



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

VERN M. REDIFER, P.E. - Director

YAKIMA COUNTY PLANNING DIVISION

Type 2 Application

- FINAL DECISION -

PROJECT NAME: Salon at Riverside

REVIEW PROCESS: Type 2

FILE NUMBER: PRJ2017-00283 / CUP2017-00035

PARCEL NUMBER: 191328-14412


COUNTY ZONING: Light Industrial (M-1)

**COMPREHENSIVE
PLAN LAND USE:** Urban Growth Area

PROPOSAL: Type 2 application to establish an existing Salon at Yakima Riverside Storage.

OWNER: Dan Bruner
Yakima Riverside Storage
60 Koda Drive
Selah, WA 98942

APPLICANT: Cheryl Bartheld
Salon at Riverside
4968 Pear Butte Drive
Yakima, WA 98901

PREPARED BY:  Dinah Reed, Senior Project Planner, Zoning and Subdivision

DECISION: Approved with the following conditions:

The following conditions must be obtained within three years of the date of this decision. Please note that this decision and time limit pertains to conditional authorization for the subject land use only and failure to comply with all conditions will result in the revocation of this permit. This Final Decision includes the following conditions and the findings as described.

1. The applicant shall obtain all necessary Building & Fire Safety Division permits relevant to the construction of the proposed structures prior to commencement of construction. Please contact the Yakima County Public Services Department: Building & Fire Safety Division at (509) 574-2300.

2. The applicant shall provide at least four (4) parking spaces that are paved meeting the requirements of YCC 19.22.070.
3. The owners, their grantees and assignees in interest will abide by the terms of the Compliance, Extension, Expiration and Reinstatement requirements as outlined in YCC 16B.07.050. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions.

The following are ongoing conditions that apply to the project for the life of the permitted use. Failure at any time to comply with these conditions can result in the revocation of this permit.

4. The project shall be completed in substantial conformance with the project description and site plan submitted with the application referenced as file number CUP2017-00035. Any changes may require a modification to this authorization. If changes are planned in the future, please contact the Yakima County Public Services Department: Planning Division at (509) 574-2300 for assistance with the permitting process.
5. Stormwater must be retained on site and upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.130.
6. Exterior lighting shall be directed downward and otherwise arranged, shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare into any adjacent or nearby residential use or interfere with the safe operation of motor vehicles.

Based upon information supplied by the applicant, a review of the Yakima County Comprehensive Plan (*Plan 2015*) and the Yakima County Unified Land Development Code, the Administrator enters the following:

FINDINGS AND ANALYSIS

Location

1. The parcel is located at 1303 University Parkway, at the northwest intersection of University Parkway and West Birchfield Road, approximately ½ mile east of the City of Yakima, WA in the Terrace Heights Neighborhood.

Project Description

2. The applicant proposes to establish a beauty salon occupying approximately 840 square feet of an existing building that is 3,100 square feet, used for storage. The beauty salon presently contains two (2) stylist chairs and two (2) employees for hair styling only. Customers/established clientele are seen during office hours of the building from 9am – 5pm throughout the year. No signage is used for the beauty salon. The parking area provides twelve (12) parking spaces that can be used for the salon. The facility is connected to Terrace Heights Public Sewer and City of Yakima water. Access is off of University Parkway.

Zoning and Land Use

3. Pursuant to the Yakima County Unified Land Development Code, the subject property is within the Light Industrial (M-1) zoning district. The M-1 Zoning District is intended to “establish and preserve

areas near designated truck routes, freeways and the railroad for light industrial uses, which should not generate noise levels, light, odor or fumes that would constitute a hazard” (YCC 19.13.030(1)(a)(i)).

Jurisdiction and Process

4. The proposal is being reviewed as a “beauty and barber shop” under Chapter 19.14 Allowable Land Use Table, which is classified as a Type 2 use in the M-1 zoning district, which requires this proposal to undergo a Type 2 Administrative Review. Type 2 applications must be reviewed and may be conditioned to ensure compatibility and compliance with the provisions of YCC Title 19 and applicable comprehensive plans (YCC 19.30.100).

Environmental Review

5. No critical areas have been identified that would be affected by this proposal. The proposal is also exempt from SEPA review by WAC 197-11-800(1)(b).

Notice of Application

4. After the application was submitted, an internal notice of project review was mailed to representatives of the Transportation Division, the Building and Fire Safety Division, the Environmental and Natural resources Planning Section, the Water Resources Division, the Utilities Division, and the Yakima Health District on April 4, 2017. One comment was received from the Transportation Division addressed in Finding #6(c).

