



# ACCESSORY DWELLING UNIT (ADU) FORM

FINAL  
Revised: 10/30/15

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

(Attach additional sheets if necessary)

1. Will the property owner live in the:  Main Residence or  Accessory Dwelling Unit (ADU)  
*NOTE: If there are currently more than one residence on the property then ADU is not permitted on-site.*
2. What is the total gross square footage (area) of the ADU? 900 sq. feet
3. What is the total gross square footage (area) of the main residence? 1568
4. Will the ADU be attached to:  House,  Garage, or  Free Standing  
*NOTE: If the ADU is freestanding (not attached) shall be located within 100 feet of the main residence.*
5. On which side of the ADU will the front entrance be located? South
6. Are you proposing to use a park model for the ADU?  Yes  No
7. Will the ADU be constructed of material and paint color similar to the primary residence?  
 Yes  No, explain: \_\_\_\_\_
8. A minimum of four (3) parking spaces are required (2 for the primary residence and 1 for the ADU).  
Are you able to provide a minimum of 3 parking spaces?  Yes  No
9. The ADU must share the same access as the primary residence. Will the ADU meet this requirement?  
 Yes  No
10. What type of road serves the property?  Private Road  Public Road (County, City or State Highway)  
a. What is the road surface:  Gravel  Paved
11. What is the source of domestic water for the existing residence and the ADU?  
 Public Water Supply (operated by a public entity such as Nob Hill Water, a city, etc.)  
Name of the water provider: \_\_\_\_\_  
 Expand use of an existing community well/shared well (3+ connections including the ADU)  
Name, or State ID# of existing community water system \_\_\_\_\_  
Well is located on Parcel Number: \_\_\_\_\_ Number of existing connections: \_\_\_\_\_  
 Shared well with main residence, this well is:  Existing  Proposed
12. Which of the following methods of sewage disposal do you propose for the ADU?  
 Public sewer, Name of the System: \_\_\_\_\_  
 Community on-site sewage system with main residence.  
 Individual, on-site sewage system separate from the main residence.
13. Explain how the proposal and associated site improvements are compatible with neighboring land uses.  
(examples: location of building to property line, type of construction, etc.) ADU will have similar structure + use as existing.
14. Required Attachments:  
 Attach a complete copy of the subject properties legal description from the recorded deed.  
 Attach a floor plan drawn of the accessory dwelling unit showing: living areas, storage areas, mechanical rooms, and other interior residential spaces.

400 20221

2871760

COUNTY EXCISE TAX  
Form 1115  
DATE 9/29/89  
PAID \$ 459.00  
REC. NO. 241981  
BY *Jeri A. Gray*  
DATE A. GRAY, Yakima County Treasurer

YAKIMA COUNTY  
REAL ESTATE CONTRACT  
FILED BY \_\_\_\_\_ Date: \_\_\_\_\_

Sept 29, 1989

Sellers, DAVID B. IVY and CHRISTY KAY IVY, husband and wife, agree to sell to Purchasers, GLEN L. PHILLIPS and ELAINE PHILLIPS, husband and wife, and Purchasers agree to buy from Sellers, the following property in Yakima County, Washington:

Parcel B of Short Plat, recorded in Book "G" of Short Plats, Page 16, under Yakima County Auditor's File No. 2422042, records of Yakima County, Washington.  
(Parcel No. 191209-14402-8), Levy Code: 385

TOGETHER WITH all water rights appurtenant thereunto and all water rights possessed by Sellers appertaining thereto.

~~SUBJECT TO ALL TAXES WHICH PURCHASERS ASSUME AND AGREE TO PAY.~~

Subject to future assessments by reason of the inclusion of said premises within the boundaries of Drainage District No. 11, Union Gap Irrigation District, Fowler Ditch Company, Weed District No. 2, Dike District No. 1 and Mosquito Control District No. 1.

Subject to easement or right of way for electric transmission and distributing line granted to Pacific Power & Light Company, a corporation, as disclosed by instrument recorded March 7, 1950 under Yakima County Auditor's File No. 1293637.

Subject to easement for ingress and egress over the South 25 feet as delineated on the face of the Short Plat.

Subject to right of way for Drainage District No. 11 (Moxee Drain) as delineated on the face of Short Plat.

