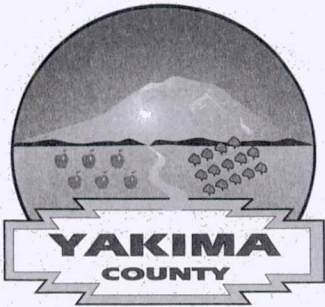




Public Services

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

November 7, 2025

Kevin Freeman
Inland Earth Sciences
8704 E. Dalton Ave.
Spokane, WA 99212

Re: Notice of Incompleteness: Sagebrush Ranch Calf Yard
Record Number: CUP2025-00047/SEP2025-00021

Dear Mr. Freeman,

The conditional use permit (CUP) application and State Environmental Policy Act (SEPA) checklist you submitted on October 10, 2025, is designed to enable Yakima County to review any possible impacts your project might have on the property, the surrounding area, and the natural environment. However, it was found that there is not enough information in your application to properly review your proposal or continue processing it. The requested information is as follows:

1. As noted in the summary issued for EAC2025-00010, a Nutrient Management Plan (or an approved alternative) demonstrating compliance with State and Federal regulations is requested to be submitted.
2. In the narrative, there is a list of parcel numbers for the project area. One of the listed parcels is 230808-21000, which does not exist. Please update the narrative to verify which parcel this was to refer to. Also within that table is parcel 230807-33002, with an acreage listed at 117.09. That acreage differs from what is listed by the Assessor's Office information, which has 177.09 acres. Please verify which is accurate and, if needed, update where the total acreages are listed.
3. The submitted site plan does not provide the required information for this project. Please review a copy of the site plan checklist attached to this letter and submit a revised site plan that shows:
 - All of parcel 220813-11001, which lies on both sides of Glade Road.
 - The correct configuration of parcel 230808-34003.
 - All of the property lines dimensions of all lots involved.
 - The location, shape, size, gross floor areas, height and labels of all existing and proposed structures, along with the distance from structures to the property lines.
 - The dimensions and locations of all existing and proposed parking spaces.
 - The vehicular circulation pattern through the site.
 - The location, width, and purpose of all known easements (access, utility, irrigation) running through the site.

- The location of the loading areas.
 - Any other applicable requirements on the site plan checklist
4. In looking at 2023 aerial photos and at the submitted figures of the site, a portion of the proposed use will now be on parcel 230808-34002, which is owned by the Sunnyside Valley Irrigation District (SVID) and north of parcel 230808-34003. As the use is proposed on a portion of the SVID property, that parcel must be added to the application and SVID will need to sign a General Application Form. If the canal right-of-way in this area was vacated and the property lines between 230808-34002 and 230808-34003 were legally altered, then please provide the documentation showing this.
 5. On the AFO Form, please provide an answer to Question #5.
 6. The Water Resources Division requests the following information:
 - a. A hydrogeologic impact assessment that evaluates current water use for the existing operations including pumping rates and annual consumption calculations across all wells and all beneficial uses and future estimated water requirements and how proof of water right will be provided for any proposed future use. An inventory of all the wells located on the project parcels, well logs for all wells located on the project parcels, the point(s) of use for each well on the project parcels, the beneficial use(s) of each well, a calculated quantity of current water use from each well for each beneficial use. Calculations of water consumption for each beneficial use under the groundwater permit exemption need to include maximum daily peak use for all use days, not just an annual average. Calculated volumes of water used for dust abatement on site and the source of that water is also requested.
 - b. The water right certificate included is not valid for the proposed use(s). The water right G4-27178 authorizes withdrawal Q_i of 255 gpm and Q_a of 190.4 afy from April through October 31 each year for the irrigation of 80 acres. This does not authorize withdrawal for the beneficial uses listed in this application. If the applicant wishes to use this water right as proof of water right for the project, the current water right certificate will have to go through the formal change process with Ecology and be issued a new water right certificate that states the point of withdrawal, the place of use, the beneficial use(s) the instantaneous quantity (Q_i) and the annual use (Q_a).

c. The project narrative states
 4.4.1 Water

Water will be withdrawn from wells for: (1) domestic use; (2) "industrial" uses including wash water for equipment sanitization, (3) non-transient, non-community (NTNC) public water system (PWS) uses; and (4) stockwater purposes. All uses are exempt from requiring a groundwater permit for the supplying well

per RCW 90.44.050. Domestic, industrial, and PWS uses cannot exceed 5,000 gallons per day; stockwater withdrawals are unlimited. Using accepted quantities of expected water consumption for this herd mixture, the average daily water consumption over a year is calculated as approximately 119,500 gallons per day or 0.4 acre-feet per day.

