

Public Services

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VERN M. REDIFER, P.E. - Director

YAKIMA COUNTY PLANNING DIVISION

Type 2 Application - FINAL DECISION -

PROJECT NAME: Trijillo Manufactured Home

REVIEW PROCESS: Type 2

FILE NUMBER: PRJ2017-00712 / CUP2017-00102


PARCEL NUMBER: 230927-11418

ZONING: Single-Family Residential (R-1)

FUTURE LAND USE DESIGNATION: Urban Growth Area

PROPOSAL: Type 2 application to place a double-wide manufactured home on a vacant lot.

OWNER: David Trijillo
90002 W. 119 Pr. NW
Prosser, WA 99350

PREPARED BY:  Dinah Reed, Senior Project Planner

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 Yakima County Public Services: Building & Fire Safety Division permits prior to the commencement of construction. Please contact the Building & Fire Safety Division at (509) 574-2300.
2. The applicant shall ensure that the manufactured home meets all manufactured home placement criteria as describe below and under YCC 19.18.290.

3. Two parking spaces with minimum dimensions of 9 feet by 23 feet shall be placed on the property.
4. The owners, their grantees and assignees in interest will abide by the terms of YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement attached to this decision. 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.

5. The project shall be completed in conformance with the project description and site plan submitted with the application referenced as file number CUP2017-00102. If changes are planned in the future, please contact the Yakima County Public Services Department: Planning Division at (509)574-2300 to determine if additional review is needed and for assistance with the permitting process.
6. 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.

Based upon information supplied by the applicant, a review of the Yakima County Comprehensive Plan (*Horizon 2040*) and the Yakima County Zoning Ordinance, the Administrator enters the following:

FINDINGS AND ANALYSIS

Location

1. The subject property is located at 471 Hickory Road, east of Hickory Road, approximately 300 feet northeast of the intersection of Hickory Road and Brewer Road, and within the Urban Growth Area of the City of Grandview, WA.

Project Description

2. The applicant is proposing to place a manufactured home on a vacant parcel within the urban growth area of Grandview, WA. The manufactured home is proposed to connect to an existing well and septic. Access is via an existing access easement onto Hickory Road.

Zoning and Land Use

3. The subject property is located within the Single-Family Residential (R-1) zoning district. The R-1 zoning district is intended to, in part, “provide for low-density, single-family development in areas designated by the Comprehensive Plan, depending on availability of infrastructure” (YCC 19.12.010(1)). In accordance with the Yakima County Comprehensive Plan (*Horizon 2040*), the property is designated Urban Growth Area. According to Policy LU-U 1.5 of *Horizon 2040*:

“Development should be located within designated urban growth areas in the following priority:

1. Areas already characterized by urban growth that have existing public facilities and service capacities to serve such development; and
2. Areas already characterized by urban growth that are not presently served by existing public facilities or services but for which facilities and services will be provided by either public or private sources.”

The 1.94-acre subject parcel is currently vacant. Surrounding parcels are also within the R-1 zoning district and contain residential uses or are vacant. The parcel to the west is a larger tract of agricultural production land according to aerial photos. Neighboring deeded parcels range in size from 2.0 acres to 9.88 acres.

Jurisdiction and Process

4. This proposal is being reviewed as a previously titled manufactured home, and does not meet the criteria of YCC 19.18.270 (Manufactured Homes Regulated for Purposes of Siting as Site-Built Homes). According to YCC Table 19.14, ‘previously titled multi-wide manufactured homes on an individual lot’ are considered a Type 2 use in the R-1 zoning district. Type 2 uses are generally allowed uses that must be reviewed by the Administrative Official and may be conditioned to ensure compatibility and compliance with the zoning district and *Horizon 2040* (YCC 19.30.030(2)).

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)(i).

Notice of Application

6. A combined Notice of Application and Notice of Completeness was mailed to property owners within 300 feet of the property and to agencies having jurisdiction or interest in the proposal on November 13, 2017, with the comment period ending November 27, 2017. One outside agency commented.

State of WA Department of Ecology –

“Toxics Clean Up – Based upon the agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.”

Staff Finding: If you have any questions regarding these comments please contact Valerie Bound at (509) 454-7886. See attached comment letter.

Review Criteria for Conditional Use Permits

7. “Type 2 Administrative Uses shown on the Allowable 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” (YCC 19.30.030(2)(b)(iv)).