Subject to pendency of Yakima County Superior Court Cause No. 77-2-01484-5 entitled State of Washington, Department of Ecology, plaintiff, v. (numerous named defendants), notice of which is given by Lis Pendens recorded under Yakima County Auditor's File No. 2479271, and supplemented by Auditor's File No. 2584358, being an action for the determination of the rights to divert, withdraw or otherwise make use of the surface waters of the Yakima River Drainage Basin in accordance with the provisions of Chapters 90.03 and 90.44, Revised Code of Washington.

Subject to rights reserved in federal patents, state or railroad deeds; building or use restrictions general to the area; zoning regulations; utility easements of record; rights of way or easements shown on the plat or visible by inspection; and any future adjudication of surface water rights by any appropriate federal and/or state proceedings.

2. PURCHASE PRICE: The purchase price is \$30,000.00 (THIRTY THOUSAND AND NO/100 DOLLARS, of which \$2,000.00 has been paid, receipt being acknowledged. Purchasers agree to pay the balance of the purchase price together with interest on deferred balances at the rate of ten (10%) percent per annum from the date hereof, as follows:



# NARRATIVE 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](http://www.co.yakima.wa.us)

FINAL  
Revised 10/01/15

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The Narrative Form is designed to help you, the application review, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the Yakima County Codes. You should refer to the appropriate sections of the ordinance when describing your proposal if applicable. You can obtain a copy of the ordinance in our office or access it on the internet at:

<http://codepublishing.com/wa/yakimacounty/>

**Narrative Content:** Please tell us the “who”, “what”, “where”, and “why” of your proposal. A list of typical content is provided below. **Please do not limit your project’s description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible.** Any missing/confusing information could result in the delay of our review.

Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

**Suggested Content:**

- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- For commercial operations describe the travel ways that will be located onsite.
- Describe the timelines for completion of your proposal.

**Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews.** Your narrative can be typed and printed on a separate sheet of paper with “See Attached” written below, or you may print out legibly your narrative on the lines provided.

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The ADU home will be used by the property owner daughter and son-in-law. For the Purpose of caring for the aging owner and his wife. The property owner has advanced COPD and needs care of him and the property. (Dr.s note is available if needed)

The ADU is an addition to the existing 40x30 shop/garage. The ADU is 30x30 (900sq ft). It uses The existing power, water and on- site sewage system .Heat for home is propane fire place. The ADU is a studio type of home. With open floor plan with a bathroom, Kitchen and laundry. With one large walk in Closet For storage of house hold goods.

The ADU resident will use all existing driveways parking areas (gravel). ADU will have been painted, Landscaped and structure similar to the existing garage. The home is integrated well with the existing Property and it surroundings.