Public water systems is not a beneficial use of groundwater allowed under the groundwater permit exemption (RCW90.44.050). Proof of water right for this use needs to be provided or, if suitable, this use should be calculated as part of the industrial usage.

- d. The project narrative states that there is no demolition proposed for the project AND that there will be a 26,000sf milk mixing shop added to the west operations area and a 38,000sf commodity barn also to the west operations area. If any new use of water (any new restrooms, sinks etc.) will be included with these new facilities, that water use needs to be declared so that proof of water right can be evaluated for these buildings.

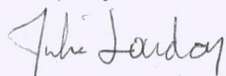
We need to let you know that because your application is incomplete, we have paused processing it until we receive the required information. You have **60 calendar days (January 6, 2026)** to send the required information. If we don't receive the information by this date your application will expire. After we get the information, we have 14 calendar days to review the documents and decide if your application is complete or if additional information is needed (YCC 16B.04.050(1)).

Asking for an extension at the end of the 60 days will also add 30 calendar days for Yakima County to make a decision (YCC 16B.02.075 & YCC 16B.07.040(1)(f)).

If you want to pause the review of your application, you must follow the steps in YCC 16B.07.040(1)(g). The request shall include your record number(s), why you're asking for the hold, and how long you want the review to be paused. If the review is paused for more than 60 calendar days, another 30 calendar days will be added for the Yakima County Planning Division to make a decision on your application(s).

If you have any questions pertaining to this letter, please feel free to contact me at (509) 574-2300.

Sincerely,



Julia Loudon
Planner IV

CC: File
Fransisca Vander Meulen

Attachments:

- A. Site Plan Checklist
- B. AFO Form
- C. General Application Form

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.

Required Site Plan Information:		
	N/A	#
☐	☐	1 Paper size: Minimum 8 1/2" x 11" up to Maximum size 11"x17"
☐	☐	2 Property Owner Name, Parcel Number and, Site Address
☐	☐	3 North Arrow shall be directed at top of the paper with the writing facing the same northern direction.
☐	☐	4 Drawn to scale. Example 1" = 25' or 1" = 50'
☐	☐	5 Background Information: Site Plan Created By, Address, Contact Phone #, & Date Created
☐	☐	6 Lot Coverage Calculation for all zones except AG, FW, MIN, R/ELDP-40, R-10/5 *
☐	☐	7 Aerial photos are not acceptable
☐	☐	8 Property line dimensions of all lot(s) involved in the project.
☐	☐	9 The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site with distances to proposed structures.
☐	☐	10 The distance from existing and proposed structures to the centerline of state, county, private roads, or access easement with name, dimension, surface type (paved, gravel or dirt) of road.
☐	☐	11 Existing or proposed driveway locations, Length, and Width.
☐	☐	12 Location, shape, size, gross floor area, height and types (i.e., house, garage, well house) of all existing and proposed structures, distance "minimum building setbacks" from the property lines and other structures, and the total lot coverage.
☐	☐	13 The location, right-of-way widths, pavement widths, curbs, gutters, culverts and names of all existing or platted streets or roads, whether public or private, and other public ways within the subject property or adjacent to any affected lots;
☐	☐	14 Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone. Label as Individual, 2-party, Group B, Group A. If located on another parcel note location on site plan.
☐	☐	15 Location of proposed or existing septic tank, drain field area, and extension area, as well as replacement areas and distances to structures and property lines
☐	☐	16 The location and dimensions of any existing and proposed utilities, streets, railroads, irrigation and drainage canals, easements and dedication of property within the subject property or adjacent to any affected lots;
☐	☐	17 Critical Areas/Shoreline: River, streams, creek, pond, floodplain, floodway, etc. on or abutting the site (Distance from structure to the ordinary high water mark of the river, stream, creek, etc.)
☐	☐	18 Show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.