*Staff Finding: The proposed manufactured home is compatible with the character of the surrounding area and is in accordance with urban growth area policies of **Horizon 2040**. Policy LU-U 1.5 prioritizes the development of land within the urban growth area that is already served by municipal utilities. The proposed manufactured home is in a location where such services are not available and the applicant proposes to continue use of the existing individual well and septic system. Provided the placement and use of the manufactured home meets all standards set forth in YCC Title 19, the community as a whole will be benefited rather than injured.*

Review Criteria for Manufactured Homes

8. The provisions under 19.18.290 are intended to assure that the siting of manufactured homes is compatible with surrounding residential uses and preserve the general character and integrity of an urban neighborhood.

Staff Finding: To ensure compliance with YCC 19.18.290, this decision conditions that the manufactured home shall:

- (a) *Have permanent steps or inclined planes affixed to all entrances;*
- (b) *Maintain a minimum crawl space of 18 inches under the entire unit;*
- (c) *Have permanent skirting or sidewalls installed to enclose all areas between the lower edge of the outside walls and the ground;*
- (d) *Be placed and anchored per the manufacturer’s installation instructions or per the design of a professional engineer or architect licensed in Washington {WAC 296-150M-610 (1)(C)};*
- (e) *Have the tow tongue and axles removed.*
- (f) *Roof slope shall not be less than a two-foot rise for each 12 feet of horizontal run.*
- (g) *Roofing materials shall be compatible in appearance with surrounding site-built homes, and consistent with fire safety standards.*
- (h) *Siding materials shall be wood, Masonite, or other material compatible with surrounding site-built homes.*
- (i) *Except in floodplains, manufactured homes shall be “pit set,” with the bottom of the floor joist or frame no more than 12 inches above finished grade. The pit shall be of sufficient depth to accommodate an 18-inch clearance below the frame of the unit with crawl space access located near utility connections.*

Development Standards

9. 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 manufactured home complies with the standards of the R-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, open space, or parking and will therefore meet this provision.

- 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.

Staff Finding: The applicant is proposing to access the manufactured home via Hickory Road, a County gravel road. The applicant applied for a road approach permit (RAP2017-00117) which was finalized on August 23, 2017.

- 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: Previously titled multi-wide manufactured homes are classified as Type 2 uses in the R-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: The applicant shall obtain and finalize all necessary permits for the proposed manufactured home from the Yakima County Building and Fire Safety Division.

- 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 R-1 zoning district in Table 19.12.010-2. The subject parcel does not have frontage along a road right-of-way. YCC 19.01.070(12) defines front lot lines as” the line separating the lot from the right-of-way or access easement.” For the subject parcel, the access easement is along the west property line and is therefore the front lot line. The front setback of the subject parcel is 45 feet from the planned centerline for a Rural Local Access road per Table 19.12.010-

2. Interior side setbacks for primary structures shall be 5 feet from the property line and rear setbacks from adjoining lots shall be 15 feet from the property line.

Staff Finding: According to the site plan submitted with the application, the placement of the manufactured home will meet the setbacks as set forth in the R-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 feet and ten feet above the centerline grades of the streets.”

Staff Finding: The proposed manufactured home is not placed near an intersection of an access and a public street.

- 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: According to Table 19.12.010-2, the maximum lot coverage in the R-1 zoning district is 45%. Table 19.12.010-2 also states that maximum building height in the R-1 zoning district is 35 feet. According to the application materials and site plan, the applicant meets these standards.

- 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: The applicant is not proposing any fencing, walls, or recreational screens.

- 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 applicant has not proposed outdoor lighting for the manufactured home.*

- 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 is not within a floodplain.*

- 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: *This decision conditions that all stormwater generated on the subject parcel be retained on site in accordance with Title 12.*

Parking

10. YCC 19.22.050(1) indicates that "the parking standards in Table [19.22-2], Table of Off-Street Parking Standards are established as the parking standards for the uses indicated." According to Table 19.22-2 "Single-family, Two-family and Multifamily (10 units or less) dwellings" require 2 (two) parking spaces per dwelling unit.

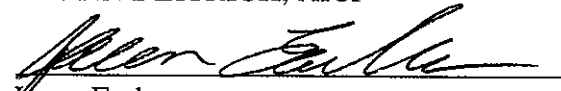
Staff Finding: *The applicant is proposing two parking spaces. This decision conditions that two parking spaces with minimum dimensions of 9 feet by 23 feet be placed on the property.*

DECISION

Based upon the above findings, the Yakima County Administrative Official hereby **Approves with Conditions** the application of David Trijillo for a manufactured home, subject to the conditions listed above.