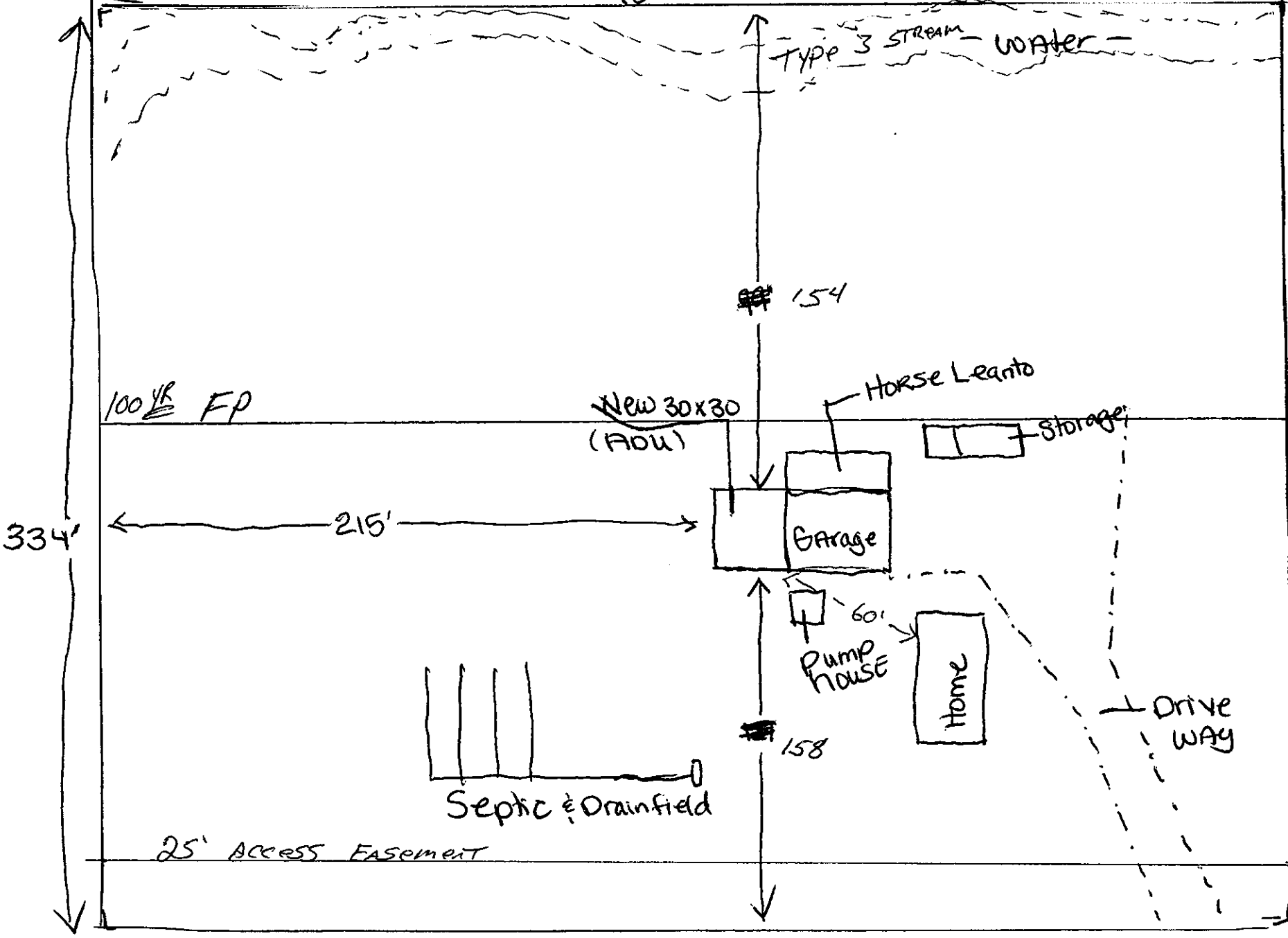
Owner: Glen & Elaine Phillips

1" = 60'