Building Division Application Site Plan Information:		
	N/A	#
☐	☐	1 Fire apparatus turnaround
☐	☐	2 For larger parcels, draw a simple plan showing the entire lot and indicate which area the new construction is to take place. Attach to the detailed section and submit both.
☐	☐	3 Distance of new structures from all property lines.
☐	☐	4 Location of Garage and Carport vehicle entrances.

Planning Division Application Site Plan Information:		
	N/A	#
☐	☐	1 Location and dimensions of all proposed exterior land uses.
☐	☐	2 Location of new and/or expanded public and private utility infrastructure.
☐	☐	3 Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
☐	☐	4 Location of structures on the adjoining lots, which may cause compatibility issues.
☐	☐	5 Proposed location and dimensions of community and other open space.
☐	☐	6 Existing and proposed landscaping, site screening, street trees and storm water drainage facilities.
☐	☐	7 The existing on-site sewage system components and reserve areas and the proposed location for on-site sewage systems and soil test pits for all affected lots not served by an on-site sewage system or other approved wastewater treatment system. The location of structures on the adjoining lots when within 100 feet of a well or on-site sewage disposal system;
☐	☐	8 Proposed contours and grading as they affect lot layout, streets, and drainage ways.
☐	☐	9 Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
Floodplain development:		
☐	☐	10 Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
☐	☐	11 The boundaries of the 100-year floodplain, the boundaries of floodways where floodways have been established, and the 100-year base flood elevations where base flood elevations have been established.
☐	☐	12 The boundaries of the 10 and 25-year floodplain using the flood risk maps provided by Yakima County as part the mandatory pre-application conference.
☐	☐	13 Other information as may be required by YCC Titles 13, 16A, 16C or 16D.

*Lot Coverage is not specified within these zoning districts; however site screening may be required under Subsection 19.21.030(2)(f) and (g)



GENERAL APPLICATION FORM

Yakima County 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

(Staff Use Only—Fill In / Circle As Applicable)

Zoning District: _____ Reviewed By: _____
Proposed Land Use: _____ Case #(s): _____ Date Submitted: _____
Overlay: Airport / Greenway / Floodplain _____
UGA: _____ CAO/Shoreline: _____
Water: YCWRS / Purveyor / Exempt _____
Sewer: Septic Clearance / Purveyor _____
FAAR: _____ WUI—FD: _____ L / M / H / E _____
Occupancy: A B E F H I M R R1 R2 R3 S U _____
Construction Type: IA IIA IIIA IB IIB IIIB IVA IVB VA VB _____
Name of Short Plat, Subdivision, or MH Park: _____ Lot or Space # _____
Planning Forms for Project: _____

Property Owner Information:

Parcel Number(s): A. _____ B. _____ C. _____
Property Owner's Name: _____
Day Phone: _____ Company (if any): _____
Mailing Address: _____ City: _____ State: _____ Zip: _____
Subject Property Address: (if different): _____
Email Address: _____
Description of Proposal: _____

Are you requesting the **Optional Consolidated Permit Review Process** as provided under YCC 16B.03.060 ? ☐ Yes ☐ No

Construction Valuation (Contractor estimate for labor/materials for construction) : \$ _____

How will you provide legal domestic water for your project? Please check one below:

Please note that evidence of an adequate water supply must be submitted to Yakima County prior to issuance of the permit.

- ☐ N/A - Not connecting to water source, or
- ☐ Water right permit from Department of Ecology, or
- ☐ Letter from an approved water purveyor, or
- ☐ A Yakima County Water Resource System (YCWRS) domestic well, or
- ☐ Other adequate evidence of interest in a suitable water right held for mitigation proposed by an existing water bank, or
- ☐ Yakama Nation Water Code Permit for properties located within the exterior boundaries of the Yakama Nation, or
- ☐ Documentation that the well site is located outside the Yakima River Watershed

By signing this form, I agree to the following:

- ⇒ I hereby state as true that all ownership interests of the property have reviewed the proposal as presented in the application materials and support the proposed change(s).
- ⇒ I hereby give Yakima County permission to enter my property during this review to inspect my property as needed.
- ⇒ I hereby agree to pay all additional fees associated with the processing of this application including but not limited to the Hearing Examiner fees, Transportation fees or any other fees that may be associated with this project.
- ⇒ I hereby acknowledge that the application with the Yakima County Public Services Department has been filled completely.
- ⇒ I hereby acknowledge that verification of an approved potable water supply is a requirement and part of the procedure to obtain a permit from Yakima County.

