



ACCESSORY DWELLING UNIT (ADU) FORM

FINAL
Revised: 02/19/16

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

PLEASE ANSWER THE FOLLOWING QUESTIONS

(Attach additional sheets if necessary)

1. Will the property owner live in the: Main Residence or Accessory Dwelling Unit (ADU)
NOTE: If there are currently more than one residence on the property then ADU is not permitted on-site.
2. What is the total gross square footage (area) of the ADU? 960 #
3. What is the total gross square footage (area) of the main residence? 1440 #
4. Will the ADU be attached to: House, Garage, or Free Standing
NOTE: If the ADU is freestanding (not attached) shall be located within 100 feet of the main residence.
5. On which side of the ADU will the front entrance be located? NORTH
6. Are you proposing to use a park model for the ADU? Yes No
7. Will the ADU be constructed of material and paint color similar to the primary residence?
 Yes No, explain: _____
8. A minimum of three (3) parking spaces are required (2 for the primary residence and 1 for the ADU).
Are you able to provide a minimum of 3 parking spaces? Yes No
9. The ADU must share the same access as the primary residence. Will the ADU meet this requirement?
 Yes No
10. What type of road serves the property? Private Road Public Road (County, City or State Highway)
a. What is the road surface: Gravel Paved
11. What is the source of domestic water for the existing residence and the ADU?
 Public Water Supply (operated by a public entity such as Nob Hill Water, a city, etc.)
Name of the water provider: _____
 Expand use of an existing community well/shared well (3+ connections including the ADU)
Name, or State ID# of existing community water system _____
Well is located on Parcel Number: _____ Number of existing connections: _____
 Shared well with main residence, this well is: Existing Proposed
12. Which of the following methods of sewage disposal do you propose for the ADU?
 Public sewer, Name of the System: _____
 Community on-site sewage system with main residence.
 Individual, on-site sewage system separate from the main residence.
13. Explain how the proposal and associated site improvements are compatible with neighboring land uses.
(examples: location of building to property line, type of construction, etc.)
SEE ATTACHED WRITTEN NARRATIVE
14. Required Attachments:
 - Attach a complete copy of the subject properties legal description from the recorded deed.
 - Attach a floor plan drawn of the accessory dwelling unit showing: living areas, storage areas, mechanical rooms, and other interior residential spaces.



NARRATIVE FORM

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VARIANCE
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.

SEE ATTACHED WRITTEN NARRATIVE.

WRITTEN NARRATIVE

The proposal is to convert a previously approved SPU aged-relative residence to an Accessory Dwelling Unit. The distance between the primary residence and accessory dwelling unit is 116 feet, thus a request for a 16 foot variance is also being requested.

WRITTEN NARRATIVE

(Accessory Dwelling Unit Form)

Number 13 – Explain how the proposal and associated site improvements are compatible with neighboring land uses.

This proposal and associated site improvements are compatible with neighboring land uses because the property is located near the center of a 2 acre parcel and setback a considerable distance from its nearest property lines. The nearest property line is the east property line and it is approximately 80 feet away from that property line. Beyond the east property line, approximately 30 feet, is another single-family dwelling. So the separation between the two residences is approximately 110 feet. The two houses face to the north, which is generally their “view” side of the residence. Because of this, and the placement of the structures on their respective lots, the side of each residence faces one another. This leads to a compatible situation because the units nearly parallel one another and face the same direction.

The second closest property line is to the south, approximately 100 feet away. Beyond the south property line is a portion of a flag lot that is approximately 40 feet wide and then another single-family residence (about 10 feet further). It appears that there is approximately 150 feet of separation between the proposed ADU and the residence to the south. Due to topography and some land leveling that occurred when the proposed ADU was originally placed, the ADU is about 10 feet lower in elevation than the residence to the south. So, the residence to the south generally looks over the top of the ADU. Additionally, there is a large tree between the proposed residence ADU and the residence to the south. During certain times of the year, where the tree has leaves, the tree provides adequate site-screening between the two dwelling units.

The proposed ADU is approximately 210 feet east of the west property line. The primary residence lies within the 210 feet area between the ADU and the west property line.. Additionally, two barns are located between the primary residence and the ADU. The distance between the west property line (210 feet) and the proposed ADU is substantial and the placement of the primary residence and two barns offers additional buffering between the ADU and properties to the west. The adjoining property to the west is currently vacant and should not be affected by this proposal.

