



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? Fire Station
3. What is the size of the subject property? (Amount of acreage or square feet): 9.1 Acres
4. What is the size and use of structures currently located on the property? Fire Station, 1,600 SF & 900 SF
5. What is the size, height and use of structures proposed to be placed or constructed? 2900 SF, 25' Tall
6. List other permits and approvals that will be required. Building Permit, Stormwater Approval, and Administrative Adustment
7. Will the project be conducted entirely within a structure? Yes No
If no, explain what outdoor activities would occur: Equipment Washing, Training
8. Total number of employees? Unmanned, 10 on occasional training days
9. How many parking spaces are you proposing? Existing: _____ Proposed: 10 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? Harrison Road - State Rt 823
 - 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? 80 feet, 40 feet each side
 - d. How wide is the surface of the road? 43 feet
12. How will you manage storm water runoff? on site retention swales

13. Fencing (If applicable check both)? New Existing
- a. Fence Material: 4 strand wire barbed wire fence
- 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)? 4 ft.
14. Are you proposing any site screening or landscaping? Yes No
- If yes, what type and what is the location? _____
15. What is the proposed source of irrigation water? Existing Well
16. What are the days & hours of operation? Days: N/A Hours: _____
17. Will the operation be seasonal? If so list months of operation: It is unmanned other than periodic training
18. Is any outdoor lighting proposed? Yes No
- If yes, what is the proposed location(s)? Building lighting, and one parking lot light.
19. What is the proposed source of domestic water?
- a. Public Water: Name of provider: _____
- b. Community Well: What is the well number: _____
- 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: _____
- b. Community Septic System: Where is the septic system located? _____
- c. Individual Septic System
- d. Other explain: _____
- _____



ADMINISTRATIVE ADJUSTMENT FORM

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Zoning Ordinance Requirement and Adjustment Requested: (Answer the following)

1. Is this adjustment being processed under the Optional Consolidated Permit Review Process?

Yes No

2. Type of Adjustment Requested (Check as applicable)

Setbacks: Which setback is proposed to be adjusted? Front Side Rear

Parking: **Loading**

Sign height **Building height**

Fence height **Walls and Recreational Screens**

Site screening **Landscaping**

Lot coverage **Waste and Recycling Storage**

Siting Criteria for manufactured homes located outside UGA, and outside RT, RS zoning districts: **Roof Pitch** **Roof materials**
 Pit setting **Siding materials**

Other: _____

3. Zoning standard requires: Site Screening Type A

(example: 15-foot rear yard setback from southern property line, or 6-foot fence along west property line)

4. Proposed standard: No Site Screening or landscaping

(example: 10-foot rear yard setback from southern property line, or 8-foot fence along the west property line)

5. Why is the proposed adjustment needed? The site is 9.1 acres in size, the property lines are far from the

building and site screening would be ineffective, and it is a rural location.

6. Are there other alternatives to your design that could be made in order to meet the standard? Yes No
If Yes, explain: _____

7. What is the minimum adjustment needed to accommodate the proposed use?

If Yes, explain: To eliminate site screening and landscaping.

8. How will the proposed adjustment impact your neighbors? There would be no impact, as the building is

existing with no site screening or landscaping.

9. Are there developments in the neighborhood that are similar to your proposal? Yes No

If Yes, explain: The site is rural along State Route 821 and 823, where other developments do not have

landscaping or site screening.

10. Are there physical features, such as topography, right-of-way, and existing constraints on the property?
 Yes No

If Yes, explain: The property is very large, and a portion of it sits well below the road grade.

Answer the following questions if you are requesting an adjustment to the sign standards:

11. What is the proposed sign: Height: _____ Size: _____ Shape: _____ Color: _____
12. How many signs are proposed? _____
13. What is the proposed location of the sign? _____
14. What is the proposed landscaping associated with the sign? _____
15. How does the proposed sign relate to the immediate area? _____
16. Is the sign associated with a multiple-use complex? Yes No

If yes, explain how the available sign area will be allocated between tenants or leasable spaces:

Answer the following questions if you are requesting an adjustment to Site Screening or Landscaping standards:

17. Is the adjustment needed due to inadequate sunlight? Yes No
18. What is the distance between the proposed structure and the existing structures on the adjoining property?