Administrative Official: LYNN DEITRICK, AICP

Designee:


Jason Earles
Planning Section Manager

Date:

-12-4-17

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., 12-18-17. 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, at (509) 574-2300.

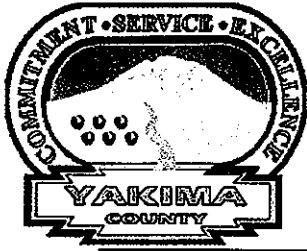
Attachments:

- A. YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement
- B. Application
- C. Narrative
- D. Site plan
- E. Comment letter from Department of Ecology dated November 21, 2017.

CUP2017-00102 Trijillo MH R1 dstrl 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.



CONDITIONAL USE PERMIT FORM

FINAL
Revised 10/1/15

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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? Single family modular previously titled
3. What is the size of the subject property? (Amount of acreage or square feet): 9.94 ac.
4. What is the size and use of structures currently located on the property? none
5. What is the size, height and use of structures proposed to be placed or constructed? 44x74 home
6. List other permits and approvals that will be required. road approach
throughment permit
dept of health / soil test / new septic system, electrical permits, building per
7. Will the project be conducted entirely within a structure? Yes No N/A
If no, explain what outdoor activities would occur: _____
8. Total number of employees? N/A
9. How many parking spaces are you proposing? Existing: _____ Proposed: 2 Surface Type: gravel
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? Hickory Rd
 - 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 N/A
(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? _____
 - d. How wide is the surface of the road? _____
12. How will you manage storm water runoff? rate dispers

Attachment: B

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

N/A

a. Fence Material: _____

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? _____ N/A

15. What is the proposed source of irrigation water? SVID

16. What are the days & hours of operation? Days: _____ Hours: _____ N/A

17. Will the operation be seasonal? If so list months of operation: _____ N/A

18. Is any outdoor lighting proposed? Yes No

If yes, what is the proposed location(s)? _____ N/A

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: _____



MANUFACTURED HOME FORM

FINAL
Revised 10/1/15

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

1. Will the proposed manufactured home be a: Single Wide Multi-Wide
2. What is the year of the proposed manufacture home? 1982 *previously filled*
3. What is the make/model of the proposed manufactured home? Silvercrest 44/24
4. What is the size and use of structures currently located on the property? N/A
5. Are you replacing an existing manufacture home/mobile home with a manufacture home? Yes No
 - a. What is the previous manufacture home/mobile home: Size: N/A
Year: _____
Model: _____
6. The proposed manufactured home:
 - a. Has a roof slope that is greater than two-foot rise for each 12 feet of horizontal run? Yes No
 - b. Has roofing materials that are compatible in appearance with the surround site-build homes and meet fire safety standards? Yes No
 - c. Has siding that is constructed out of wood, Masonite or other materials compatible with the surrounding site-built homes? Yes No
 - d. Is "pit-set" with the bottom of the floor joist or frame no more than 12 inches above the finished grade with a depth to accommodate an 18 inch clearance below the frame of the unit with crawl space access? Yes No

If you answered **No** to any of the above please explain: _____

Note: manufactured home placement not meeting the above criteria may be subject to an Administrative Adjustment process

7. How many parking spaces are: Existing: 2 Proposed: 0
8. What is the parking space surface type? Existing: GRAVEL Proposed: X
9. What is the name of the road that the property accesses onto? HICKORY

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? 20'

10. 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 existing

11. 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



NARRATIVE FORM

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.

Currently I own 1.9 acres of vacant land
on 471 Hickory Lane in Grandview, WA.

Attachment:

Previously a stony house was on property but a fire consumed it. I have had trouble with dumping on the site since it is vacant. I would like to set a 1982 44x24 manufactured home that I bought on this property to make two piece of land that has been abandoned into a nice useable single family residence.

I would like this 1982 manufactured home to be allowed since it meets current standards except the year of home. It has wood siding, vinyl windows and a pitched roof.

I would also like to add a 2-car carport to home once it is placed.

Access to property will be the previous gravel driveway off the gravel county road.

I would like to complete this project by starting as soon as possible and finish in the next 90 days.

Please use additional pages as needed

SETBACKS for Case # MHP17-40

PARCEL 230927-11418

PLAT # N/A LOT # -

ZONE R-1

W Front 45' E. of Hickory Road.