The situation to the north is somewhat similar to the south and west. There is a distance of approximately 180 feet between the nearest residence and about 160 feet of that distance is on the subject property. The nearest residence to the north lies to the northwest and open space lies directly north of the proposed ADU. A large deciduous tree lies between the northwesterly residence and ADU, which obscures the ADU from the visual impact of the northwesterly residence which promotes compatibility between the uses.

Lastly, the proposed ADU was placed on the property approximately 20 years ago (1997) through the Special Property Use provision (SPU-1997-21 – Aged & Infirm Relative) and many of the surrounding residences were not even constructed yet. So, this dwelling unit has

been at this site prior to, many of the neighboring properties being occupied. The dwelling unit is small in nature, has nominal impact on the neighborhood, and has been a part of the neighborhood for many years.

The conversion of the residence permitted from the Special Property Use process to an accessory dwelling unit will continue the original intent of the Special Property Use at this time, as the property owner desires to permit his disabled daughter to live in the residence (see Larry Manning – Narrative Form attached hereto. This conversion (from SPU to ADU) is being requested because it is the only way to continue the use of the residence without having to remove it from the property.

Approval of this project will meet the legislative intent of Chapter 19 by making good use of existing infrastructure, allow flexibility that responds to changing needs, diversifies affordable housing and provides relatively independent living for the elderly or disabled from neighboring family (with a preference for attached or detached accessory dwelling unit).

For the reasons above, the proponent believes the project is compatible with neighboring land uses.

Larry W. Manning
September 27, 2017

Narrative Form

Yakima County Public Services

The current dwelling is a manufactured home that is 960 S.F. and is approximately 110' from my home which is the primary residence. The home is currently vacant, it belonged to my elderly mother whom passed away this July 2017. The house would provide an optimal residence for my disabled daughter.

My daughter, Amy, was diagnosed with epilepsy in 1978 as a result of spinal meningitis. Due to brain damage from spinal meningitis she has left sided deficit in her arm and an unstable gait. She is on a limited income and currently receives state disability as her seizures have gotten progressively worse with age. Amy currently lives in Selah in a small apartment on the 2nd floor. Our daughter relies on multiple medications which help control seizures but doesn't take them completely away. It has become increasingly difficult for her to climb stairs especially on days that she must take extra medication to keep grand mal seizures at bay. Amy is unable to drive and relies heavily on public transportation and family to get around. The seizures have gotten to the point that she cannot live alone for safety reasons as she can lose consciousness, and is at risk for fall injuries.

Our daughter desires her independence but relies heavily on us for assistance. We provide transportation which includes specialist appointments in Seattle, emotional support, and help when she's unable to function independently. The small home would be perfect for Amy as it exists; providing her with a "home" while allowing her to maintain independence under the watchful eye of her family. Most importantly this home would provide my daughter with a quality of life. For years she's lived in small apartments which she could barely afford and has been unable to have the small things in life that we all take for granted like having a pet or planting a garden. Unfortunately Amy will have to live for the rest of her life with epilepsy and

rely on others, but this home can provide her with her own space near family to live the way she wishes.

Please see enclosed attachments, to include: site map and existing dimensions of the home. The home as it stands is ideal for my daughter and no changes or additions are needed. We would like for her to be able to move in as soon as possible.

WRITTEN NARRATIVE – PART 2

a.) What are the special circumstances that are applicable to the property, including size, shape, topography, location or surroundings that exist?

The special circumstances applicable to the property are that the property contains two single-family residences. One residence permitted outright on the property as the primary residence and the second permitted by a Special Property Use Permit, for an aged relative. Under conditions of approval for the Special Property Use Permit, it is now required that the second residence permitted by the Special Property Use be removed because it is not being used as permitted. In this case, the aged relative has died, which requires the second dwelling unit to be removed from the property.

b.) Due to the above special circumstances, how would they deprive the property of rights and privileges that are enjoyed by other properties in the vicinity under an identical zoning district classification?

The special circumstances result from a new zoning opportunity that was adopted in Title 19, the County's Unified Land development Code. Under Title 19, a property owner is entitled to have an accessory Dwelling Unit as a Type 2 Use in the Rural Transitional Zoning District (RT) provided it meets the standards of 19.18.020. In this case, the second residence meets all the requirements to place an accessory dwelling unit on the property, except one (YCC 19.18.020(1)(c)(vi)(A)). This section of the code requires that a detached Accessory Dwelling Unit must be within 100 feet of the primary residence. The distance between the primary dwelling unit and accessory dwelling unit in this situation is 116 feet.

