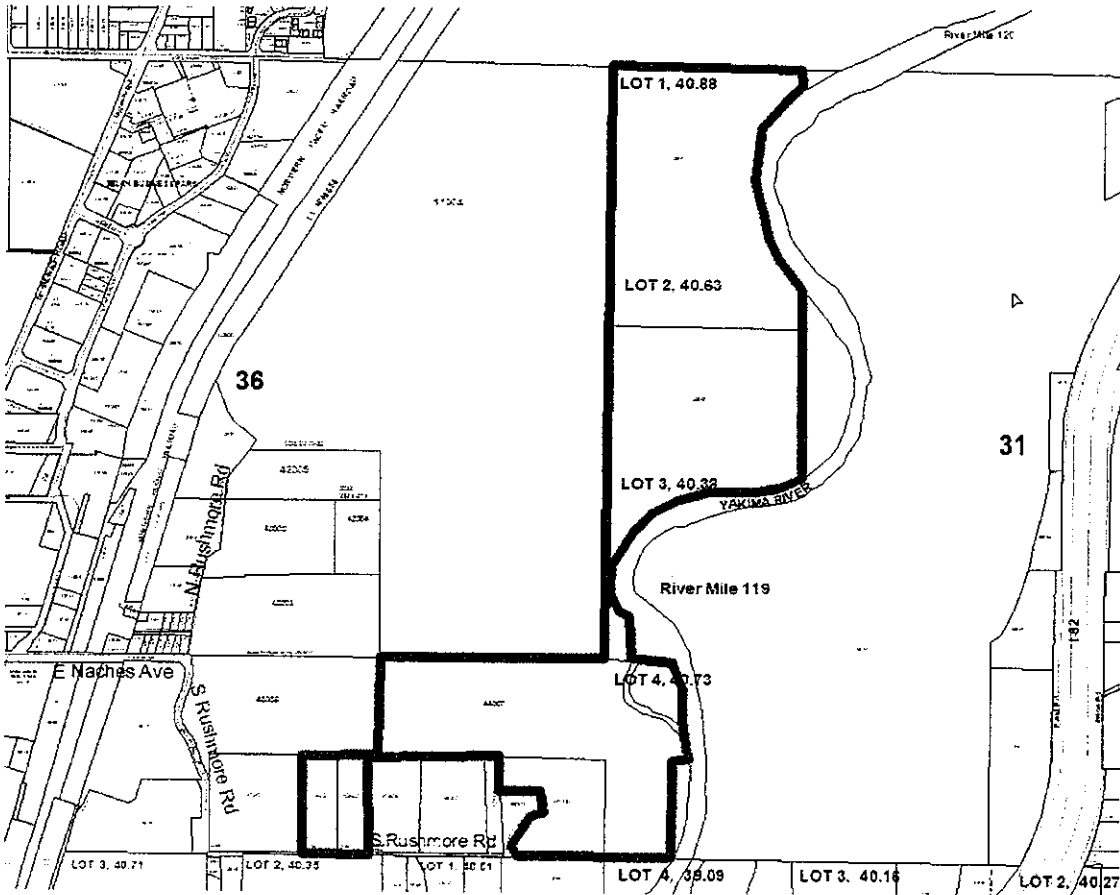
(509) 574-2210

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

*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.*

**SUBJECT PROPERTY MAP:**



**FINAL**  
**DETERMINATION OF NON-SIGNIFICANCE (DNS)**  
(Notice of Action)

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1. **Description of Proposal:** The Yakima County Planning Division has received a proposal to rezone approximately 132 acres (six parcels) from Remote/Extremely Limited Development Potential (R/ELDP) to Agriculture (AG).
2. **Case Numbers:** ZON2018-00002, SEP2018-00014.
3. 

