



# Public Services

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VERN M. REDIFER, P.E. - Director

## YAKIMA COUNTY PLANNING DIVISION

### Type 2 Application - FINAL DECISION -

**PROJECT NAME:** Central Washington Seventh Day Baptist Church

**REVIEW PROCESS:** Type 2

**FILE NUMBER:** PRJ2017-01199 / CUP2017-00117


**PARCEL NUMBER:** 171324-42442

**ZONING:** Single-Family Residential

**FUTURE LAND USE DESIGNATION:** Urban Residential

**PROPOSAL:** Type 2 application to expand an existing 4,064 sf church by 1,316 sf for an addition to be used for group activities.

**OWNER:** Central Washington Seventh Day Baptist  
10200 Summitview Avenue  
Yakima, WA 98908

**PREPARED BY:**  Jacob Clay, 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 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 applicants shall install a minimum six-foot wide planting area of Standard A Open Area Landscaping along the frontage of Summitview Avenue, as outlined under Finding 10 and in YCC 19.21.030(2)(b)(i)(A). If a fence is provided, landscaping must be placed on the exterior (street side) of the fence. This required sitiescreening may be located along the perimeter of the development project area.

3. The parking lot shall be landscaped as previously conditioned under CUP2008-00117 with a landscape buffer on the eastern side of the utility easement as it fronts parcel 171324-42415. All sitescreening and landscaping shall be installed prior to occupancy or commencement of use.
4. All other developed portions of the project area not covered by structures, hard surfaces, or other prescribed plantings shall be planted in Standard A open area landscaping; provided the total maximum required sitescreening and landscaping is 15% of the development project area (YCC 19.21.030(2)(d)).
5. The applicants shall submit a sitescreening and landscaping plan depicting the location, height, size, and type of all plantings and fences required by YCC 19.21. All sitescreening and landscaping shall be installed prior to occupancy or commencement of use (YCC 19.21.020(4)).
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. If any changes are made to the current Stormwater Plan please submit an updated Stormwater Plan to Yakima County Public Services: Water Resources. Please contact the Water Resources Division at (509) 574-2300.
7. 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.**

8. The project shall be completed in conformance with the project description and site plan submitted with the application referenced as file number CUP2017-00117. 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.
9. 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 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 – *Horizon 2040* and the Yakima County Zoning Ordinance, the Administrator enters the following:

## **FINDINGS AND ANALYSIS**

### **Location**

1. 10200 Summitview Avenue. On the south side of Summitview Avenue, approximately 650 feet west of the intersection of Summitview Avenue and North Pear Avenue, and approximately 0.3 miles west of the City of Yakima. (Parcel # 171324-42442)

### **Project Description**

2. The applicant is proposing to expand an existing church that was established under CUP2008-00117. The existing church is 4,064 sf and the expansion will consist of 1,316 sf. The proposed addition will be approximately 28 feet by 28 feet and serve as an activities area. The addition will be used on certain nights throughout the month and after the weekly service is finished on Saturdays. Saturday service is typically attended by 30-40 people. The church sanctuary area has a maximum occupant load of 115 people. There are currently 37 paved parking stalls on the subject parcel for the church. The applicant has also proposed to relocate a 128 sf storage shed on the parcel. Water will be served to the subject parcel via an existing connection to Nob Hill water and there is an existing individual septic system on the subject parcel. Access is via a private shared driveway off of Summitview Avenue.

### **Zoning and Land Use**

3. Pursuant to the Yakima County Unified Land Development Code, Title 19, the subject parcels are within the Single-Family Residential (R-1) zoning district. The intent of the R-1 zoning district is to, in part, "preserve existing residential neighborhoods for detached single-family dwellings free from other uses, except those which are compatible with and serve the residents of this district" (YCC 19.12.010(1)(c)).

In accordance with the Yakima County Comprehensive Plan – *Horizon 2040*, the property is designated Urban Residential and is within the Urban Growth Area for the City of Yakima. The intent of the Urban category is to provide for a full range of urban housing types, from single and multi – family development to high density family housing. The *Horizon 2040* goal that applies to the proposed worship center is as follows:

Goal LU-U 6: Encourage development of neighborhoods which support a high quality of life.

The 2.71 acre subject parcel currently contains the church, septic tank and drainfield, 128 sf storage shed, sign and 37 paved parking stalls. Surrounding parcels are also within the R-1 zoning district and contain residential uses or are vacant. Neighboring parcels range in size from 0.75 acres to 3.38 acres.

