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From: **Julia Loudon** <julia.loudon@co.yakima.wa.us>

Date: Mon, Nov 5, 2018, 5:10 PM

Subject: Dairy Operation to Beef Operation

To: ted.potter@gmail.com <ted.potter@gmail.com>

Good Afternoon,

Parcels 221003-34404, 221003-34002, 221003-43400 are within the Agriculture (AG) zoning district. Animal feeding operations and concentrated feeding operations are defined in Yakima County Code (YCC) 19.01.070(1) as:

Animal feeding operation	“Animal feeding operation” means a lot or facility where animals have been, are, or will be stabled or confined and fed or maintained for a total of 45 days or more in any 12 month period; and, where crops, vegetation forage growth, or post-harvest residues are not sustained over any portion of the lot or facility in the normal growing season, and as further defined in the Code of Federal Regulations (CFR, currently 40 CFR 122).
animal feeding operation, Concentrated	“Concentrated Animal feeding operation” means an animal feeding operation where more than 1,000 animal units are confined at the facility; and as further defined in the Code of Federal Regulations and regulated as a CAFO by the Washington State Department of Ecology. Concentrated animal feeding operations include: structure or pens for the concentrated feeding or holding of animals or poultry including, but not limited to, horses, cattle, sheep or swine. This definition includes dairy confinement areas, slaughter houses, shipping terminal holding pens, poultry and/or egg production facilities and fur farms, but does not include animal husbandry.

According to YCC Table 19.14-1 Allowable Land Uses, a CAFO is a Type 2 use in the AG zoning district. Generally, if the use is going from a dairy operation to a beef operation (a CAFO to a CAFO), no additional land use or SEPA review would be required, provided no structures or additions are proposed. New structures or expansions would require a SEPA environmental review and either a Type 1 Modification or a new Type 2 Conditional Use Permit. However, I could find no previous land use approvals or SEPA reviews for these parcels or the expansions that appear to have taken place (based on aerial photographs from 2002, 2005, 2013, and 2017). I spoke with our senior planners and with the zoning/subdivision manager and it was determined that land use and SEPA review would be required for the operation to cover the previous expansions.

If you have further questions or would like more information on the Type 1 Modification or the Type 2 Conditional Use Permit applications, feel free to call or email me back.

Sincerely,

[Julia Loudon](#)
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