A combined Notice of Application and Notice of Completeness were mailed to property owners within 300 feet of the property and to agencies having jurisdiction or interest in the proposal on May 5, 2017, with the comment period ending May 19, 2017. No comments were received from outside agencies.

Review Criteria for Conditional Use Permits

5. “Type 2 Administrative Uses shown on the Allowed Land Use Table 19.14-1 in Chapter 19.14 are generally allowed in the zoning district. The compatibility between a Type 2 Administrative Use and the surrounding environment cannot always be determined in advance. Therefore, a Type 2 Administrative Use may be conditioned to ensure compatibility and compliance with the provisions of the zoning district and the goals, objectives and policies of the Comprehensive Plan.”

Staff finding: As proposed by the applicant, the beauty salon business will comply with the standards of the M-1 zoning district and the development standards of YCC 19.10.040 provided that the above conditions are met.

Development Standards

6. The development standards that generally apply for the type of project being proposed are as follows:
 - a) **Conformity with All Regulations Required:** (YCC 19.10.040(1)) “Any development, structure, or part shall conform to all of the regulations specified in this Title for the situation and zoning district in which they are located in order to be authorized, erected, constructed, reconstructed, moved or structurally altered.”

Staff finding: The proposed beauty salon business will comply with the standards of the M-1 zoning district and the development standards of YCC 19.10.040, provided the above conditions are met.

- b) **Yards, Lots, Open Space and Off-Street Parking and Loading Spaces:** (YCC 19.10.040(2)(b)) “No part of a yard, other open space, off-street parking or loading space required in connection with any development for the purpose of complying with this Title, shall be included as part of a

yard, open space, off-street parking or loading space similarly required for any other development...”

Staff Finding: The applicant is not proposing to share yard or open space, but they are sharing parking which has been addressed in Finding #8 below.

- c) **Access Required:** (YCC 19.10.040(3)) When a proposed use requires access to a County roadway, the approach location shall be reviewed by the County Engineer. The Transportation Division provided the following comment:

“Access was reviewed and approved during earlier project. No new transportation conditions will be required.”

Staff Finding: For questions regarding access, please contact the Yakima County Transportation Division at (509) 574-2300.

- d) **Land Uses:** (YCC 19.10.040(4)) “Uses allowed within a zoning district are listed as permitted, administrative or conditional uses in the Allowable Land Uses Table 19.14-1 within Chapter 19.14.”

Staff Finding: Beauty and barber shops are classified as Type 2 uses in the M-1 zoning district according to the Allowable Land Use Table 19.14-1.

- e) **Building Permits Required:** (YCC 19.10.040(5)) “No building or other structure shall be erected, moved, added to or structurally altered without a permit issued by the Building Official under RCW 19.27 and YCC Title 13. No building permit shall be issued except in conformity with this Title.”

Staff Finding: For more information, please contact the Yakima County Building and Fire Safety Division at (509) 574-2300.

- f) **Setbacks, Easements and Right-of-Way:** (YCC 19.10.040(6)) Chapter 19.11 lists the standard minimum setbacks of buildings or other structures and uses in the M-1 zoning district in Table 19.13.030-1.

Staff Finding: The proposed beauty salon is located within a portion of an existing building that meets the setback requirements of the M-1 zoning district.

- g) **Vision Clearance Triangles at Intersections and Driveways:** (YCC 19.10.040(7)) “A vision clearance triangle shall be maintained at all driveways and curbcuts, and the intersection of an alley with a public street for vision and safety purposes. The vision clearance triangle shall measure 15 feet along the perpendicular street curb lines or pavement edge, or travel lane of the public street and 15 feet along the driveway or alley. The third side of the triangle shall be a straight line connecting the 15 foot sides described above. No sign or associated landscaping shall be placed within this triangle so as to materially impede vision between the heights of two and one-half and ten feet above the centerline grade of the streets.”

Staff Finding: The proposed beauty salon is located in a portion of an existing building that meets the Vision Clearance Triangle. Therefore the required vision clearance triangle will not be impeded from the proposed development.

- h) **Maximum Lot Coverage and Building Height:** (YCC 19.10.040(8)) Lot coverage is defined as “the percentage of the area of a lot covered by buildings, accessory structures, or other impervious surfaces” (YCC 19.01.070(12)). Building height is defined as “the vertical distance from grade plane to the average height of the highest roof surface” (YCC 19.01.070(2)).

Staff Finding: The proposal does not include building any new structures.