PAR# 191209-14402

Location 3534 Birchfield Rd Moxee

454' N



Right of way driveway

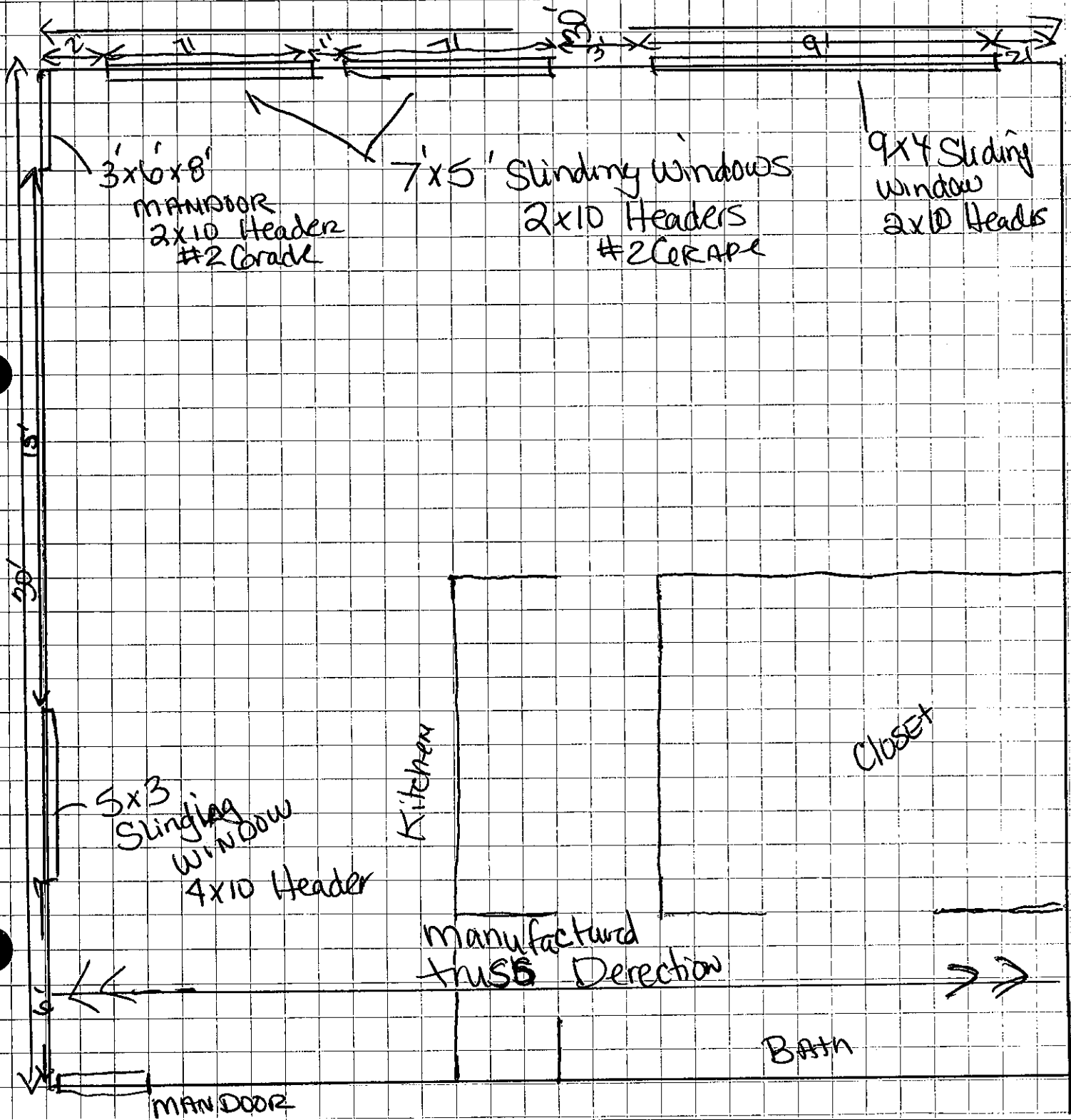
Glen Phillips  
#191209-14402  
3534 Birchfield Rd.

N

30' x 30'