The closest adjacent structure is 500 feet away.

19. What is the proposed setback from the front of the new structure? 80 feet
20. Does the area in front of the building have any of the following: Decorative paving/pavers Trees
 Planters Other Amenities (*explain*) The building is surrounded by natural occurring pasture grasses.
21. Are you proposing to utilize Xeriscape (drought tolerant) landscaping? Yes No
22. Is there existing vegetation within the required landscaping areas? Yes No

If yes, describe size, location and type: Natural occurring pasture grasses.



NARRATIVE FORM

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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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WRITTEN NARRATIVE TYPE (2) REVIEW AND ADMINISTRATIVE ADJUSTMENT

The Fire District #02 site is a 9.1-acre parcel of land located at the intersection of State Route 821 and 823, also known as Harrison Road. The current use of the site is an unmanned fire station facility which covers approximately 1.88 acres of the 9.1-acre site, with the balance covered in natural occurring pasture grasses and weeds. The fire station facility consists of a 1,600-square foot fire house building, a 900-square foot storage building, 6,910 square feet of asphalt access roads and parking, 813 square feet of concrete driveway, and 71,938 square feet of gravel surfacing. The site has undefined asphalt parking, and gravel overflow parking. There is an existing four strand wire barbed wire fence located around the main facility to prevent people from accessing remaining acreage. The facility has one entrance located along Harrison Road.

The fire station is unoccupied other than for routine equipment maintenance, and occasional training. The training typically occurs for two hours, one night a week, a couple of times a month. The training is attended by 5 to 10 people, and consists of practical firefighting training.

The proposed project for Fire Station #02 is to relocate the 900-square foot storage building, and building a new 2,900-square foot building addition to the main station. The height of the new structure is proposed to be approximately 25 to 30 feet and is likely to be constructed of concrete masonry unit block. The addition will expand the fire apparatus room, add a meeting room/classroom, and three dormitories. The entrance is to remain unchanged, and the fire station facility will continue to cover 1.88 acres of the 9.1 acres site. The building addition and relocated storage building will replace portions of the existing asphalt and gravel surfaced areas. The project will also create 10 asphalt parking spaces, including 1 handicap parking space, and widen the asphalt paved area to the existing fence line, eliminating some gravel surfaced area. There will be a new 1,000-square foot concrete training pad, and yard light located in the existing gravel surfaced area. The developed site will increase the asphalt hard surfacing to 23,138 square feet, and reduce the gravel surfacing to 45,640 square feet. The asphalt parking and travel area are to be accessed from the existing Harrison Road entrance, and lighted from existing and new building wall lighting, and a new yard light.

The site slopes from east to west, and all storm water is proposed to be retained on-site in a combination of natural infiltration in the open area, and drainage swales where necessary. Drainage calculations and storm water run-off areas will be appropriately placed on the property during the building permit process.

The fire station is to remain unoccupied other than for routine equipment maintenance, and occasional training, although three dormitories will be added for emergency purposes. The training will continue to typically occur for two hours, one night a week, a couple of times a month, and an occasional weekend day. The training will typically be attended by 5 to 10 people, and consists of a mixture of classroom, and practical application training.

The proposed building addition is essential for the growth of the Fire District #02 as the rural community continues to grow, and requires increased emergency services. The project is proposed to be completed in late spring 2018.

The property is zoned HTC, which requires site screening Type A, and parking lot landscaping. Therefore, an administrative adjustment is being requested to remove the site screening and parking lot landscaping requirement.

The property proposed is an existing functioning unmanned fire station in a rural location, that will continue to be used in the same manner. The nearest neighbor is 500 feet away. The unmanned emergency facility is surrounded by natural occurring pasture grasses that function as landscaping, and the neighboring property is covered with similar grasses. In addition, because it is an unmanned emergency facility, there is no one on-site to maintain the landscaping, or general public to see it. The lot coverage is approximately 20 percent, and only 7 percent impervious, so the underlying goal of maintaining on-site pervious area, and green spaces is accomplished.