- i) **Fences, Walls and Recreational Screens:** (YCC 19.10.040(9)) The provisions of YCC 19.10.040(9) “shall govern the location and height of fences and walls, to allow access to properties by utility employees and emergency response personnel and to maintain good appearance of residential areas and visual access along residential streets and between lots.”

Staff Finding: There is existing cyclone fencing that meets the standards of YCC 19.10.040(9).

- j) **Exterior Lighting:** (YCC 19.10.040(10)) “Exterior lighting is regulated to minimize light pollution to neighboring properties and encourage true-color, full-spectrum light rendition in projects. Exterior lighting for all uses and signs shall be directed downward and otherwise arranged, fully shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare or light intrusion into any adjacent or nearby residential use or interfere with the safe operation of motor vehicles.”

Staff Finding: The existing facility in which the salon business resides has exterior lighting that complies with the standards set forth in YCC 19.10.040(10).

- k) **Floodplain Development:** (YCC 19.10.040(11)) “A pre-application meeting and a Flood Hazard Permit application is required for all new development in floodplains in order to minimize and mitigate potential adverse impacts to property and infrastructure while reducing risks to public health and safety.”

Staff Finding: The parcel on which the proposed activity will occur is not within a floodplain. Therefore a pre-application meeting is not required.

- l) **Stormwater Requirements:** (YCC 19.10.040(12)) YCC 19.10.040(12) “is intended to ensure public and private development projects comply with the National Pollution Discharge Elimination System (NPDES) permit requirements under the Federal Clean Water Act (CWA) where applicable.”

Staff Finding: The existing business within the Yakima Riverside Storage is not subject this standard, as the property owner complies with this standard.

Signs

7. (YCC 19.20.030(1)) “All on-premises signs are accessory uses and shall be subject to the same procedural and review requirements as the principal use, except that new signs accessory to existing or approved uses may be reviewed as modifications to existing or approved uses under Section 19.35.030.” All proposed signs are subject to the review procedures of Title 19 and the standards of Chapter 19.20, which include Table 19.20-1 Type of Signs Permitted, Table 19.20-2 Number of Signs Permitted, Table 19.20-3 Maximum Area per Sign Face, and Table 19.20-4 Sign Height and Setbacks.

Staff finding: The applicant is not proposing signs as a part of this project. If signs are proposed in the future, they will need to meet the requirements of YCC 19.20.

Parking and Loading Space

8. YCC 19.22.050(2) allows the Reviewing Official to make a determination to evaluate a proposed land use based closely on similar land uses listed in Table 19.22-2. According to Table 19.22-2 "Commercial retail, except stores selling bulky merchandise" require one space for each 350 square feet of gross floor area. YCC 19.22.070(1)(b) states that parking areas within the M-1 zoning district "shall be paved with two inches thick asphaltic surfacing on an aggregate base, on an equivalent surfacing acceptable to the Reviewing Official, to eliminate dust and/or mud."

YCC 19.22.050(4) Shared Uses –

Owners of two or more uses, structures, or parcels of land within 300 feet of each other may share the same parking or loading area when the hours of operation do not overlap.

(b) The owners of two or more uses, structures, or parcels within 300 feet of each other may also share facilities concurrently; however, the total parking requirements shall be the sum of the requirements for each individual use.

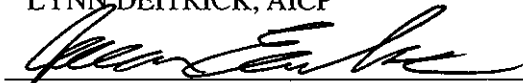
(c) Whenever shared parking is allowed under this Section, the parking lot shall be signed to reasonably notify the public of the availability of use, and spaces shall not be assigned, allocated or reserved between uses.

Staff finding: The application material states that the salon will consist of 840 square feet within an existing larger building used for storage that has twelve paved parking spaces. The storage facility does not require parking spaces. Based on the parking requirements for commercial retail as listed in Table 19.22-2, the salon would require two (2) parking spaces, plus two (2) spaces for employees, totaling four (4) spaces. The applicant shares the parking lot with the owner of Yakima Riverside Storage. The applicant proposes 12 parking spaces that are paved with an asphalt surface, which meets the parking requirements for the beauty salon.

DECISION

Based upon the above findings, the Yakima County Administrative Official hereby **CONDITIONALLY APPROVES** the requested Type 2 application for the Salon at Riverside, subject to the conditions listed above.