<b><u>Owner:</u></b> Monson, LLC, Monson & Sons, LLC, Monson Cattle Company, Inc., and Monson & Sons Cattle Company, Inc. 252 N. Rushmore Rd. Selah, WA 98942	<b><u>Proponent:</u></b> Thomas R. Durant PLSA Engineering & Surveying 521 N. 20 <sup>th</sup> Ave, Suite 3 Yakima, WA 98902
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4. **Location of Proposal:** The subject property is located on the north side of S. Rushmore Road and on the west side of the Yakima River, adjacent to and northeasterly of Selah, WA (Tax Parcel Nos.: 181436-43402, 181436-43403, 181436-44006, 181436-44007, 191431-22001, 191431-23002.)
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). The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

These determinations were 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) under Case Numbers ZON18-002 and SEP18-014. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.

7. **Identified Environmental Impacts:**  
Approval of the rezone would enable 27 land uses listed in YCC 19.14 (Table

19.14-1, "Allowable Land Uses") to be approved with a lower level of review compared to the current zoning of the site. Such uses include agricultural service establishments, agriculturally related industries, farm labor housing, gymnasiums, community centers, schools, health care facilities, bed & breakfast inns, boarding or lodging houses, and overnight lodging facilities. The probable significant adverse environmental impacts of locating such land uses on the site are: 1) flood damage to public and private properties, 2) increased storm water runoff, and 3) inadequate legal water supply for future uses. Any such impacts are identified and adequately addressed by YCC 16D.05 (Flood Hazard Areas), YCC 16C.05 (Flood Hazard Areas), YCC 12.10 (Stormwater and Drainage Authority), and YCC 12.08 (Water System) to avoid or otherwise mitigate the impacts.

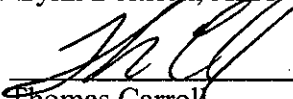
8. **Comment and Appeal Information:** This Final DNS is issued under WAC 197-11-340(2)(f). There is no further comment on it and there is no administrative appeal under YCC 16B.03.030(3). You may appeal this SEPA threshold determination to Yakima County Superior Court within 21 days. For information on the appeal process, or on other issues relating to this proposal, contact Phil Hoge, Project Planner, at (509) 574-2300 or 1-800-572-7354, ext. 2300.

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

10. **Designee:**

11. **Address:**

12. **Date:**

  
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Thomas Carroll  
128 N. 2<sup>nd</sup> St.  
4<sup>th</sup> Floor Courthouse  
Yakima, WA 98901  
August 23, 2018



Donald Gatchalian Jason Earles  
Joe Stump John Walkenhauer  
Kent McHenry Jase Testerman  
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Dianna Woods David Haws  
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Seattle, WA 98101

Yakima Health District  
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PLSA Engineering & Surveying  
521 North 20<sup>th</sup> Ave, Suite #3  
Yakima, WA 98902

Monson, LLC.  
252 N. Rushmore Road  
Selah, WA 98942

Monson & Sons, LLC.  
252 N. Rushmore Road  
Selah, WA 98942

Monson Cattle Company, Inc.  
252 N. Rushmore Road  
Selah, WA 98942

Monson & Sons Cattle Company,  
Inc.  
252 N. Rushmore Road  
Selah, WA 98942

Fire Chief  
Fire District # 2  
206 W. Fremont Avenue  
Selah, WA 98942

Selah School District #119  
Attn: Shane Backlund  
316 W. Naches Ave.  
Selah, WA 98942-1117

City of Selah – Planning  
222 S. Rushmore Road  
Selah, WA 98942

Conference of Governments  
311 N. 4<sup>th</sup> Street, Suite 202  
Yakima, WA 98901

Yakima County Sheriff Office  
PO Box 1388  
Yakima, WA 98907-1388

Burlington Northern Rail Road  
4 E. Arlington  
Yakima, WA 98902

WSDOT  
SCPlanning@wsdot.wa.gov

Washington State  
Dept. of Natural Resources  
713 Bowers Road  
Ellensburg, WA 98926

**AGENCY MAILING LIST**

**ZON18-002/SEP18-014**

**HIGHLIGHTED = EMAILED**

**08/23/18**

**15 LABELS**