### **Jurisdiction and Process**

4. This proposal is being reviewed as a church or place of worship. According to YCC 19.01.070(3), a church or place of worship is defined as:

"a structure or group of structures that by design and construction are primarily used for organized religious services and instruction."

According to YCC Table 19.14-1, churches 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 the comprehensive plan, *Horizon 2040* (YCC 19.30.030(2)).

### **Environmental Review**

5. The north portion of the subject parcel is partially covered in floodplain. No development is proposed to take place within or near the floodplain therefore no additional environmental review is necessary. If future development is proposed then further environmental review may be necessary.

### **Notice of Application**

6. This proposal is being reviewed under the Type 2 review process which may generate public interest and therefore requires public notice, according to YCC 16B.03.030(1)(b). After the application was submitted, an internal notice of project review was emailed 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, the Right-of-Way Division, and the Yakima Health District on November 16, 2017. Internal comments were received from the Water Resources Division and are address under finding 7(1) Copies of the internal comments are attached for further detail.

Once the application was determined complete, 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 December 1, 2017, with the comment period ending December 15, 2017. One agency comment was received and is as follows:

Washington State Department of Ecology: The Department of Ecology commented that there is a possibility the soil contains residual concentrations of pesticides. They recommend that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides.

Staff Finding: *The applicant will continue to use the existing connection to Nob Hill Water. The applicant may need to call Valerie Bound at (509) 454-7886 or email at [valeria.bound@ecy.wa.gov](mailto:valeria.bound@ecy.wa.gov) for more information regarding toxic clean-up.*

### **Development Standards**

7. 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 church will comply 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 standard.*

- 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 subject parcel was issued access to Summitview Avenue through RAP2005-00013.*

- 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: According to Table 19.14-1 Allowable Land Uses, a church or place of worship is considered a Type 2 use in the R-1 zoning district. This proposed church is therefore being reviewed under the Type 2 process.*

- 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: No comment was received from the Yakima County Building and Fire Safety Division. The applicant shall obtain and finalize all necessary permits for the expansion of the church from the Yakima County Building and Fire Safety Division. 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) & Table 19.12.010-2) Summitview Avenue is considered a minor arterial road. Arterial roads require a 25 foot from planned edge of right-of-way or easement building setback in the R-1 zoning district. Buildings and structures in the R-1 zoning district also have a five foot interior side setback and a 15 foot rear setback from property lines. Structures must be placed 10 feet away from the private shared driveway that extends onto the subject parcel.

*Staff Finding: The proposed church does not appear to encroach on the required road or property line setbacks.*

- 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 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 street.”

*Staff Finding: The applicant shall ensure that a vision clearance triangle as described in YCC 19.10.040(7)(b) is maintained at the access point onto Summitview Avenue.*

- h. **Maximum Building Height and Lot Coverage:** (YCC 19.10.040(8)(a) & Table 19.12.010-2) Building height is considered to be the vertical distance from grade plane to the average height of the highest roof surface. The maximum building height is intended to maintain building and structure heights that are compatible with the character and intent of the zoning district. Lot coverage is the percentage of the area of a lot covered by buildings, accessory structures, or other impervious surfaces. According to Table 19.12.010-2, the maximum building height in the R-1 zoning district is 35' and the maximum lot coverage is 60%.

*Staff Finding: The proposal will result in the 2.71 acre parcel being covered by approximately 4,700 sf of structures and approximately 21,500 sf of asphalt for driving and parking. The total lot coverage is approximately 22% of the subject parcel. The site plan states the building will be approximately 13 feet in height. As proposed, the development will not exceed the maximum building height or the maximum lot coverage.*

- 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 applicants are not proposing new fencing at this time. If fencing is to be installed in the future, it must meet the requirements of YCC 19.10.040(9). According to YCC 19.10.040(9), the maximum fence height in the front yard setback area is 4' and behind the front setback is 6'.*

- 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: According to the application, outdoor lighting is proposed to be placed adjacent to exterior doors on the building. The applicants shall ensure that all exterior lighting installed meets the requirements as outlined above and 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 northern portion of the subject parcel is partially in the floodplain. However, no development is proposed to occur in or near the floodplain and a pre-application meeting was not required for this proposal.*

- 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.”