Administrative Official: LYNN DEITRICK, AICP



Designee: Jason Earles
Planning Section Manager, Subdivision/Zoning

Date: 6/6/17

NOTICE OF APPEAL

In accordance with Section 16B.09 of the Yakima County Code, any person of standing may appeal the Administrative Official's decision to the Yakima County Hearing Examiner. A notice of such appeal shall be filed in writing and delivered to the Planning Division on the 4th Floor of the Yakima County Courthouse, Yakima, Washington on or before 4:00 p.m., 6/20/17. The appeal shall be in writing, shall be accompanied by the filing fee, and shall include:

- A. The appellant's name, address, and telephone number.
- B. Appellant's statement establishing standing to initiate the appeal under Section 16B.09.020 of this Chapter;
- C. An identification of the specific proposal and specific actions, omissions, conditions or determinations for which appeal is sought;
- D. Appellant's statement of the particular grounds for the appeal, setting forth the principal points of appeal and addressing why the appellant believes the decision to be wrong; and
- E. The desired outcome or relief sought by the appellant.

If you have any questions regarding this decision or the appeal process, please contact Dinah Reed, Senior Project Planner, of our staff at (509) 574-2300.

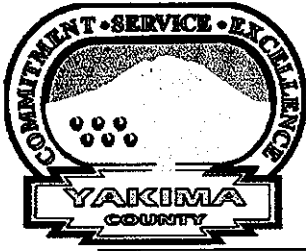
Attachments:

- A. YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement
- B. Application
- C. Narrative
- D. Site Plan

CUP2017-35 Bruner Salon-RiversideStorage M-1 dsr1 jweFINAL.docx

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.



Compliance, Extension, Expiration and Reinstatement (YCC 16B.07.050)

- (1) Compliance with Conditions and Safeguards of Project Permit. It is the affirmative duty of a project permit holder and the land owner (as applicant) to comply with any conditions made a part of the terms under which the approval of a project permit was granted as authorized by Yakima County Code. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions. When the conditions of the project permit have been met within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the applicant shall provide a letter certifying that the conditions were met to the Administrative Official to document compliance.

- (2) Extension of Any Approved Project Permit. A valid project permit, other than a preliminary plat, may be extended one time only for up to one additional year by action of the Administrative Official.
 - (a) Requests for extensions shall be made in writing, shall be submitted to the Planning Division prior to the expiration date and shall be accompanied by the final approved site plan showing the location and size of any development or work already completed on the project. Such extension request shall present a timeline that identifies when each of the conditions of the decision has or will be completed and shall detail unique and special circumstances that prohibited the commencement or completion, or both, of the use authorized.
 - (b) The Administrative Official shall review the request without public notice or hearing and issue the decision within fourteen days from the receipt of the completed request. The Administrative Official may:
 - (i) Approve the extension based on a work schedule provided by the applicant to assure the work will be completed according to a modified schedule, or
 - (ii) Disapprove the extension.
 - (c) The Administrative Official shall mail the decision to the applicant and shall specify the decision as final unless appealed to the Hearing Examiner under the provisions of Chapter 16B.09 of this Title. Conditions of approval listed previously in the Notice of Decision issued pursuant to 16B.07.010 through 16B.07.030 of this Chapter may be appealed only according to the procedures and time periods specified in YCC 16B.09.010 and are not subject to appeal again following any decision or determination of the Administrative Official made under this Section 16B.07.050.

Attachment: A

- (3) Failure to Complete Approved Permit Conditions within Specified Timeframe and Failure to Comply with Permit Decisions or Conditions.
- (a) Expiration. If compliance with the terms of the project permit approval has not occurred within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the project shall be considered expired by time limitation and the land use approval shall be null and void. Expiration of a project permit granted pursuant to Yakima County Code shall not be subject to appeal.
 - (b) Violations. A project permit issued or processed pursuant to any applicable Title listed in YCC 16B.01.020 will be deemed in violation of this Code if it is ascertained that the application included any false information material to the project permit approval, or if it develops that the conditions and safeguards made a part of the terms under which the approval was granted are not being maintained. Such violations of project permit approval shall be subject to Chapter 16B.11 and other remedies available to Yakima County under any applicable law to enforce conditions of permit approvals, remedy land use and code violations or abate those violations including without limitation YCC Title 13.
 - (c) Compliance agreement. The applicant and the County may enter into a compliance agreement to complete the required conditions subject to appropriate fees to compensate the County in preparing, recording and implementing the compliance agreement. On terms acceptable to the Administrative Official, in his or her sole discretion, the County may offer an extension of time to complete the required conditions of approval subject to appropriate fees to compensate the County in preparing, recording and implementing any such compliance agreement; provided, however, that no compliance agreement may be used in lieu of the permit process to remove or negotiate conditions of approval.
- (4) Reinstatement. Where a project permit has expired, the applicant may apply to have the permit reinstated and the work authorized by the original permit can be recommenced, provided the following are met:
- (a) The applicant submits a written request not more than sixty days after the original permit or authorized extension expired.
 - (b) The applicant provides a timeline for successful achievement of all conditions upon which the Administrative Official can agree.
 - (c) The codes under which the original permit was issued and other laws which are enforced by Yakima County have not been amended in any manner which affects the work authorized by the original permit.
 - (d) No changes have been made or will be made in the original plans and specifications for such work.
 - (e) The applicant submits a reinstatement fee. The fee for a reinstated permit shall be seventy percent of the amount required for a new project permit pursuant to YCC Title 20.
 - (f) Where the request for reinstatement does not comply with all of the preceding criteria in this Subsection, a new project permit application must be submitted and processed as a new project, at full permit fees.



