



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

LISA H. FREUND – Director

DATE: April 17, 2024

TO: Washington Department of Fish & Wildlife, Dave Williamson (Miocene Resource, LLC), Bill Hordan, Adjoining Property Owners, Interested Agencies, and Affected Indian Tribes.

FROM: Phil Hoge, Planner III, Yakima County Public Services: Planning Division

SUBJ: Case Numbers: LRN2024-00004/SEP2018-00006 – Williamson - Add the MRO (Mineral Resource Overlay) to 186 acres adjacent to Horseshoe Bend Quarry.

Notice of Environmental Review, Notice of Application, & Notice of Future Public Hearings

DESCRIPTION OF PROPOSAL

Tax Parcel No(s): 161527-11001

PROPOSAL: Amending the Comprehensive Plan Map to add the MRO (Mineral Resource Overlay) to 186 acres adjacent to and east of the Horseshoe Bend Quarry. The proposal is the same as the one considered and approved by the Board of County Commissioners in 2018. It is being re-submitted due to failure of the related development agreement from being executed within the stipulated five years. The Washington Department of Fish & Wildlife owns the property's surface rights while Miocene Resource, LLC owns its mineral rights.

ENVIRONMENTAL REVIEW AND APPEAL INFORMATION

This proposal is subject to environmental review. The Planning Division, as the lead agency for this proposal under the State Environmental Policy Act (SEPA), finds that the current proposal was adequately reviewed under SEP2018-00006 in 2018 and is therefore adopting the Final Determination of Non-significance of November 21, 2018, to satisfy environmental review requirements under SEPA for the current proposal. Thus, environmental review has been completed and no further comments addressing the environmental impacts under SEPA will be considered. There is no administrative appeal of the Final Determination of Non-significance (WAC 197-11-680).

PUBLIC COMMENT PERIOD

Copies of the environmental checklist, and application materials can be obtained at <https://www.yakimacounty.us/2588/Amendments> or obtained upon request. 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., May 1, 2024**, will be considered in Staff's recommendation. Email your comments to

longrangeplanning@co.yakima.wa.us or mail them to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Be sure to reference the above case numbers in your correspondence.