900 sq. feet

Additional Garage storage work area  
NON heated  
Footings/foundation



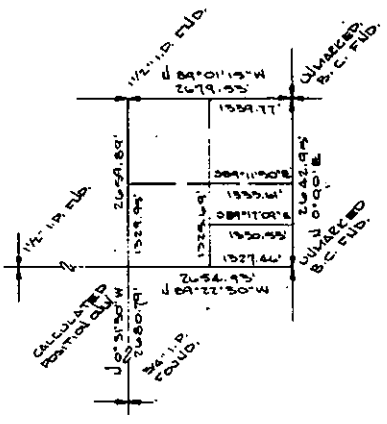
2422042

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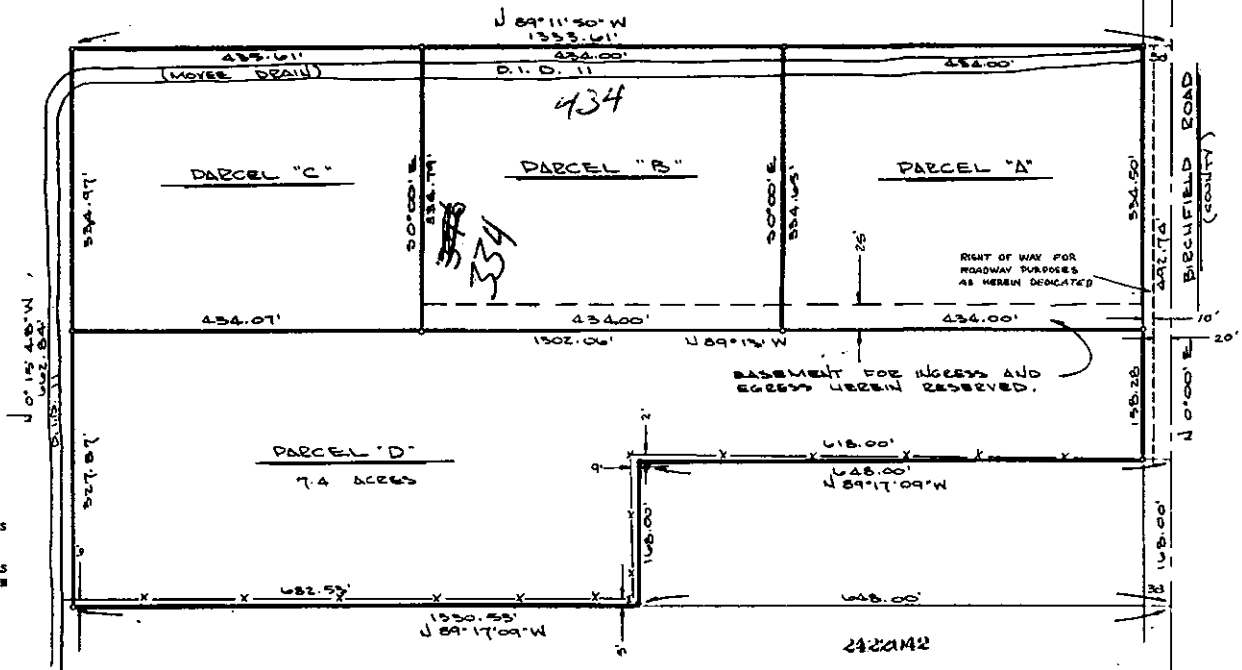
NOTE

BEARINGS AS SHOWN BY THIS SURVEY ARE RELATIVE TO THE EAST LINE OF THE NORTHEAST QUARTER SECTION 9, TOWNSHIP 12 NORTH, RANGE 19 E.W.M. BEING N 0° 00' E.

1/2 COE. SEC. 9, T-12N, R-19E.W.M.



SEC. 9, T-12N, R-19 E.W.M.



THIS SHORT PLAT IS LOCATED WITHIN THE BOUNDARY OF UNION GAP IRRIGATION DISTRICT AND ALL LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO THE TERMS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS IN PRESENT OR FUTURE, CONCERNING IRRIGATION WATER RIGHT-OF-WAY AND EASEMENTS AS MAY BE IMPOSED BY THE UNION GAP IRRIGATION DISTRICT IN ACCORDANCE WITH THE LAW.

STATE OF WASHINGTON 55

COUNTY OF YAKIMA

BEFORE ME THIS 26 DAY OF April, 1976, PERSONALLY APPEARED DAVID E. RUDNICK AND LAURA LYNN RUDNICK, HUSBAND AND WIFE, TO ME KNOWN TO THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND HEREBY ACKNOWLEDGE TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE PURPOSES AND USES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Notary Public in and for the State of Washington, residing at *Tracy, Wash 98936*

APPROVALS

APPROVED BY YAKIMA COUNTY DIRECTOR OF PUBLIC WORKS *H.R. Smith* DATE *5-5-76*  
APPROVED BY YAKIMA HEALTH DISTRICT *John J. Cole* DATE *5-19-76*  
APPROVED BY THE ADMINISTRATOR *Barbara D. Saff* DATE *6-25-76*

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 25 DAY OF May, 1976, AT 11:52 A.M., IN BOOK 6 OF SHORT PLATS AT PAGE 16, AT THE REQUEST OF COUNTY ADMINISTRATOR  
YAKIMA COUNTY AUDITOR *C. W. Hatfield*  
BY DEPUTY *Theresea Hargrave*

SUPERVISOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DAVID RUDNICK IN APRIL, 1976.

THOMAS F. UPTON  
CERTIFICATE NO. 12398

YAKIMA COUNTY  
FILED  
MAY 23 11 32 AM '76

1/2 COE. SEC. 9, T-12N, R-19 E.W.M.