The Yakima County Water Resources Division provided the following comments regarding stormwater:

“Stormwater must be retained on site and upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250. If the new impervious surface prompts modification of the existing stormwater plan, please provide a copy to Public Services (Water Resources)”

*Staff Finding: This decision conditions that all stormwater generated on the subject parcel be retained on site. If any changes are made to the existing stormwater plan then an updated plan may be required. Please contact Dianna Woods, with the Water Resources Division, at (509) 574-2300 for questions regarding soils and stormwater.*

### **Parking**

8. (YCC 19.22.050) A site plan for every new or enlarged off-street parking lot or motor vehicle sales area shall be approved by the Reviewing Official prior to construction. The site plan shall show the proposed development, locations, size, shape and design of the parking spaces, parking circulation plan, curb cuts, lighting, landscaping, irrigation and other features of the proposed parking lot. The site plan shall be filed under Chapter 19.30. Table 19.22-2 requires churches or places of worship to provide 1 parking space per 4 seats or 8 feet of bench length in the main auditorium. All parking areas shall comply with applicable local, state and federal standards regarding accessible parking for disabled persons.

*Staff Finding: According to the application, the sanctuary can seat 115 people. 29 parking spaces shall be provided. According to the application there are 37 existing parking spaces. The applicant has met the parking standard and this decision will not require additional parking. Landscaping of the parking lot will be required and is discussed under Finding 10 below.*

### **Signs**

9. (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: No new signs are being proposed. There is an existing 32 sf sign on the north side of the parcel that was allowed under CUP2008-00117. Any future signs must meet the criteria as stated in YCC 19.20.*

### **Sitescreening:**

10. Sitescreening and landscaping consistent with the requirements of Chapter 19.21 shall be provided for any proposed new use, which includes modifications to existing uses being reviewed under this title.

*Staff finding:* A previous decision, CUP2008-00117, conditioned that a landscape buffer on the eastern side of the utility easement as it front parcel 171324-42415 is installed. This decision conditions the applicant meet the condition of previous CUPs. Every parking lot serving a Type 2 use that abuts property zoned R-1 shall be separated from such property by a solid wall, or view-obscuring fence, or landscaped berm at least six feet in height, or landscaped with a three foot width of Standard C sitescreening. Additionally, further sitescreening and landscaping of the parcel is required.

According to YCC 19.21.030(2)(b), sitescreening shall be provided inside the property lines that abut a public road. As the parcel is within the R-1 zoning district, a minimum six-foot wide planting area of Standard A Open Area Landscaping is required along the frontages of Summitview Avenue. If a fence is provided, landscaping must be placed on the exterior (street side) of the fence. The Standard A: Open Area Landscaping is as follows:

*“Standard A plantings are required to meet the legislative intent as stated in Section 19.21.010. Shrubs and/or groundcover plants, including xeriscape, shall be species that will achieve a maximum approximate height of three feet. Trees shall be included throughout the planting area and be spaced no more than 30 feet apart on center.”*

According to YCC 19.21.030(2)(d), all other developed portions of the project area not covered by structures, hard surfaces, or other prescribed plantings shall be planted in Standard A open area landscaping; provided the total maximum required sitescreening and landscaping is 15% of the development project area. All required landscaping must be integrated with sitescreening as appropriate and it must be dispersed strategically throughout the site, including within tree wells, along the foundations of buildings, and along the perimeter of the site (YCC 19.21.030(2)(k)(ii)).

A sitescreening and landscaping plan shall be submitted depicting the location, height, size, and type of all plantings and fences required by YCC 19.21. All sitescreening and landscaping shall be installed prior to occupancy or commencement of use (YCC 19.21.020(4)).

#### **Sewer and Water:**

11. According to YCC Table 19.25-1, new structures in Urban Growth Areas have four options for domestic water in order of priority: an area-wide public water system, an existing public water system, a new public water system, or an individual well. According to YCC Table 19.25-2, new structures in Urban Growth Areas have three options for sewer connections in order of priority: regional sewer system, community on-site sewage disposal system or an individual septic.

*Staff Finding:* According to the application the church is currently connected to Nob Hill Water, an area-wide public water system and will continue to use this water purveyor. The method of sewage disposal will be via an existing well that is serving the church. No additional septic systems are proposed.




**DECISION**

Based upon the above findings, the Yakima County Administrative Official hereby Conditionally Approves the application of Central Washington Seventh Day Baptist for a church subject to the conditions listed above.

**Administrative Official:** LYNN DEITRICK, AICP

**Designee:**

  
\_\_\_\_\_  
Jason Earles  
Planning Section Manager, Subdivision/Zoning

**Date:**

1/22/18

### **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., 2/5/18. 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 Jacob Clay, Planner, of our staff at (509) 574-2300.