GENERAL APPLICATION FORM

For Land Use Actions

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

FINAL
Revised 10/01/15

APR 04 2017

Zoning District: M-1 (Staff Use Only) Date: 4-4-2017

Receipt #: REC PW 95018 Reviewed By: JBS

Proposed Land Use: Beauty and Barber shops Project #: PRJ 2017-00283

Case #(s): CUP 2017-00035

CHECK ALL THAT APPLY AND ATTACH THE APPROPRIATE SUPPLEMENTAL FORM(S)

- | Zoning | | Subdivision | | Shoreline | |
|--|---|--|--|---|--|
| <input type="checkbox"/> Type 1 | <input type="checkbox"/> Admin. Adjustment | <input type="checkbox"/> Exemption (SSE) | <input type="checkbox"/> Short Subdivision | <input type="checkbox"/> Shoreline Substantial Dev. | |
| <input checked="" type="checkbox"/> Type 2 | <input type="checkbox"/> Variance | <input type="checkbox"/> Short Subdivision | <input type="checkbox"/> Subdivision (Long) | <input type="checkbox"/> Shoreline Conditional Use | |
| <input type="checkbox"/> Type 3 | <input type="checkbox"/> Modification | <input type="checkbox"/> Subdivision (Long) | <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Shoreline Variance | |
| <input type="checkbox"/> Type 4 | <input type="checkbox"/> Non-Conforming Use | <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Alteration/Vacation | <input type="checkbox"/> Shoreline Exemption | |
| <input type="checkbox"/> Reduce Resource Setback | <input type="checkbox"/> Interpretation | <input type="checkbox"/> Alteration/Vacation | <input type="checkbox"/> *Amendment | <input type="checkbox"/> Shoreline Non-Conforming | |
| <input type="checkbox"/> Accessory Dwelling Unit | <input type="checkbox"/> Dairy | <input type="checkbox"/> *Amendment | <input type="checkbox"/> Sub Variance | <input type="checkbox"/> Shoreline Minor Revision | |
| <input type="checkbox"/> Minor Rezone | <input type="checkbox"/> Mining | <input type="checkbox"/> Sub Variance | | | |
| <input type="checkbox"/> Major Rezone | | | | | |
| | | | | Critical Areas | |
| | | | | <input type="checkbox"/> CA Standard Development | |
| | | | | <input type="checkbox"/> CA Adjustment | |
| | | | | <input type="checkbox"/> CA Reasonable Use Except. | |
| | | | | <input type="checkbox"/> CA Minor Revision | |
| | | | | <input type="checkbox"/> CA Non-Conforming Use | |

Parcel Number(s): A. 191328-14412 B. _____ C. _____

Subject Property Address: 1303 University Parkway Yakima 98901

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

* In accordance with YCC16B.04.020(2)(a) please submit verification with your Short Subdivision Amendment or Subdivision Amendment that the majority of those persons having an ownership interest in the lots, tracts, parcels, or portion thereof to be revised or altered has signed the proposed application.

Applicant Information: (Please check the box indication the primary contact person)

By signing this form, 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) in land use and hereby give Yakima County permission to enter my property during the course of this review to inspect my property as needed. Additionally, I hereby agree to pay all additional fees associated with the processing of this application including Hearing Examiner Fees, Transportation Fees or any other fees that may be associated with the proposed project.

(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.) Please Fill Out In Blue or Black Ink and Original Signatures only.