CONTINUE ON BACK 

⇒ I understand that Yakima County shall be held harmless for misinterpretation or misrepresentation of documents to obtain my permits.

PLEASE FILL OUT THIS SECTION IN BLUE OR BLACK INK. (Check the box to indicate the primary contract person)

☐ **Property Owner Signature:** _____ (required) **Date:** _____

☐ Check if you are acting as your own contractor (signature required at declaration at bottom of page)

- If there are additional owners, provide an attachment in the same format and with the same declarations.
- If the property is owned by a corporation or LLC, please attach documentation showing that the person signing has the authority to sign on behalf of the corporation or LLC.

☐ **Applicant/Agent:** _____

Day Phone: () _____ Company (if any): _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Email Address: _____

Signature: _____ Date: _____

☐ **Contractor Name:** _____

Day Phone: () _____ Company (if any): _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

Email Address: _____

Contractor License Number (L&I): _____

Signature: _____ Date: _____

This section to be completed for Construction Permits Only

Pursuant to RCW 19.27.095(2)(i-ii) The requirement for a fully completed construction application shall include:

- The name, address, and phone number of the office of the lender administering the interim construction financing, if any: OR
- The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than 50% of the total amount of the construction permit.

If for any reason the information requested below is not available at the time of application, the applicant shall provide the information as soon as it can be reasonably obtained.

☐ Lending Agency/Bonding Agency Name: _____ Phone: () _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

☐ I acknowledge by checking this box that this project does not have a lending agency for construction financing.

☐ I acknowledge by checking this box that this project does not have a bonding agency.

If you are the Property Owner and Acting as Your Own Contractor, Please Complete the Following Declaration:

⇒ I acknowledge that I am applying for a permit through the Yakima County Public Services Department.

⇒ I also acknowledge that I am not a licensed contractor, specialty or general, or that I am not acting as a contractor and wish to be exempt from the requirements of the Washing State Contractor's Act per RCW 18.27.090, and will abide by all provisions and conditions of the exemption as stated.

⇒ I agree that if I use the assistance of any person(s) to provide labor and/or assistance, I will retain only contractors registered and currently licensed as required under the laws of the State of Washington.

I (print name) _____ certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Owner Signature: _____ **Date:** _____

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.

Fransisca@windmillestates.net

Fransisca Anna Vander Meulen
650 Hornby Road
Grandview, WA. 98930

kfreeman@inlandearth.com

Kevin Freeman
8704 East Dalton Avenue
Spokane, WA. 99212

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

CUP2025-00047-SEP2025-00021

11/07/2025

2 LABELS

Lacie Berry

From: Lacie Berry
Sent: Friday, November 7, 2025 9:20 AM
Subject: CUP2025-00047-SEP2025-00021 NOTICE OF INCOMPLETENESS
Attachments: CUP2025-00047-SEP2025-00021 NOTICE OF INCOMPLETENESS.pdf



Lacie M. Berry

Planning Office Specialist
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

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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CUP2025-00047-SEP2025-00021 NOTICE OF INCOMPLETENESS

 Lacie Berry
To
Bcc: FRANSISCA@WINDMILLESTATES.NET; Kevin Freeman
 CUP2025-00047-SEP2025-00021 NOTICE OF INCOMPLETENESS.pdf
362 KB

  Reply  Reply All  Forward  
Fri 11/7/2025 9:20 AM


Lacie M. Berry
Planning Office Specialist
Yakima County Public Services
128 N 2nd St, 4th Floor
Yakima, WA 98901
Phone: 509-574-2300

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FILE NO.: CUP2025-00047-SEP2025-00021
NOTICE OF INCOMPLETENESS

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Lacie Berry, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, NOTICE OF INCOMPLETENESS a true and correct copy of which is enclosed here- NOTICE OF INCOMPLETENESS was addressed to the applicant and agent 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 7th day of November, 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 7th day of November 2025.



Lacie Berry
Office Specialist