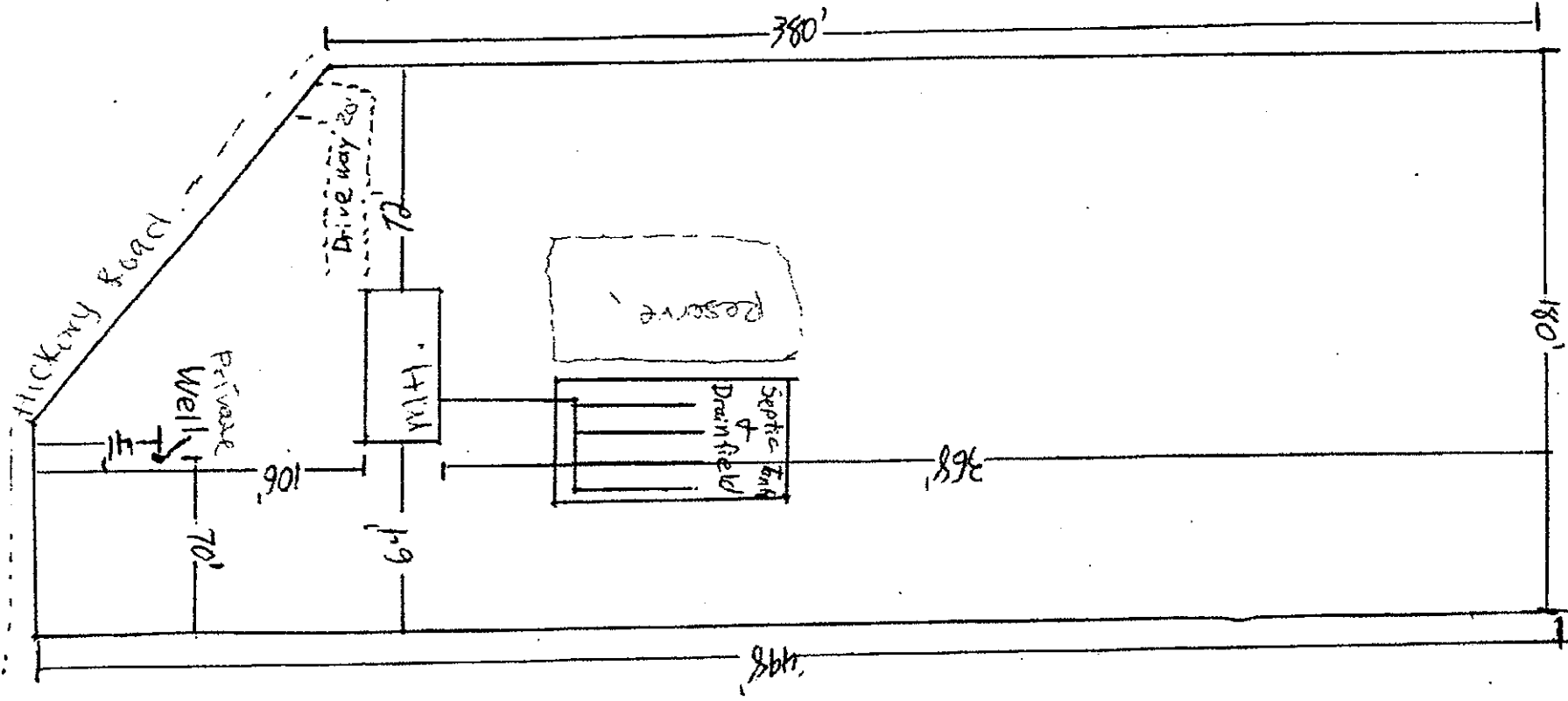
N Side 5' P/L

S Side 5' P/L

E Rear 15' P/L

Received by _____
JUL 27 2017
YAKIMA COUNTY
PUBLIC SERVICES

Attachment: D





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

November 21, 2017

Public Services ()

Dinah Reed
Yakima County Planning Division
128 North 2nd Street
4th Floor Courthouse
Yakima, WA 98901

NOV 2 2017

Vern ___ Gary ___ Don ___ Lynn ___
Harold ___ Lisa ___ Carmen ___

Re: CUP2017-00102

Dear Ms. Reed:

Thank you for the opportunity to comment on the notice of application for the placement of a manufactured home, proposed by David Trujillo. We have reviewed the application and have the following comment.

TOXICS CLEAN-UP

Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

If you have any questions or would like to respond to these Toxics Clean-up comments, please contact **Valerie Bound** at (509) 454-7886 or email at valerie.bound@ecy.wa.gov.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

7093