PLV **Property Owner:** Dan Bruner

Day Phone: () 509 930-3340 Company (if any) Yakima Riverside Storage

Mailing Address: 60 Kode Dr City: Selah State: WA ZIP: 98942

E-mail Address: brunerpaint@aol.com

Signature: [Signature] Date: 3/30/17

PLV **Applicant/Agent (if different):** Cheryl Bartheld

Day Phone: () 509 969-8957 Company (if any) Salon at Riverside

Mailing Address: 4968 Pear Butte Dr City: Yakima State: WA ZIP: 98901

E-mail Address: Cheryl.h.c.61@gmail.com

Signature: [Signature] Date: 3/30/17

If there are additional owners, provide an attachment in the same format and with the same declarations

Attachment: B



CONDITIONAL USE PERMIT FORM

FINAL
Revised 10/1/15

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

Please Answer the Following Questions (Please attach a separate sheet if needed):

1. Are you applying for a: Type 1 Type 2 Type 3 Type 4
2. What is the proposed use, as listed in YCC Table 19.14-1? Beauty & barber shops
3. What is the size of the subject property? (Amount of acreage or square feet): 840'sf. suite →
4. What is the size and use of structures currently located on the property? Approx 5 acres of →
5. What is the size, height and use of structures proposed to be placed or constructed? NONE
6. List other permits and approvals that will be required. class 2 review for salon use of current space
7. Will the project be conducted entirely within a structure? Yes No
If no, explain what outdoor activities would occur: _____
8. Total number of employees? 2
9. How many parking spaces are you proposing? Existing: 12+ Proposed: _____ Surface Type: Asphalt
10. Will you have a sign? Yes (if yes, please answer the following questions.) No
 - a. How many signs are proposed? _____
 - b. What is the square footage of the sign? _____
 - c. What is the height of the sign? _____
 - d. Will the sign be illuminated? Yes No
 - e. If the sign is illuminated, how will it be illuminated? Internally Externally
 - f. Where will it be located? _____
11. What is the name of the road that the proposed/existing access is located on? University Parkway
 - a. Is the road a: County Road State Highway Private Road
If the road is a private road, is there an existing Road Maintenance Agreement? Yes No
(If yes, please provide a copy)
 - b. Is the road constructed out of: Pavement Gravel Dirt
 - c. How wide is the Right-of-Way/Easement? 30
 - d. How wide is the surface of the road? Public County road w/turn lane
12. How will you manage storm water runoff? catch basins currently existing

3) within existing bldg on 5 acre parcel

4) storage (mini) with a 3100 SF office bldg with 4 suites. The main office suite houses the storage office for check ins & out's

SCANNED

APR 05 2017

BY:



13. Fencing (If applicable check both)? New Existing

a. Fence Material: Rough Iron & Black vinyl cyclone existing

b. Will the fence be view obscuring fence? Yes No

c. Will you be placing barbed wire on the top of the fence? Yes No

d. What is the total height of the fence (including the barbed wire if proposed)? _____

14. Are you proposing any site screening or landscaping? Yes No

If yes, what type and what is the location? Currently Already Landscaped

15. What is the proposed source of irrigation water? not Available

16. What are the days & hours of operation? Days: M-F Hours: 9-5

17. Will the operation be seasonal? If so list months of operation: NO Jan-Dec

18. Is any outdoor lighting proposed? Yes No

If yes, what is the proposed location(s)? Existing Facility lighting

19. What is the proposed source of domestic water?

a. Public Water: Name of provider: Yakima County

b. Community Well: What is the well number: NO

i. Where is the well located? _____

ii. Is there an existing Well Maintenance Agreement? Yes No

(If yes, please provide a copy)

c. Individual Well

20. What is the proposed method of sewage disposal?

a. Public Sewer: Name of provider: Tenace Heights Sewer District

b. Community Septic System: Where is the septic system located? _____

c. Individual Septic System

d. Other explain: _____

Narritive Form Description

Property Owner:

Dan Bruner\Yakima Riverside Storage

60 Koda Dr.; Selah, WA 98942

Applicant Info:

