

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: July 29, 2025

TO: Parties of Record and Interested Agencies

FROM: Thomas Carroll, Yakima County Planning Division

SUBJ: Record Numbers: LRN2023-00001/SEP2023-00003 – Solar Power
Production Facilities

Notice of Public Hearing Date

DESCRIPTION OF PROPOSAL

Parcel Numbers: County Wide

Proposal: The Yakima County Planning Commission will hold a public hearing on the following:

Solar Power Production Facilities: Yakima County Code (YCC) Development Regulation Text Amendment, to amend YCC 19.01.070 Definitions, YCC 19.14-1 Allowable Land Use Table, YCC 20.01.070, and add 19.18.435 Solar Power Production Facilities (SPPF). The text amendments will clarify the current regulations and establish new ones. This proposal will make it easier for applicants to anticipate what is included in the permit process and requirements while adhering to the framework of the state's Growth Management Act, ensuring continued protection for agricultural zones and establish standards for utility scale solar facilities.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Yakima County Planning Commission will conduct an open record public hearing on **Wednesday, August 13, 2025, at 6:00 p.m.**, or as soon as possible thereafter, to consider text amendments to the Unified Land Development Code Title 19 and Title 20 Yakima County Fee Schedule (record numbers LRN2023-00001/SEP2023-00003 (Solar Power Production Facilities)). The proposed amendment staff report and SEPA documents can be found online at <https://wakyakimacounty.civicplus.com/2572/Text-Amendments>. Contact the Long Range Planning Section at 509-574-2300 or longrangeplanning@co.yakima.wa.us for more information.

Participants, please join the meeting at **6:00 p.m.** via the Teams link in the Planning Commission's August 13, 2025 agenda or come in person to the Kaminski Conference Center, Building #38, Meeting Room D – Yakima Valley Community College, 1704 W. Nob Hill Boulevard, Yakima, Washington, 98902

PUBLIC COMMENTS AND ADDITIONAL INFORMATION

Your views on the proposals are encouraged. You may provide written comments up to the hearings and oral comments at the public hearings. In addition, all written comments received prior to the hearings will be considered. You may send written comments via email prior to 3:00 p.m. August 13, 2025, to: longrangeplanning@co.yakima.wa.us; or via mail to: Planning Division: Attn Thomas Carroll, Yakima County Courthouse, 128 North Second Street, Yakima, WA 98901. Be sure to reference the record numbers, your name, and physical address or email address in your correspondence.

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, nation 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.

Karri Espinoza

From: Simon Sizer <ssizer@yakimaherald.com>
Sent: Friday, July 25, 2025 9:53 AM
To: Karri Espinoza
Cc: Aaron Cohen
Subject: RE: Solar Planning Commission Legal Notice
Attachments: Order_confirmation.pdf

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good morning. I have scheduled this legal notice for July 29th, for a cost of \$225.70.

--

Simon Sizer | legal & obituary clerk
Yakima Herald-Republic
Phone: (509) 577-7740

From: Karri Espinoza <Karri.Espinoza@co.yakima.wa.us> **Sent:** Thursday, July 24, 2025 3:38 PM
To: Simon Sizer <ssizer@yakimaherald.com>
Cc: Aaron Cohen <Aaron.Cohen@co.yakima.wa.us>
Subject: Solar Planning Commission Legal Notice

Dated: This 29th of July, 2025

Publish: Tuesday, July 29, 2025

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yakima Herald-Republic

PO Box 3667
Seattle, WA 98124

Yakima County Planning Division
Karri Espinoza
417 128 N 2nd Street 4th Floor
Yakima, WA 98901
USA

Order Confirmation

Order #:	101106
Order Ref #:	
Date:	7/25/2025
Advertiser #:	23402
Advertiser Name:	Yakima County Planning Division
Agency #:	
Agency Name:	
Account Manager:	Simon Sizer ssizer@yakimaherald.com

Legals Yakima County Package #1**\$ 225.70**

Ad No.	Date	Description	Position	Format
510409	7/29/2025	Yakima County Planning Commission Notice of Public Hearing Notice of Environmental Review Development Code Amendments NOTICE I	Yakima Herald Republic Broadsheet - CL-Legals	3.46 x 7.63 in x 2.0000 col.
510410	7/29/2025	Yakima County Planning Commission Notice of Public Hearing Notice of Environmental Review Development Code Amendments NOTICE I	Yakima Herald Republic CL Online	3.46 x 7.63 in x 2.0000 col.