Attachments:

- A. YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement
- B. Conditional Use Permit Application
- C. Narrative
- D. Site Plan
- E. Washington State Department of Ecology comment letter dated December 12, 2017
- F. Internal Comments

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*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

Yakima County Public Services  
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
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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? CHURCH OR OTHER PLACE OF WORSHIP
3. What is the size of the subject property? (Amount of acreage or square feet): 2.67 ACRES
4. What is the size and use of structures currently located on the property? 4064 SQ FT. CHURCH, 128 SQ FT. STORAGE CONTAINER
5. What is the size, height and use of structures proposed to be placed or constructed? 1316 SQ FT.
6. List other permits and approvals that will be required. RELOCATE EXISTING STORAGE CONTAINER, EXTEND MECHANICAL VENTS INTO ADDITION, EXTEND BBQ GAS LINE TO RELOCATE, ELECTRICAL PERMIT, + BUILDING PERMIT FOR THE ADDITION.
7. Will the project be conducted entirely within a structure?  Yes  No  
If no, explain what outdoor activities would occur: THIS PROJECT IS AN ADDITION ONTO EXISTING BUILDING.
8. Total number of employees? 1 = PASTOR
9. How many parking spaces are you proposing? Existing: 37 Proposed: 0 Surface Type: BLACKTOP
10. Will you have a sign?  Yes (if yes, please answer the following questions.)  No
  - a. How many signs are proposed? N/A WE HAVE AN EXISTING SIGN.
  - b. What is the square footage of the sign? N/A
  - c. What is the height of the sign? N/A
  - 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? EXISTING
11. What is the name of the road that the proposed/existing access is located on? NO NAME
  - 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 FEET
  - d. How wide is the surface of the road? 20 FEET
12. How will you manage storm water runoff? CONNECT DOWNSPOUTS TO EXISTING STORM SWALES

Attachment: B

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

a. Fence Material: HOG WIRE

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)? N/A

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

If yes, what type and what is the location? \_\_\_\_\_

15. What is the proposed source of irrigation water? TICEDON IRRIGATION

16. What are the days & hours of operation? Days: WED Hours: 7-8 PM  
FRI 7-8 PM  
SAT 10 AM TO 1:00 PM

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

18. Is any outdoor lighting proposed?  Yes  No

If yes, what is the proposed location(s)? PORCH LIGHTS ADJACENT TO EXTERIOR DOORS.

19. What is the proposed source of domestic water?

a.  Public Water: Name of provider: NOB HILL WATER

b.  Community Well: What is the well number: N/A

i. Where is the well located? N/A

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

(If yes, please provide a copy)

c.  Individual Well

20. What is the <sup>EXISTING</sup> ~~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: \_\_\_\_\_



# 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

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.

*PLEASE SEE ATTACHED ONE PAGE DOCUMENT.*

Attachment:     C

November 15, 2017

To: Yakima County Planning Staff

From: Glenn Denman, Pastor/President, Central Washington Seventh Day Baptist Church (CWSDB)  
10200 Summitview, Yakima, WA 98908  
509-731-0194

Re: Proposed 1316 Sq. Ft. Addition Type 2 Application:

The CWSDB Church use of the existing 4064 square foot building is such that Saturday services occupy the sanctuary (approved occupant load with pews = 115) with approximately 22 members + visitors (typically 30-40 people) during the regular weekly 11:00 am service. Once the regular service ends, these people proceed to the fellowship hall (approved occupant load of 86). In this weekly scenario, when the sanctuary is occupied, the fellowship hall is vacant. There again, once people migrate into the fellowship hall, the sanctuary is vacant.

The proposed 28x28 portion of the addition is for the purpose of family/youth activities (games, foosball, air hockey, teaching music, singing, etc.) which is a function currently taking place monthly in the existing fellowship hall (4<sup>th</sup> Saturday evening). We usually see anywhere from 10 to 20 people on this night. This use would occupy the new addition for these activities, while the rest of the building would be vacant during that time.

The covered patio portion of the proposed addition would be utilized during the Saturday afternoon fellowship time as an extension of the existing fellowship hall. This area would also be used during the monthly family/youth service.

Other uses of the building is on Friday evenings (music practice, preparation for the next morning). This involves about 8 people on average, and takes place in the sanctuary. Wednesday evening service is an adult bible study which takes place in the fellowship hall and usually involves about 8 to 10 people. We have occasional weddings and funerals, which would use the sanctuary first, then the fellowship hall second, but not both at the same time.