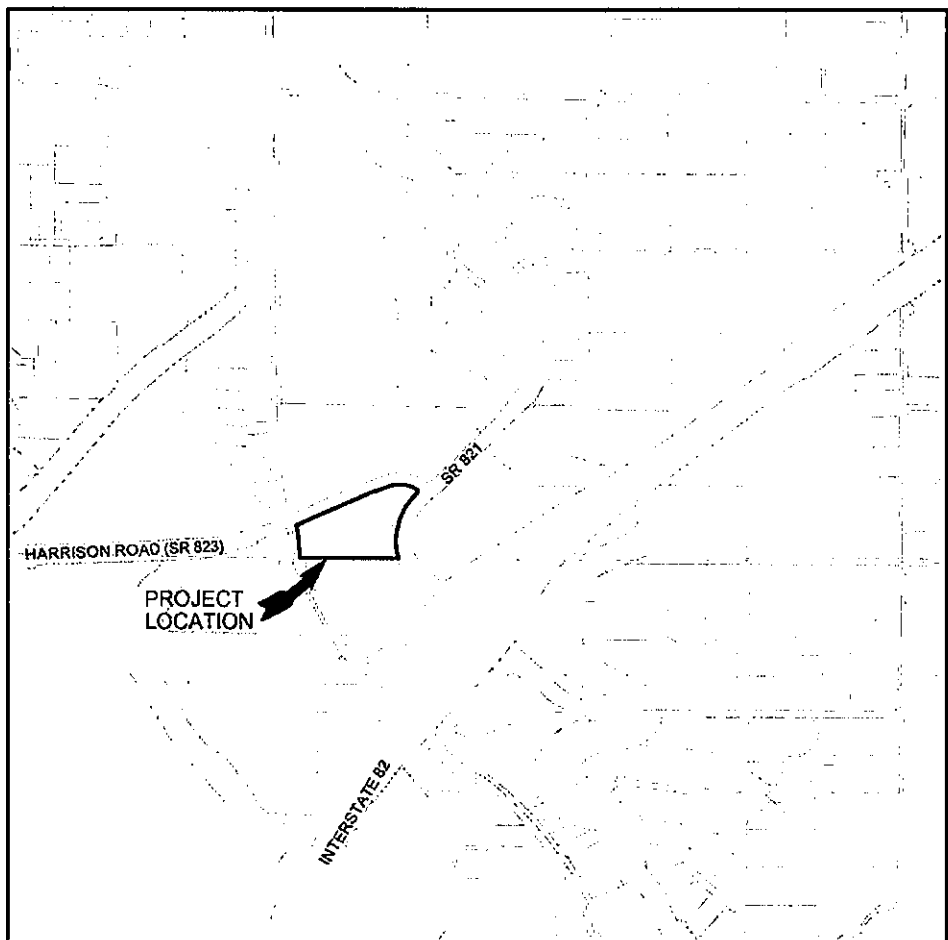
Site screening a 9.1-acre site is impractical, and unnecessary. If site screening is placed around the perimeter, it would be a long way from the fire station facility, reducing the effectiveness to screen the site. Portions of the adjacent roadway is significantly above the building area, and would look over any site screening. The land to the east is significantly above the site, the land to the west is significantly below the property, the land to the north is undeveloped, and the land to the south is 500 feet away, and used as agricultural land. Other commercial businesses in the vicinity do not have landscaping or site screening.

YAKIMA COUNTY FIRE DISTRICT NO. 2

HARRISON ROAD SITE YAKIMA COUNTY, WASHINGTON

SECTION 20, TOWNSHIP 14 N.
RANGE 19 EAST, W.M.

HLA JOB NO. 17122
SEPTEMBER 2015



VICINITY MAP



DATUM ELEVATION
REBAR W/RED CAP STAMPED "HLA CONTROL"
LOCATED 37' WESTERLY OF ENTRANCE
ELEVATION: 1173.19 (NAVD 88)

LEGEND

- EXISTING ON-SITE TBM
- EXISTING MANHOLE (TYPE UNKNOWN)
- +— EXISTING SIGN
- 4— EXISTING MARKER SIGN
- EXISTING PULL BOX
- ⊕ EXISTING TELEPHONE PED
- ⊙ EXISTING LIGHT
- ⊙ EXISTING STAND PIPE (WELL)
- X—X— EXISTING FENCE
- EXISTING GUARD-RAIL
- C—C— EXISTING NATURAL GAS
- UP—UP— EXISTING UNDERGROUND POWER
- ▨ ASPHALT AREAS
- ▤ CONCRETE AREAS
- ▧ NEW ASPHALT AREAS