Summary

Total Net Amount	\$ 225.70
Taxes	\$ 0.00
Total Amount	\$ 225.70

Remittance Address:

Yakima Herald-Republic
PO Box 3667
Seattle, WA 98124
Tel: (206) 464-2550

Yakima Herald-Republic

PO Box 3667
Seattle, WA 98124

Classified Category: Legals|Public Notices

**Yakima County Planning Commission
Notice of Public Hearing
Notice of Environmental Review
Development Code Amendments**

NOTICE IS HEREBY GIVEN that the Yakima County Planning Commission will conduct an open record public hearing on **WEDNESDAY, August 13, 2025, at 6:00 p.m.**, or as soon as possible thereafter, to hear the public's comments on proposed text amendments to the Unified Land Development Code Title 19 and the Yakima County Fee Schedule Title 20 (record LRN2023-00001/SEP2023-00003 (Solar Power Production Facilities)). The proposed amendments, staff report, and SEPA documents can be found online at <https://wa-yakimacounty.civicplus.com/2572> **Text Amendments**. Contact the Long Range Planning Section at longrangeplanning@co.yakima.wa.us for more information.

The public hearing will be conducted in person and virtually using the Microsoft Teams conferencing platform. The location of the in person public hearing will be in the Kaminski Conference Center Meeting Room D Yakima Valley Community College, 1704 W. Nob Hill Boulevard, Yakima, WA. Persons interested in attending the hearings virtually can join the meeting via the Teams link on the Planning Commission's August 13, 2025 agenda.

Hearing Information

Your views on the proposals are encouraged. You may provide written comments up to the hearing and oral comments at the public hearing. In addition, all written comments received prior to the hearing (**August 13, 3:00 p.m.**) will be considered. You may send comments via email to: longrangeplanning@co.yakima.wa.us; or via mail: Planning Division: Attn: Thomas Carroll, Yakima County Courthouse, 128 North Second Street, Yakima, WA 98901. Be sure to reference the record numbers of the proposed amendment, your name, and physical address or email address in your correspondence.

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 can be found at <https://wa-yakimacounty.civicplus.com/2572> **Text Amendments**. Comments on the proposal will be used to prepare an environmental threshold determination, which will then be issued for additional comments (WAC197-11-340).

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., August 12, 2025** will be considered prior to making the final decision for the environmental review. Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901 or email longrangeplanning@co.yakima.wa.us. Be sure to reference the above file number in your correspondence.

Dated: This 29th of July, 2025

(101106) July 29, 2025

Marivel Garcia Jason Earles
Tua Vang
Lase Testerman David Haws
roy Havens Ivan Klingele
lack Wells Nellie Soptich

WA. State Dept. of Ecology
Attn: Jessica Swift
crosepacoordinator@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
Janell Shah and Scott Downes
Janell.shah@dfw.wa.gov
Scott.downes@dfw.wa.gov
r3planning@dfw.wa.gov

