

DATE: April 9, 2020

TO: Two Bluffs LLC, Hordan Planning Services, Adjoining Property Owners, and Interested Agencies

FROM: Yakima County Public Services Department: Planning Division

SUBJ: LRN2020-00001/SEP2020-00003 – Two Bluffs LLC Comprehensive Plan Amendment and Concurrent Rezone
Notice of Application, Notice of Environmental Review, and Notice of Future Hearing

DESCRIPTION OF PROPOSAL

Owner: Two Bluffs LLC
Attn: Byron Borton
2550 Borton Road
Yakima, WA 98903

Applicant: Hordan Planning Services
Attn: Bill Hordan
410 N. 2nd Street
Yakima, WA 98901

Location: Immediately west of the intersection of Dazet Road and Zier Road. Approximately 1 mile west of the City of Yakima, WA

Parcel No.: 171336-24002

Application Submittal Date: 1/29/2020

Proposal: A land use application has been submitted for the subject property (see attached map). The application would amend the property's Comprehensive Plan Future Land Use Designation from Rural Self-Sufficient to Rural Transitional and concurrently rezone the subject property from Rural-10/5 to Rural Transitional.

To view the application materials online go to: <https://www.yakimacounty.us/2073/2020-Biennial-Comp-Plan-Amendments> and find case numbers LRN2020-00001 & SEP2020-00003.

This proposal is subject to environmental review. The Planning Division is lead agency for this proposal under the State Environmental Policy Act (SEPA). **Comments received on the proposal will be used to prepare an environmental threshold determination, which will then be issued for additional comments.**

Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. Mail your comments on this proposal to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Or, email them to planning_info@co.yakima.wa.us. Be sure to reference the above case numbers (LRN2020-00001 & SEP2020-00003) in your correspondence.

All written comments must be received by 4:00 p.m., April 23, 2020 and must identify the name and physical or post office address of the sender in order to be considered prior to making the threshold determination.

An open record public hearing will be scheduled before the Yakima County Planning Commission. The date of the Hearing is not yet known. You will receive a notice of the hearing that will be issued in the future. You may submit written and verbal comments at the hearing. Interested parties may request copies of the hearing notice and participate in the hearing. A staff report on the project will be available about a week before the hearing, and will be available at this website: <https://www.yakimacounty.us/2073/2020-Biennial-Comp-Plan-Amendments>. After the hearing, the Planning Commission will issue a recommendation to the Board of County Commissioners (BOCC).

The BOCC will conduct an open record hearing to consider the Planning Commission's recommendation before making the final decision. Notice of the BOCC's final decision will be sent to those who comment or may be obtained upon request.

If you have any questions on this proposal, please call Olivia Story (Comprehensive Plan Amendment and Concurrent Rezone) or Byron Gumz (SEPA), at (509) 574-2300 or 1-800-572-7354 ext. 2300.

Attached: Vicinity map

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

YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

171336-24002

Owner Name:
Organization: TWO BLUFFS LLC
Tax Lot Number: 17133624002
Situs Address: DAZET RD/ZIER RD

Mailing Address: 2550 BORTON RD
YAKIMA, WA 98903

Parcel Size: 5.51 Acre(s)
Use Code: 91 Undeveloped Land
Information Not Available: R-10/5
Comp Plan: Self-Sufficient
UGA: N/A
Soil Type: 43, 44
Soil Names: Gorst loam, 2 to 15 percent slopes
Gorst loam, 15 to 30 percent slopes

Mineral Resource: Outside
ESLU Location: Parcel NOT 1/2 Mile from an ESLU
National Forest: Outside National Forest Area
Natural Resource: Yes (6056003)
FEMA Designation: Outside,,
Firm Panel #: 53077C1009E,,
YCWRS: Wide Hollow-Ahtanum #2-C
Greenway Overlay: Outside
Airport Overlay: Yakima Secondary ASO
Yakima Co Water System: No County Water System
Yakima Co Wastewater Sys: No County Wastewater System
Irrigation District: Yakima-Tieton
Sewer District: N/A
Well Heads: N/A Well: N/A
Well Head Protection Area: N/A
School District: West Valley
Fire District: Fire District #12
Urban Wildlands Risk: Medium
Stock Restricted Area: Within

Critical Areas:
Local Wetland Inventory: Potential Wetland Present
National Wetland Inventory: NWI Wetland Present
Stream Type Present: Man-made
SMP Lakes Environments: N/A
SMP Streams Environments: N/A
Floodway/CMZ: N/A
WDFW Wildlife Heritage: N/A

Contours:
Minimum: 1300
Maximum: 1370
SEAW Ground Snow Load ISO Lines:
Lowest: 0.0223
Highest:

IRC Seismic Design Cat: C
Functional Class: Information Not Available

0 100 200 Feet

1" = 200 Feet



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This map was derived from several databases. The County
cannot accept responsibility for any errors. Therefore,
there are no warranties for this product.