In summary, I have attended this church (previously Ahtanum Community Church) for over 30 years, and the typical uses of the building have not changed. We hope to be able to construct this 28 x 28 foot addition + covered patio for our family youth night to use in lieu of our fellowship hall, without the need for additional parking spaces, since it will be occupied at times that the rest of the building is either vacant or only partially occupied.





# 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 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 type="checkbox"/>	Location of new and/or expanded public and private utility infrastructure. <i>NONE</i>
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 type="checkbox"/>	The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input type="checkbox"/>	Location of structures on the adjoining lots, which may cause compatibility issues.
15	<input 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 type="checkbox"/>	Description of the extent to which any watercourse will be altered or relocated as a result of the proposal.
17	<input 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 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 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 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.

Attachment:           D

**LOT COVERAGE CALC'S**

PARCEL # 173241242  
ADDRESS: 10200 SUMMITVIEW AVE, YAKIMA

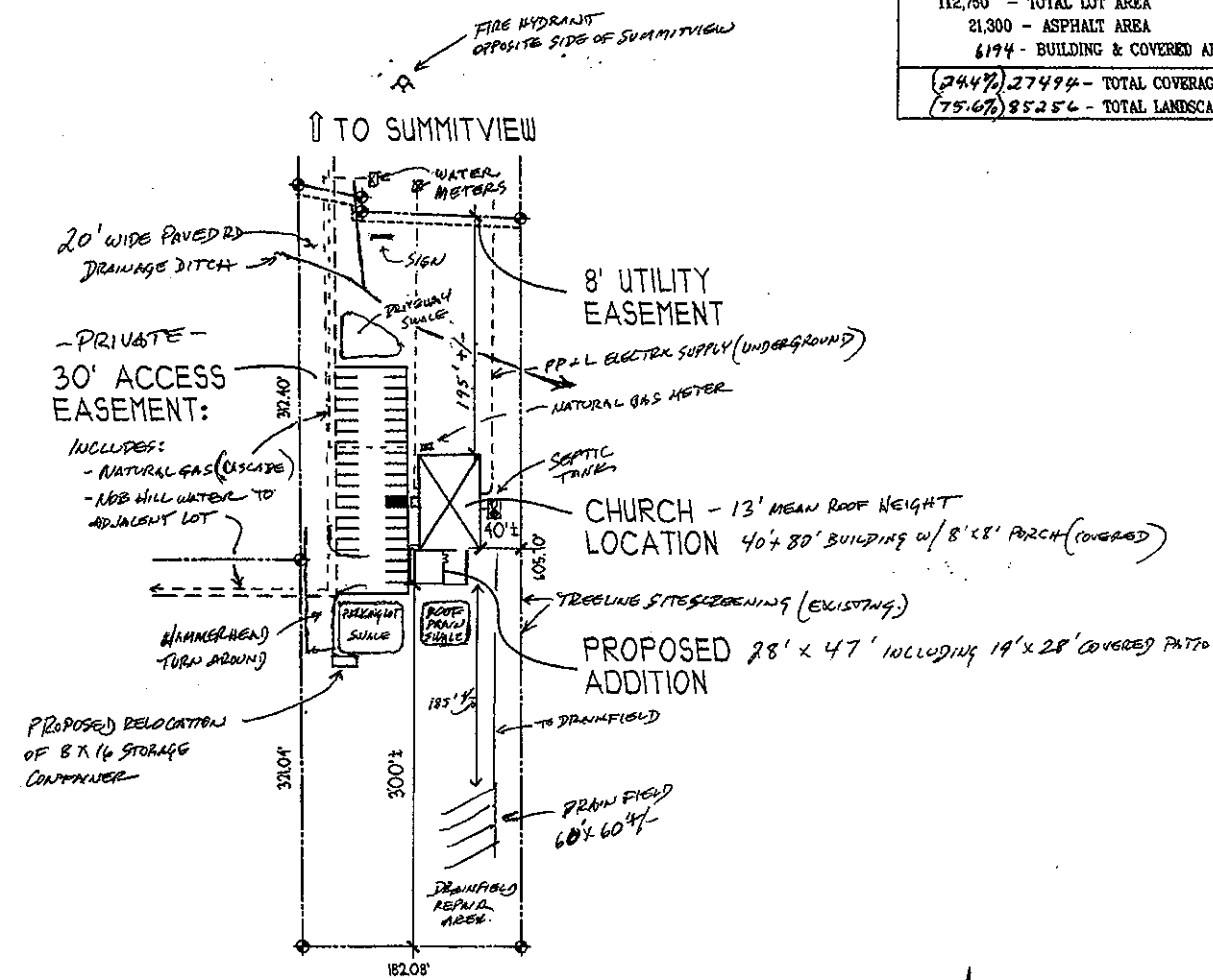
112,750 - TOTAL LOT AREA  
21,300 - ASPHALT AREA  
6194 - BUILDING & COVERED AREAS  
~~(244%)~~ 27494 - TOTAL COVERAGE  
~~(75.6%)~~ 85256 - TOTAL LANDSCAPING