sepa@dahp.wa.gov

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

Andrew Whitmont
yakpsyche@gmail.com

Lana Barnes
lanadee26@gmail.com

Joh McKinney
joycatbird@gmail.com

Judy Strosahl
jstrosahl@icloud.com

Nicole Mut
nicole.mut@repsol.com

Christy Herron
christy.herron@repsol.com

Bill Eddie
bill@oneenergyrenewables.com

Erin Lynch
erin@oneenergyrenewables.com

Frankie Kie Eun Chung
jieeun.chung@samsung.com

Andie Hochleutner
AHochleutner@cwhba.org

Javier Gutierrez
1004 S 2nd. Ave.
Yakima, WA 98902

Daniel Padilla
715 Cornell Ave.
Yakima, WA 98902

Lindy Lincoln
2812 W. Yakima Ave.
Yakima, WA 98902

Sara Cale
2712 W. Yakima Ave.
Yakima, WA 98902

Coleen Anderson
346 N. 24th Ave.
Yakima, WA 98902

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

LRN2023-00001
7/29/2025
7 LABELS

Karri Espinoza

From: Karri Espinoza
Sent: Tuesday, July 29, 2025 7:57 AM
To: Marivel Garcia; Jason Earles; Tua Vang; Jase Testerman; David Haws; Troy Havens; Ivan Klingele; Jack Wells; Nellie Soptich
Subject: LRN2023-00001 Notice of Public Hearing Date
Attachments: LRN2023-00001 Notice of Public Hearing Date.pdf

Tracking:	Recipient	Read
	Marivel Garcia	
	Jason Earles	
	Tua Vang	
	Jase Testerman	
	David Haws	
	Troy Havens	
	Ivan Klingele	Read: 7/29/2025 7:57 AM
	Jack Wells	
	Nellie Soptich	

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@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).

CONFIDENTIALITY NOTICE: This electronic mail transmission may contain legally privileged, confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking any action based on the contents of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please contact sender and delete all copies.



Karri Espinoza

From: Karri Espinoza
Sent: Tuesday, July 29, 2025 8:00 AM
To: ECY RE CRO SEPA Coordinator; 'jessica@yakama.com'; corrine_camuso@yakama.com; thpo@yakama.com; Yakama SEPA; r10-nepa@epa.gov; YHD Help Desk; Bright, Robert D CIV USARMY ID-READINESS (USA); janell.shah@dfw.wa.gov; scott.downes@dfw.wa.gov; r3planning@dfw.wa.gov; DAHP SEPA; yakpsyche@gmail.com; lanadee26@gmail.com; joycatbird@gmail.com; jstrosahl@icloud.com; nicole.mut@repsol.com; christy.herron@repsol.com; bill@oneenergyrenewables.com; erin@oneenergyrenewables.com; jieeun.chung@samsung.com; AHoehleutner@cwba.org
Subject: LRN2023-00001 Notice of Public Hearing Date
Attachments: LRN2023-00001 Notice of Public Hearing Date.pdf

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@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).

CONFIDENTIALITY NOTICE: This electronic mail transmission may contain legally privileged, confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking any action based on the contents of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please contact sender and delete all copies.



Karri Espinoza

From: Karri Espinoza
Sent: Tuesday, July 29, 2025 8:01 AM
To: 'AHochleutner@cwhba.org'
Subject: LRN2023-00001 Notice of Public Hearing Date
Attachments: LRN2023-00001 Notice of Public Hearing Date.pdf

Karri Espinoza

Office Supervisor
128 N 2nd St, 4th Floor
Yakima, WA 98901
(509)574-2300
Karri.espinoza@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).

CONFIDENTIALITY NOTICE: This electronic mail transmission may contain legally privileged, confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking any action based on the contents of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please contact sender and delete all copies.



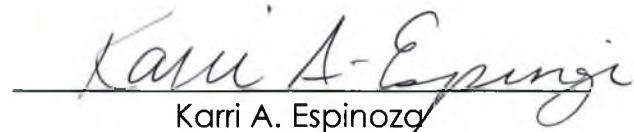
NOTICE OF PUBLIC HEARING DATE

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Karri Espinoza, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through NOTICE OF PUBLIC HEARING DATE a true and correct copy of which is enclosed here-with; that a NOTICE OF PUBLIC HEARING DATE was addressed to the applicant, agent and parties of record 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 29th day of July 2025.

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 29th day of July 2025.



Karri A. Espinoza
Office Supervisor