If it was known at the time of the placement of the dwelling unit that a new zoning code was to be adopted that required no more than 100 feet of separation between the units, the property owner could have placed the accessory dwelling unit closer to the primary residence. Under that scenario, only the Type 2 Review would be necessary.

Since the accessory dwelling unit is already on the property, and has been since 1997 which is 20 years, it seems reasonable to request a 16-foot variance to keep the dwelling unit on the property under current code Accessory Dwelling Unit development standards. If the variance is denied and the property owner desires to pursue this project, it would be necessary to move the dwelling unit 16 feet to the west. A denial of the variance seems like it would deprive the property owner of rights and privileges that are enjoyed by others as it costs just as much to move the unit 16 feet as it does to completely move it from the property. Since the dwelling unit already exists at its present location, it makes sense to keep it at that location because it is an independent

functioning dwelling unit that meets all other development codes for Accessory Dwelling Unit placement.

c.) Explain how the granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and to the zoning district classification in which the property is situated?

Granting this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and to the zoning district classification because the dwelling unit is currently on the property and has been for 20 years. To the property owner's knowledge, there have been no complaints about the unit which is well maintained and fits in the neighborhood and zoning district.

It is also the intent of the property owner to retain the accessory dwelling unit and continue to use it for the same purpose as its original Special Property Use Permit. The property owner's daughter is in need of continual assistance for medical purposes. Those reasons are stated in the written document entitled "Narrative Form" prepared by the property owner and submitted as part of this application. Under this scenario, the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity because under the current code, an accessory dwelling unit is also considered caretaker dwellings under 19.18.020(1)(a).

Some of the legislative intent of accessory housing in the current code states that accessory housing is intended to make good use of existing infrastructure, to allow flexibility to respond to changing needs, to diversify affordable housing and provide relativity independent living for the elderly or disabled from neighboring family (with a preference for attached or detached accessory dwelling unit).

In this case, the existing dwelling unit is connected to a two-party well and has its own septic system, responds to the changing needs of the property owner and their daughter, provides affordable housing opportunities and provides independent living for a disabled family member. So in this situation, the proposal meets the legislative intent for an accessory dwelling unit.

A search on the Assessor's web-site indicates that the residences located on adjoining parcels to the north (built 2007) and east (built 2012) were actually constructed after the placement of the Special Property Use Permit was issued. The adjoining property to the west is vacant and buffered from the accessory dwelling unit by a barn and the primary residence located on the subject property. The adjoining property to the south is buffered from the accessory dwelling unit by a large tree that lies between the two residences. Additionally, there are many manufactured house in the general area, as are the primary residence and accessory dwelling unit. Based on all the above, the proposal will not be materially detrimental to the public welfare

or injurious to the property or improvements in the vicinity and to the zoning district classification in which the property is situated because the project meets required development standards and the intent of the zoning district.

d.) Are the special circumstances a result from the actions applicant/property owner?

The special circumstances are partially a result of the property owner and partially a result of the adoption of Title 19, which now permits Accessory Dwelling Units. The property owner placed the dwelling unit on the property knowing that at some point it needed to be removed. However, it has been pointed out by Planning Staff (to the property owner) that Title 19 now permits a new land use (accessory dwelling units) and indicated it may be possible to retain the second dwelling unit on the property. Based on the fact that the second dwelling unit is in compliance with all development standards for the accessory dwelling unit, the property owner desires to retain the second dwelling unit and use it to care for their daughter.

**e.) Is the proposal the minimum variance needed in order to make possible the reasonable use of the land, building or structure?
Please explain:**

The minimum variance needed in order to make possible the reasonable use of the land is being requested. Since the primary residence and the accessory dwelling unit are currently established, it is known that the minimum variance is 16 feet.

