

DATE: October 10, 2024

TO: Applicants, Agents, Adjacent Property Owners (APOs), Parties of Record, and Interested Agencies

FROM: Yakima County Public Services Planning Division: Long Range

SUBJ: Comprehensive Plan Map Amendments & Rezones
Notice of Open Record Public Hearing

NOTICE IS HEREBY GIVEN that the Yakima County Public Services Planning Division has received three applications for the 2024 Biennial Comprehensive Plan Map Amendments to amend the Yakima County Comprehensive Plan – **Horizon 2040** Future Land Use Map and the zoning map in YCC Title 19 (Unified Land Development Code). The Board of County Commissioners (BOCC) will conduct an open record public hearing on these proposals as described below. Interested persons are invited to testify.

NOTICE OF PUBLIC HEARING

An Open Record Public Hearing is scheduled before the BOCC on **Tuesday, October 29, 2024 at 10am**. The hearing will be conducted at the County Courthouse in the BOCC Conference Room (Room B33 in the basement) at 128 N. 2nd Street, Yakima, WA, 98908.

The hearing can also be joined online via Zoom by using the following information:

<https://zoom.us/j/94084501212?pwd=Q1VNdGVFcmJaTW9ORzREUUtWWt2Zz09>

Meeting ID: 940 8450 1212

Passcode: 874864

Dial by your location

+1 206 337 9723 US (Seattle)

+1 213 338 8477 US (Los Angeles)

Meeting ID: 940 8450 1212

Passcode: 874864

Your views on the proposals are welcome, and any person may provide written comments on issues related to the proposals. Persons may submit written comments or other exhibits to be received at or prior to the hearing as follows:

- Please include the proposal's File #.
- Via email to: longrangeplanning@co.yakima.wa.us
- Via mail to: Planning Division, Fourth Floor County Courthouse, 128 North Second Street, Yakima WA 98901. Must be received by 4:00 pm, Tuesday, October 29, 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.

DESCRIPTION OF PROPOSALS

File No.: LRN2024-00001, SEP2024-00003 - Kandle.

Description of Proposal: Amending the Comprehensive Plan Map to re-designate parcel 151503-41407 from Rural Remote/Extremely Limited Development Potential (RR/ELDP) to Rural Self-Sufficient (RSS) and rezone from Remote/Extremely Limited Development Potential (R/ELDP) to Rural-10/5 (R-10/5). The review intends to consider the 2010 landslide on Hwy 410 that caused the road and access to move through the subject property. The subject property now has 1,500 ft of road frontage and may no longer be considered "Rural Remote".

Location of Proposal: Parcel number 151503-41407. 1060 Nile Road, Naches, WA 98937. The subject property contains frontage along Nile Road and is located about a mile northwest of the State Route 410 and Nile Road intersection. The property is approximately 12 miles northwest of the Town of Naches.

Yakima County Contact: Olivia Story, Long Range Section Manager, 509-574-2300.

File No.: LRN2024-00002, SEP2024-00004 – Price Cold Storage.

Description of Proposal: Amending the Comprehensive Plan Map to re-designate Parcel 181432-32416 from Rural Settlement-Type 1 (RS) to Rural Self-Sufficient (RSS) and rezone from Rural Settlement (RS) to Rural – 10/5 (R-10/5) Zoning District. The review intends to consider the lot coverage requirements and subdivision of the RS Zoning District in the application to rezone the property.

Location of Proposal: Parcel number 181432-32416. 91 North Gleed Road. The subject property contains frontage along East Gleed Road and Noth Gleed Road, and is located close to the southeast corner of the East Gleed Road and North Gleed Road intersection. The property is approximately 2 ½ miles northwest of the city limits of the City of Yakima.

Yakima County Contact: Aaron Cohen, Planner III, 509-574-2300.

File No.: LRN2024-00004, SEP2018-00006 – Williamson/Miocene.

Description of 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.

Location of Proposal: Parcel number 161527-11001. North of State Highway 410 (SR 410), approximately two miles west of the State Highway 410 and State Highway 12 intersection, and approximately six miles west of the Town of Naches.

Yakima County Contact: Phil Hoge, Planner III, 509-574-2300.

Additional Information on each proposal and the BOCC's hearing agenda are available at the following website:

<https://www.yakimacounty.us/2588/Amendments>

If you have any questions on these proposals, please call the appropriate Planner listed above.

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.