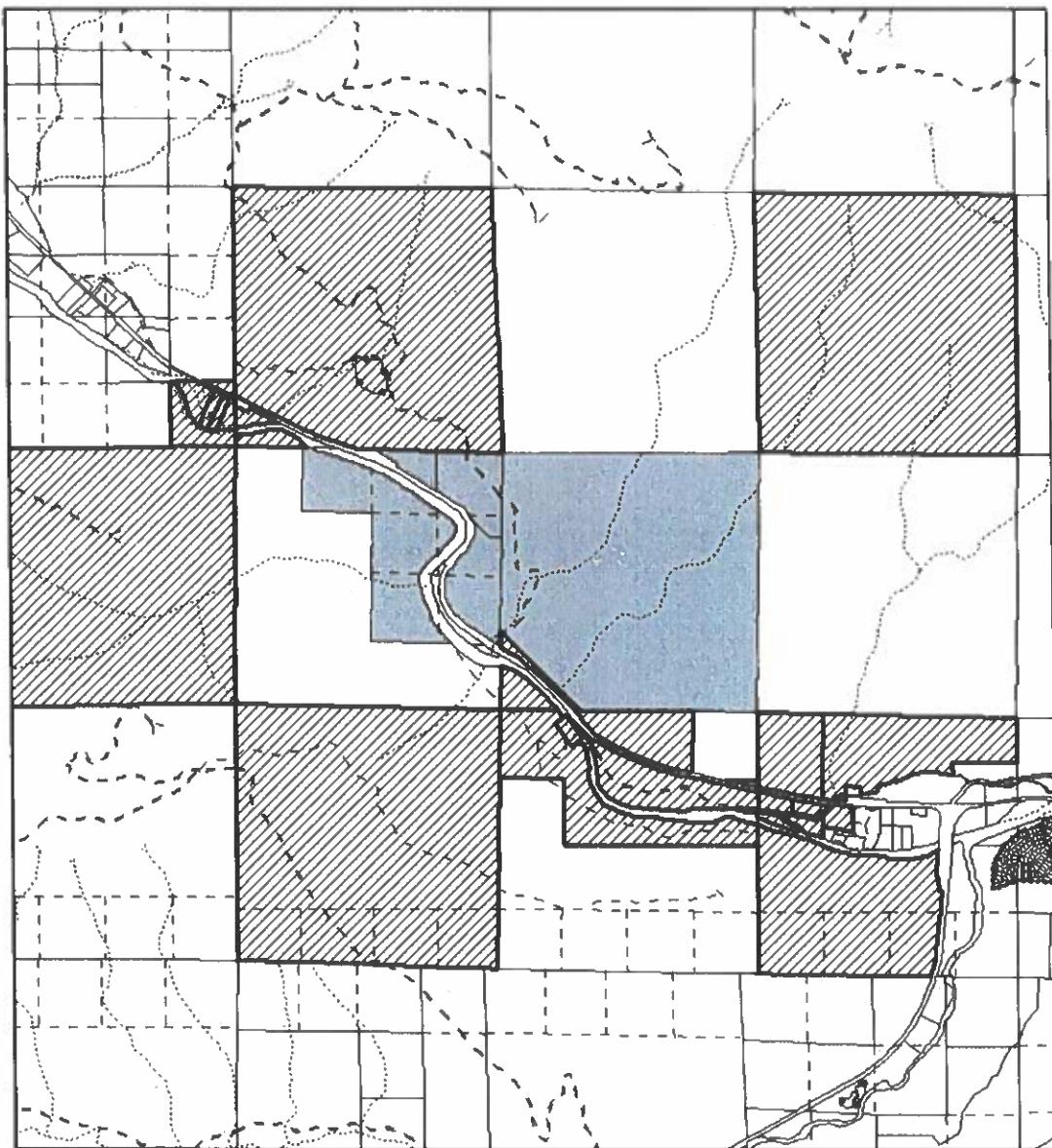
NOTICE OF OPEN RECORD PUBLIC HEARINGS

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/2588/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, please contact Phil Hoge, Planner III, at (509) 574-2300 or phil.hoge@co.yakima.wa.us.

Notice Map:



FILE: LRN2024-0004/ SEP2018-00006

NAME: Williamson/ Miocene

Parcel: 161527-11001, 161528-11002, 161528-12002, 161528-12002, 161528-14001



Subject Parcels



Notified Property Owners
Within 2640 Feet

Mapscale 1" = 2640
April 15, 2024



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.

Marivel Garcia
Joe Stump
Jase Testerman
Troy Havens
Jack Wells

Jason Earles
Tua Vang
David Haws
Ivan Klingele
Nellie Soplich

WA. State Dept. of Ecology
Attn: Joy Espinoza
crosepacordinator@ecy.wa.gov

Yakama Nation
Cultural Resources
jessica@Yakama.com
corrine.camuso@Yakama.com
THPO@Yakama.com

Yakama Nation Environmental
enviroreview@yakama.com

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Bureau of Indian Affairs
Nichole.pebeahsy@bia.gov

Rebecca Chu
EPA Region 10
R10-NEPA@epa.gov

Yakima Health District
Help Desk
yhd@co.yakima.wa.us

Robert Bright
Air Traffic & Airspace Officer
Joint Base Lewis-McChord
robert.d.bright10.civ@army.mil

WA Dept. of Fish & Wildlife
Elizabeth Torrey and Scott Downes
Elizabeth.Torrey@dfw.wa.gov
Scott.downes@dfw.wa.gov

sepa@dahp.wa.gov

Clean Air Agency
186 Iron Horse Court, Suite 101
Yakima, WA 98901

Fire Chief
Nile Fire Department Dist. #14
13670 State Route 410
Naches, WA 98937

Naches School District # 3
Attn: Robert Bowman
P.O. Box 99
Naches, WA 98937

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

Paul Gonseth
gonsetp@wsdot.wa.gov

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

Dept. of Natural Resources
SEPA Center - David F. Dietzman
P.O. Box 47015
Olympia, WA 98504-7015