Cheryl Bartheld\Salon at Riverside

4968 Pear Butte Dr.; Yakima, WA 98901

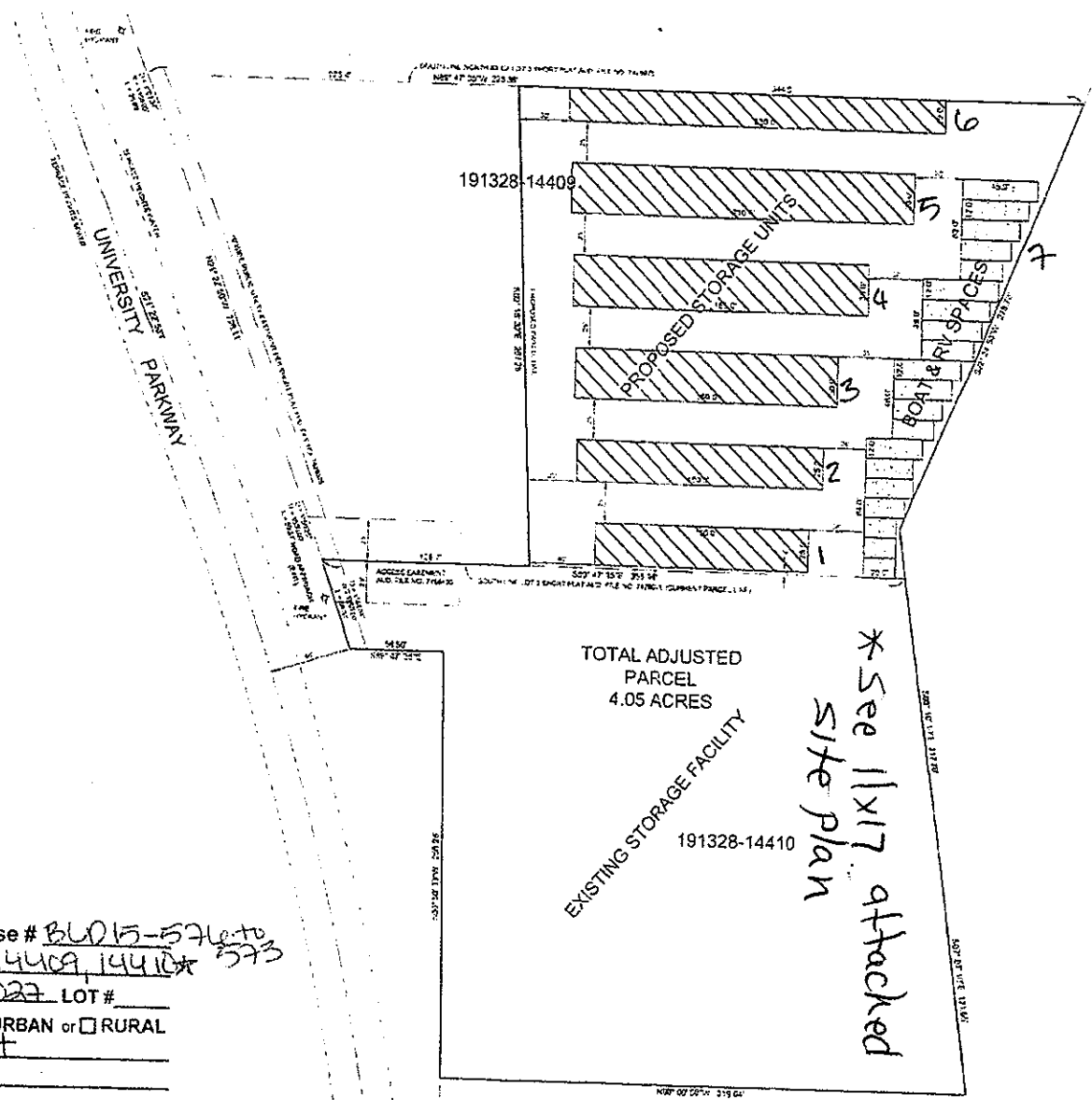
A requested use within an existing building to locate a beauty salon. This business will occupy approx. 840' sf within the existing 3100'sf building. This building is served by public utilities that will contain 2 stylists for hair styling only. We will see customers during office hours of 9-5 M-F throughout the year.

This space is located at 1303 University Parkway, suite #3, in Terrace Heights. No alterations or additions to the building are needed for our use. Current structure to remain as is. No signage will be used as we already have an established clientele and will not require additional clients to make this feasible.

Any additional questions, please contact Cheryl @ 969-8957

Thank You

Attachment: C



YAKIMA COUNTY PUBLIC SERVICES
 PLAT # 155E15-027 LOT # 573
 PARCEL # 191328-14409, 14410
 ZONE M1 URBAN or RURAL
 FRONT 25' pk
 SIDE 0' pk
 SIDE 0' pk
 REAR 0' pk
 * pending SSE approval
 * ROW under transect

GRAPHIC SCALE
 1" = 20'