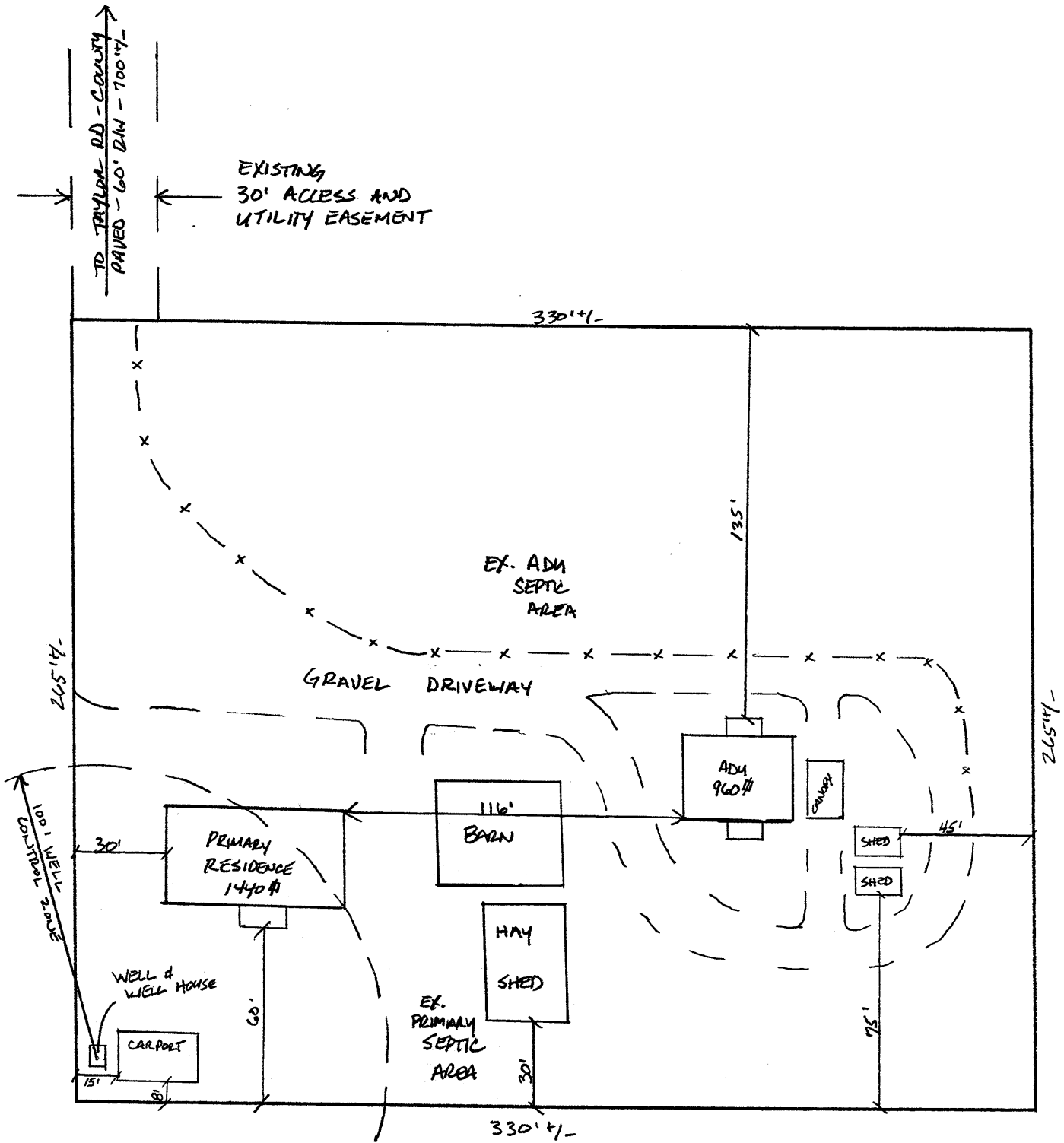
f.) How will the proposed variance meet the general intent of the zoning district in which the property is located?

The general intent of the zoning district in which the property is located is being met because the variance is between two residences located on the same parcel. So the impact is mostly between those uses. In this case, the most impacted neighbor is the neighbor to the east. The unit will be 16 feet closer to him than normally would be permitted. However, since the east residence was constructed after the accessory dwelling unit was placed on the property, it is likely that the 16 feet did not matter, or otherwise, that residential unit would have been constructed further east than its present location.

All other bulk and dimensional development standards such as minimum lot size, property line setbacks, lot coverage and height requirements are being met which is in compliance with the intent of the zoning district.