Dave Williamson
Miocene Resource, LLC
PO Box 1000
Naches, WA 98937

Bill Hordan
Hordan Planning Services
410 N 2nd St
Yakima, WA 98901

AGENCY MAILING LIST
HIGHLIGHTED = EMAILED

LRN2024-00004
4/17/2024
9 LABELS

16152044401 DAVID BERG 5327 62ND AVE SW OLYMPIA, WA 98512	16152044402 HAROLD K KNAPP 4194 STATE ROUTE 410 NACHES, WA 98937	16152811002 HBQ LAND COMPANY LLC PO BOX 1000 NACHES, WA 98937
16152044401 JOSEPH STRMISKA 4195 STATE ROUTE 410 NACHES, WA 98937	16153441001 NACHES -SELAH IRRIG DIST 104 W NACHES AVE STE H SELAH, WA 98942	16152044404 RUSSELL L & DOREEN V GURLEY 4190 HWY 410 NACHES, WA 98937
16152044403 RUSSELL L GURLEY 4190 STATE ROUTE 410 NACHES, WA 98937	16152111001 STATE OF WASHINGTON DEPARTMENT OF FISH & WILDLIFE 600 CAPITOL WAY N OLYMPIA, WA 98501	16153524409 TODD A NEDRY PO BOX 4135 YAKIMA, WA 98904
16152044003 WASHINGTON STATE - DNR PO BOX 47014 OLYMPIA, WA 98504		

Casey Dunbar

From: Casey Dunbar
Sent: Wednesday, April 17, 2024 7:50 AM
To: David Haws; Ivan Klingele; Jack Wells; Jase Testerman; Jason Earles; Joe Stump; Marivel Garcia; Nellie Soptich; Troy Havens; Tua Vang
Subject: LRN2024-00004 Notice of Environmental Review, Notice of Application & Notice of Future Public Hearings
Attachments: LRN2024-00004-SEP2018-00006 Notice of Environmental Review Notice of Application & Notice of Future Public Hearing.pdf

Casey Dunbar

SHE/HER/MS.

Planning Office Specialist

128 N 2nd St, 4th Floor

Yakima, WA 98901

(509)574-2300

Casey.dunbar@co.yakima.wa.us

This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).

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Casey Dunbar

From: Casey Dunbar
Sent: Wednesday, April 17, 2024 7:51 AM
To: crosepacoordinator@ecy.wa.gov; jessica@yakama.com; corrine_camuso@yakama.com; THPO@yakama.com; Yakama SEPA; nichole.pebeahsy@bia.gov; R10-NEPA@epa.gov; Health District E-Mail; Bright, Robert D CIV USARMY ID-READINESS (USA); Torrey, Elizabeth M (DFW); Downes, Scott G (DFW); DAHP SEPA (DAHP); Paul Gonseth
Subject: LRN2024-00004 Notice of Environmental Review, Notice of Application & Notice of Future Public Hearings
Attachments: LRN2024-00004-SEP2018-00006 Notice of Environmental Review Notice of Application & Notice of Future Public Hearing.pdf

Casey Dunbar

SHE/HER/MS.
Planning Office Specialist
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Casey.dunbar@co.yakima.wa.us

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FILE NO.: LRN2024-00004/SEP2018-00006

NOTICE OF ENVIRONMENTAL REVIEW, NOTICE OF APPLICATION & NOTICE OF
FUTURE PUBLIC HEARING

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Casey Dunbar, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a NOTICE OF ENVIRONMENTAL REVIEW, NOTICE OF APPLICATION & NOTICE OF FUTURE PUBLIC HEARING, a true and correct copy of which is enclosed here-with; that a NOTICE OF ENVIRONMENTAL REVIEW, NOTICE OF APPLICATION & NOTICE OF FUTURE PUBLIC HEARING was addressed to the applicant and agencies pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 17th day of April, 2024.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 17th day of April, 2024.



Casey Dunbar
Office Specialist