Received by: _____

JUL 24 2015

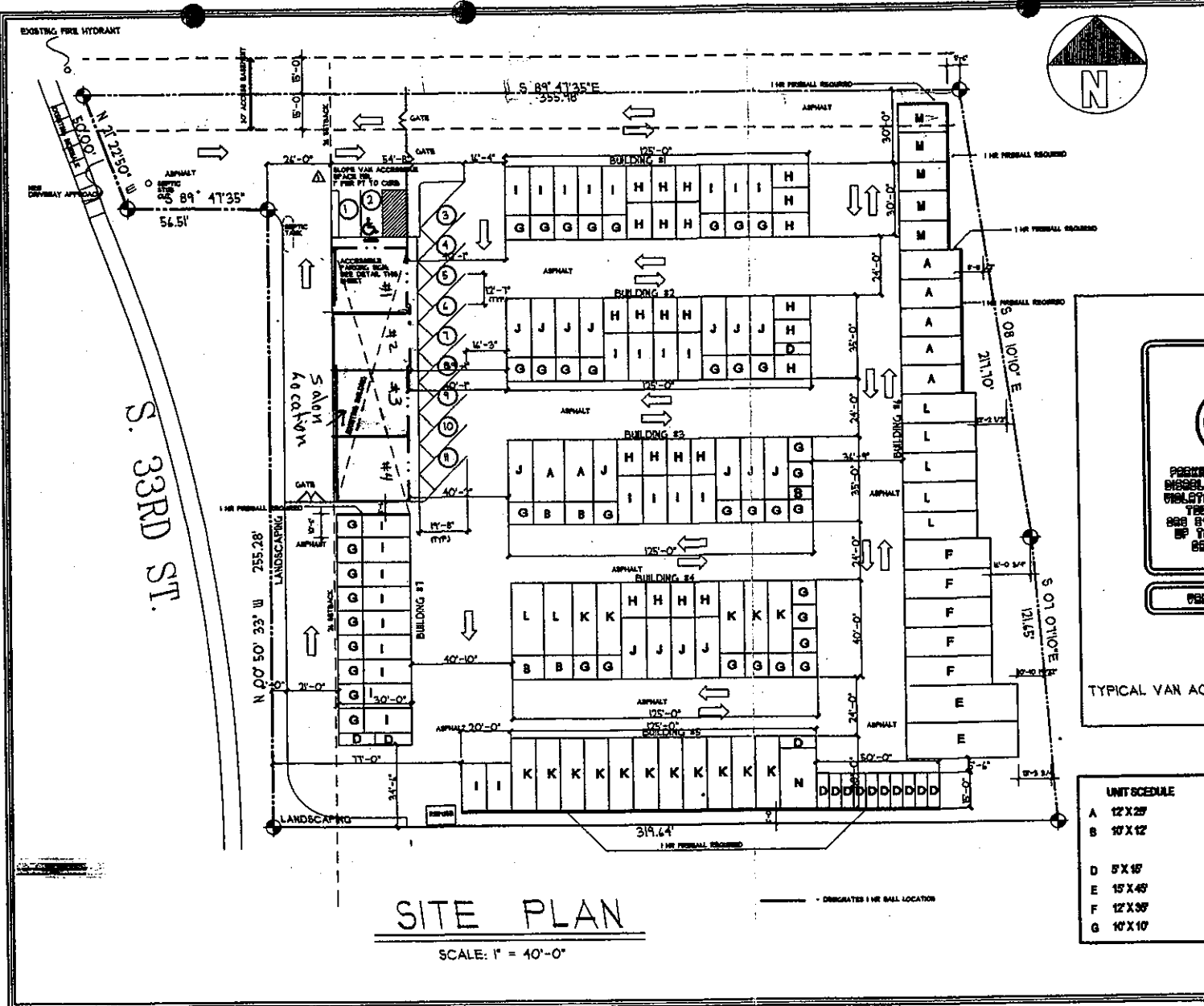
YAKIMA COUNTY
 PUBLIC SERVICES

SITE PLAN EXHIBIT
 PREPARED FOR
 YAKIMA RIVERSIDE STORAGE
 60 KODA DRIVE SELAH, WA. 98942

Thomas F. Upton
 Professional Surveyor
 1010 1/2 1st St. Selah, WA 98942
 509-838-2222

Attachment:

SETBACKS for Case # BLD15-576 to
 PARCEL 191328-14409, 14410 # 573
 PLAT # 155E15-027 LOT #
 ZONE M1 URBAN or RURAL
 E Front 25' pk
 N Side 0' pk
 S Side 0' pk
 W Rear 0' pk
 * pending SSE approval
 * ROW under transect



SITE PLAN

SCALE: 1" = 40'-0"



UNITSCHEDULE

A	12' X 28'
B	10' X 12'
D	5' X 15'
E	15' X 45'
F	12' X 35'
G	10' X 10'

--- DESIGNATED 1 HE BALL LOCATION