



Public Services

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VERN M. REDIFER, P.E. - Director

DATE: June 26, 2018

TO: Shayne & Lesley Downing, APOs, and Interested Agencies

FROM: Dinah Reed, Senior Project Planner

SUBJ: File Number ZON2018-00005 / SEP2018-00025
Minor Rezone from Rural 10/5 to Remote/Extremely Limited Development Potential
**Notice of Completeness, Notice of Application,
Notice of Environmental Review, and
Notice of Hearing**

DESCRIPTION OF PROPOSAL

Shayne and Lesley Downing submitted a Type 4 Application for a Minor Rezone to rezone a 2.50 acre parcel from Rural 10/5 (R-10/5) to Remote/Extremely Limited Development Potential (R/ELDP) along with an Environmental Checklist (SEPA). The rezone will allow a future Boundary Line Adjustment with the adjacent parcel (161536-11407), to put the existing residence, shop, and barn on one parcel creating a 7.09 acre parcel. The remaining land to the north is adjacent to land owned by the Washington Department of Fish and Wildlife established as the Oak Creek Wildlife Area. The application was received on May 2, 2018 and determined completed for processing on June 20, 2018.

Location: The subject parcel is adjacent to 13733 Old Naches Highway, located north of Old Naches Highway, approximately one (1) mile northeast of the intersection of Old Naches Highway and SR 410, and approximately 2.5 miles northwest of the City of Naches. Parcel no. 161536-11405

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/ or you can view a copy of the 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 received by 4:00 p.m., **July 10, 2018** will be considered prior to making the final decision. Mail your comments on this project to Yakima County Planning Division, 128 N.

2nd St., 4th 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 16, 2018 at 9:30 am.

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