ENGINEER

HLA Engineering & Land Surveying,
Inc. 2803 River Road
Yakima, WA 98902
Mike Heit, PE
(509) 966-7000

DEVELOPER

YAKIMA COUNTY
FIRE DISTRICT #02
SELAH FIRE DEPARTMENT
206 WEST FREEMONT
SELAH, WA 98942
GARY HANNA, FIRE CHIEF

PARCEL 1 - PARKING	
USE:	GOVERNMENTAL EMERGENCY SERVICES
ZONING:	HC
UNIT SIZE:	1,600 S.F., 900 S.F. AND 2,900 S.F.
REQUIRED PARKING:	1.0 SPACE PER 300 S.F. = SPACES
PARKING PROVIDED:	9 SPACE, INCLUDING 1 HANDICAP

PARCEL 1 - LOT COVERAGE	
LOT AREA:	396,386 ± S.F.
IMPERVIOUS SURFACES:	54,050 S.F.
LOT COVERAGE:	7% (80% ALLOWED)
PARKING LOT AREA:	6,000 S.F.

NOTE: Impervious surfaces include all structures, paving, cement or asphalt patios and walkways, driveways, paved parking and all other impervious surfaces.



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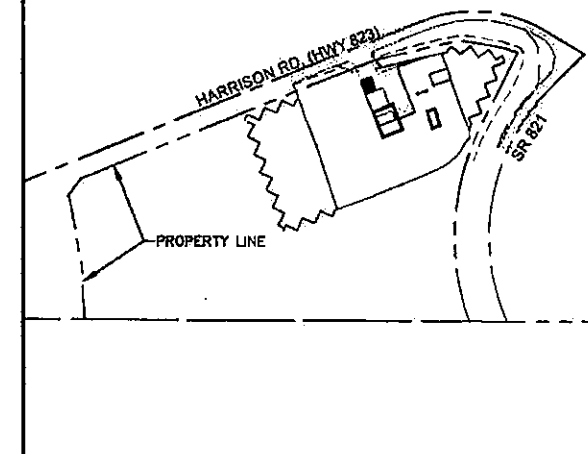
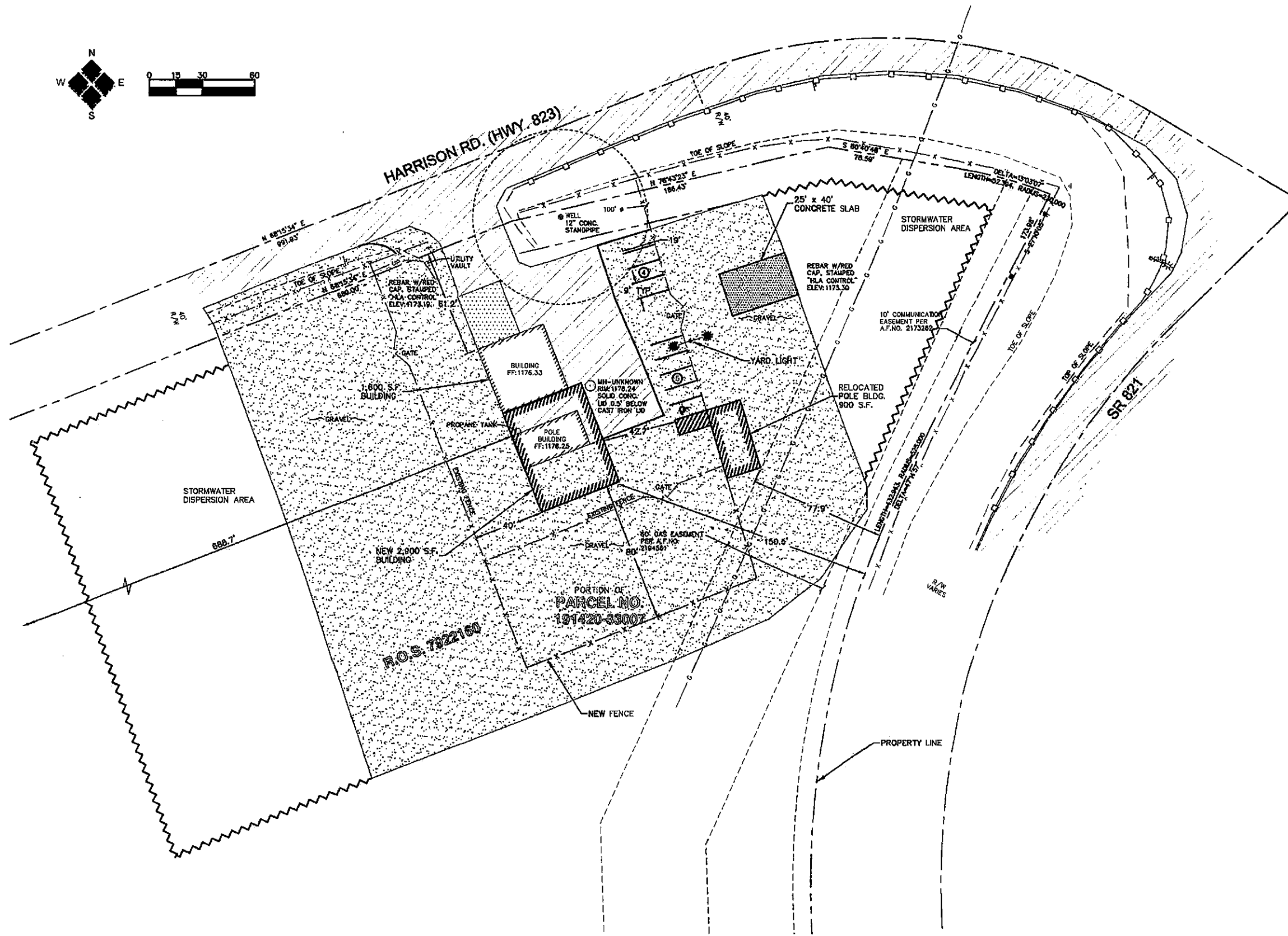
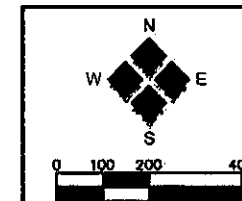
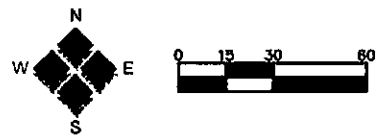