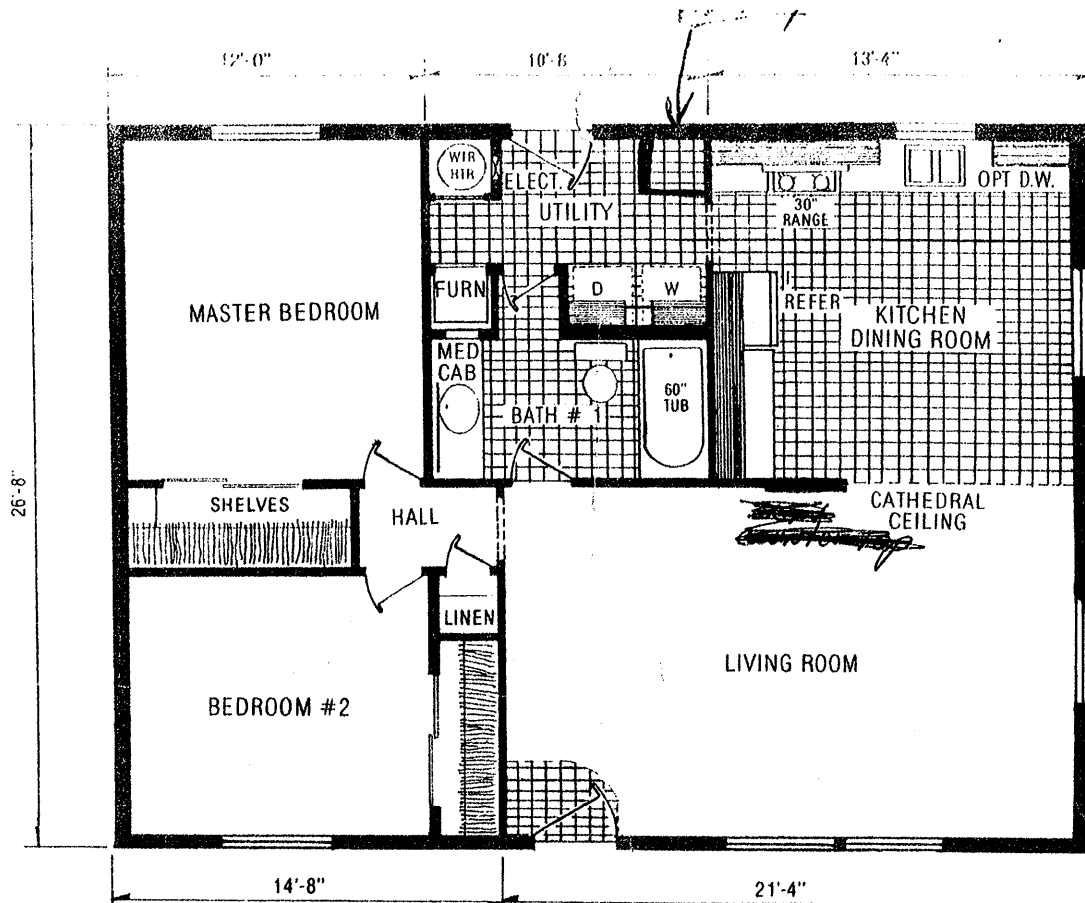
g.) Why couldn't the proposed variance be reviewed as an Administrative Adjustment or Modification?

An Administrative Adjustment or Modification cannot be used in this situation, as Chapter 19.35.020(3)(b)(v) does not permit adjustments or modifications to Special Uses and Standards listed in Chapter 19.18., except four, of which this is not one.