LEGAL DESCRIPTION of Parent Parcel

The North half of the Southeast quarter of the Northeast quarter;  
EXCEPT the South 168 Feet of the East 648 Feet of Section 9, Township 12 North, Range 19 E.W.M.;  
AND EXCEPT Road on East.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROSCOE W. ELLIS, AS OWNER, AND DAVID E. RUDNICK AND LAURA LYNN RUDNICK, HUSBAND AND WIFE, AS CONTRACT PURCHASERS, DULY SHOWN ON OATH, DEPOSE AND SAY THAT THEY AS THE ONLY OWNER IN FEE SIMPLE AND CONTRACT PURCHASERS OF, AND THE ONLY PERSONS HAVING ANY INTEREST IN THE ABOVE DESCRIBED TRACT OF LAND, HAVE CAPSED THE SAME TO BE SHORT PLATTED PURSUANT TO R.C.W. 58.08-100, AND HEREBY DEDICATE THE RIGHT OF WAY FOR ROADS AS SHOWN.

DAVID E. RUDNICK *David E. Rudnick*  
ROSCOE W. ELLIS *Roscoe W. Ellis*  
LAURA LYNN RUDNICK *Laura L. Rudnick*  
LAURA W. CLEUSING, AS PERSONAL REPRESENTATIVE OF THE ROSCOE W. ELLIS ESTATE

STATE OF WASHINGTON 55  
COUNTY OF YAKIMA

BEFORE ME THIS 26 DAY OF April, 1976, PERSONALLY APPEARED ROSCOE W. ELLIS, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT FOR THE PURPOSES AND USES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

Notary Public in and for the State of Washington, residing at *Tracy*

0 DELETES 1200' DED WITH C&D SET.

PARENT PARCEL No. 191209-14001

UPTON LAND SURVEYING  
1201 FRUITVALE BLVD. TELEPHONE 248-1176  
YAKIMA, WASHINGTON

PROPERTY SURVEY AND SHORT PLAT FOR  
DAVID E. RUDNICK  
1/2 SEC. 9, T-12N, R-19 E.W.M.  
WORK COMMENCED: 4-12-76 JOB NO. 7602A  
WORK COMPLETED: 4-16-76 SCALE: 1"=100'

THOMAS F. UPTON  
LAND SURVEYOR

BOOK 6 PAGE 16

G-76



# MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL  
Revised 10/01/15

## 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](http://www.co.yakima.wa.us)

This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

### Required Site Plan Information:

1	<input checked="" type="checkbox"/>	Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. <b>Grid paper or picture backgrounds are not acceptable, the map must be reproducible</b>
2	<input checked="" type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
3	<input checked="" type="checkbox"/>	North Arrow (north should be pointing to the top of the page)
4	<input checked="" type="checkbox"/>	Legend to include:
	<input checked="" type="checkbox"/>	<i>Owner/Applicant Name</i>
	<input checked="" type="checkbox"/>	<i>Date the Site Plan was drawn.</i>
	<input checked="" type="checkbox"/>	<i>Name, address and telephone number of the person preparing the site plan</i>
	<input checked="" type="checkbox"/>	<i>Tax Parcel Number</i>
	<input checked="" type="checkbox"/>	<i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input checked="" type="checkbox"/>	Property line dimensions of all lot(s) involved in the project.
6	<input checked="" type="checkbox"/>	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
7	<input checked="" type="checkbox"/>	Location of new and/or expanded public and private utility infrastructure.
8	<input checked="" type="checkbox"/>	Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt).
9	<input checked="" type="checkbox"/>	Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input checked="" type="checkbox"/>	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
11	<input checked="" type="checkbox"/>	Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
12	<input checked="" type="checkbox"/>	Location and dimensions of all proposed exterior land uses.
13	<input checked="" type="checkbox"/>	The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input checked="" type="checkbox"/>	Location of structures on the adjoining lots, which may cause compatibility issues.
15	<input checked="" type="checkbox"/>	All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. <b>(*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.)</b>
16	<input checked="" type="checkbox"/>	Description of the extent to which any watercourse will be altered or relocated as a result of the proposal.
17	<input checked="" type="checkbox"/>	Proposed location and dimensions of community and other open space.
18	<input checked="" type="checkbox"/>	Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities.
19	<input checked="" type="checkbox"/>	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.
20	<input checked="" type="checkbox"/>	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
21	<input checked="" type="checkbox"/>	Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines
22	<input checked="" type="checkbox"/>	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
23	<input checked="" type="checkbox"/>	Within a UGA, Master Planned Resort or Rural Settlement 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.

All shown *[Signature]*