REVISION	DATE	DESIGNED BY:	MRH
		ENTERED BY: <td>BFP</td>	BFP

YAKIMA COUNTY FIRE DISTRICT NO.2
HARRISON ROAD SITE

COVER

SHEET
1
OF
2



PROJECT SITE

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 19 EAST, W.M., LYING EASTERLY OF SELAH MOXEE CANAL AND ALSO EAST OF COUNTY ROAD CONVEYED TO YAKIMA COUNTY BY DEEDS RECORDED IN VOLUME 68 OF DEEDS, PAGES 139 AND 194;
 EXCEPT THE SOUTH 20 FEET CONVEYED TO YAKIMA COUNTY FOR ROAD;
 AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY AUDITOR'S FILE NO. 2185300;
 AND EXCEPT THAT PART LYING EASTERLY OF HIGHWAY NO. 82 (SR-82);
 AND EXCEPT THAT PORTION LYING NORTH OF THE SOUTHERLY RIGHT OF WAY OF HARRISON ROAD;
 AND EXCEPT RIGHT OF WAY FOR POMONA ROAD ON WEST;
 TOGETHER WITH VACATED RIGHT OF WAY (A.F.NO. 2385168) ACCRUING THERETO;
 (LEGAL DESCRIPTION PER R.O.S. 7922160)

HLA
 Engineering and Land Surveying, Inc.
 2803 River Road
 Yakima, WA 98902
 509.966.7000
 Fax 509.965.3800
 www.hlacivil.com



REVISION	DATE

JOB NUMBER:	DATE:
17122	9-29-17
FILE NAMES:	
DRAWING:	Sheets.dwg
DESIGNED BY:	MRH
ENTERED BY:	BFP

YAKIMA COUNTY FIRE DISTRICT NO.2
HARRISON ROAD SITE
 SITE PLAN

SHEET
 2
 OF
 2