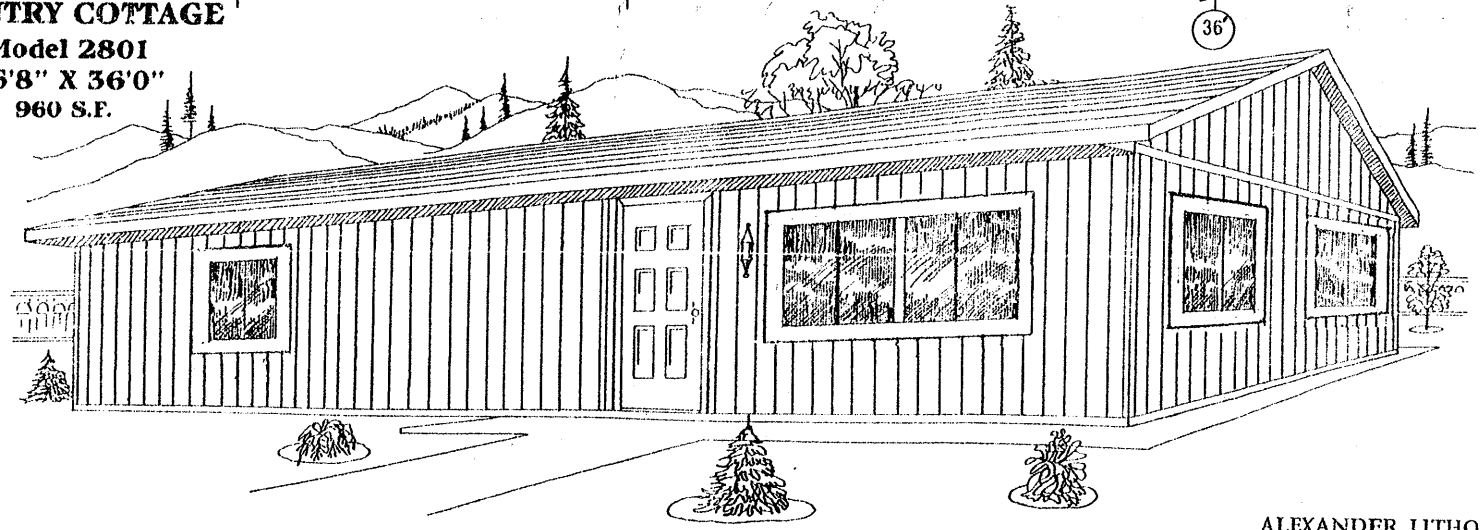


NORTH ↑
1" = 50'

LARRY MANNING - OWNER
 HORDAN PLANNING SERVICES - REP
 410 N. 2ND ST. YAKIMA, WA 98901
 509-249-1919
 181423-31425
 11-7-17



COUNTRY COTTAGE
 Model 2801
 26'8" X 36'0"
 960 S.F.





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
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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. Grid paper or picture backgrounds are <u>not</u> acceptable, the map must be reproducible
2	<input checked="" type="checkbox"/> Blue or Black Ink, in order that they may be photocopied.
3	<input checked="" type="checkbox"/> North Arrow (north should be pointing to the top of the page)
4	<input checked="" type="checkbox"/> Legend to include:
	<input checked="" type="checkbox"/> <i>Owner/Applicant Name</i>
	<input checked="" type="checkbox"/> <i>Date the Site Plan was drawn.</i>
	<input checked="" type="checkbox"/> <i>Name, address and telephone number of the person preparing the site plan</i>
	<input checked="" type="checkbox"/> <i>Tax Parcel Number</i>
	<input checked="" type="checkbox"/> <i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input checked="" type="checkbox"/> Property line dimensions of all lot(s) involved in the project.
6	<input 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.
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 type="checkbox"/> Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input 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 type="checkbox"/> Location and dimensions of all proposed exterior land uses.
13	<input checked="" type="checkbox"/> The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input 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. (*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.)
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 type="checkbox"/> Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities.
19	<input checked="" type="checkbox"/> Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone.
20	<input 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 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.



Yakima Health District
1210 Ahtanum Ridge Drive
Union Gap, Washington 98903
Phone (509) 575-4040

November 7, 2017

Hordan Planning Services
410 North 2nd Street
Yakima, WA 98901

RE: Shared well site approval at 120 Taylor Road, Selah (parcel number: 181423-31425) Yakima County, well site inspection (Yakima Health District case number H2O2017-00100).

Mr. Hordan:

The Yakima Health District has inspected the existing well site located at 120 Taylor Road, Selah (parcel number 181423-31425). One of the primary objectives when inspecting the site is to ensure the sanitary control area (SCA) is adequate. WAC 246-291-125 (5) states that the purveyor shall maintain a sanitary control area around all sources for the purpose of protecting them from existing and potential sources of contamination.

Most well contaminants commonly causing concern originate above ground, often as the result of human activities. Chemicals, wastes, animals and other sources of contaminants are examples of pollutants that can contaminate a groundwater supply. This sanitary control area (the 100-foot radius around the wellhead) is intended to add a physical layer of protection from contaminants. The regulation requires activities that could contaminate the water source not be allowed in the sanitary control area.

The Yakima Health District has reviewed this site and determined that the well site is adequate for a shared (two-party) well. Please be aware that this is an approval for the well site only. It is not an approval of the water source for this shared well until all of the other requirements for a shared well are met.

If you have any questions, please call me at (509) 249-6562.

Sincerely,

Ted Silvestri, R.S.
Environmental Health Specialist