ORIGINAL TRACINGS OF THESE PRINTS ARE THE PROPERTY OF TRADITIONAL DESIGN. REPRODUCTION OF THESE PLANS IN ANY FORM WILL SUBJECT PARTY VIOLATING THIS OWNERSHIP TO CIVIL COURT ACTION. ALL CHANGES SHALL BE VERIFIED WITH DESIGNER BEFORE CONSTRUCTION. VERIFY ALL DIMENSIONS ON JOB SITE AND REPORT ANY DISCREPANCIES TO BUILDING DESIGNER.

CUSTOM DESIGN FOR: ~~00238~~  
AHTANUM COMM. CHURCH  
(509) ~~810-4583~~ 731-0194  
GLEN DENMAN  
Central WA, SEVENTH DAY BAPTIST

**TRADITIONAL DESIGNS INC.**  
(COMMERCIAL AND RESIDENTIAL DESIGN)  
106 S 4TH AVE YAKIMA WA  
(509) 452 - 7604

DATE: 10/5/17	PLAN # SP-17180
REVISED	SHEET NUMBER
1	SP
2	
3	
4	
5	
6	



**SITE PLAN**  
SCALE: 1" = 100'



CUP17-117  
Public Services (32)

DEC 13 2017

STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY Vern Gary Don Lynn  
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2400 Harold Lisa Carmen

December 12 2017

Jacob Clay  
Yakima County Planning Division  
128 North 2nd Street  
4<sup>th</sup> Floor Courthouse  
Yakima, WA 98901

Re: CUP2017-00117

Dear Mr. Clay:

Thank you for the opportunity to comment on the notice of application for the Central Washington Seventh Day Baptist facility project. 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](mailto:valerie.bound@ecy.wa.gov).

Sincerely,

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

7148

Attachment:   E  



# Actions on Case CUP2017-00117 Parcel Number: 17132442442

(Ahtanum Comm. Church) Type 2 Addition to existing church in the R-1 zoning district, 1,316 square feet.

**File Prep For Comp. Review**

Submittal received 11/15/2017

**Assigned To:**

File Due 11/22/2017

**Done By:**

File Completed

**Legal Notice****Assigned To:****Done By:** JXC

Notice sent

**Case Created****Assigned To:****Done By:** JXC

Date Created 11/15/2017

**No Submittal Received****Assigned To:****Done By:** JXC

Date Created 11/15/2017

**Utilities Issues****Assigned To:****Done By:** JES

Date Routed 11/21/2017

Comment Required By 11/23/2017

Response Date 11/21/2017

No concerns.

**PC Tracking****Assigned To:****Done By:** JXC

Date Created 11/28/2017

Date Due

Finished

11/28/2017

NOA/NOC fwd to Admin for mailing on 12-1-17, end comment period 12-15-17

**Notice of Application Sent****Assigned To:****Done By:** JEP

Notice Due

Comment Ends 12/15/2017

Notice sent

12/1/2017

**Surface Water Issues****Assigned To:****Done By:** DLW

Date Routed 12/4/2017

Comment Required By 12/6/2017

Response Date

12/4/2017

Stormwater must be retained on site and upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250. If the new impervious surface prompts modification of the existing stormwater plan, please provide a copy to Public Services (Water Resources).

**PC Tracking****Assigned To:****Done By:** JXC

Date Created 12/13/2017

Date Due

Finished

12/13/2017

DOE letter received via email, printed and fwd to scanning

**Completeness Review Period****Assigned To:****Done By:** JXC

Submittal received 11/15/2017

Review due 12/13/2017

Review Completed 1/2/2018

determined complete on 11/28/17

Attachment:     F    

Attachment: \_\_\_\_\_

Trans. Completeness Notes

*Assigned To:*

*Done By:* JDW

Date Routed 1/3/2018

Comment Required By 1/5/2018

Response Date 1/3/2018

No concerns; Access is permitted under RAP2005-00013.

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