



# 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)

VERN M. REDIFER, P.E. - Director

DATE: March 12, 2018  
TO: Troy Laurvick and Parties of Record  
FROM: Yakima County Public Services Department: Planning Division  
SUBJ: CUP2017-00133 - Type 2 Accessory Dwelling Unit  
Notice of Decision

**This notice is issued pursuant to Yakima County Code Chapter 16B.07 and RCW 36.70B.130**

**Decision made on project permits:** The Yakima County Zoning Administrator hereby **Approves** the requested Accessory Dwelling Unit subject to conditions. The Findings and Decision can be viewed online go to: [www.yakimap.com/permits/](http://www.yakimap.com/permits/) or you can view a copy of the application materials at the Planning Division on the 4th floor of the Courthouse.

### Appeal procedures:

In accordance with Title 16B, Chapter 16B.09 of the Yakima County Code, any person of standing pursuant to 16B.09.020 may appeal the Administrative Official's decision to the Yakima County Hearing Examiner. A notice of such appeal must be filed in writing and delivered to the Planning Division on the 4<sup>th</sup> Floor of the Yakima County Courthouse, Yakima, Washington **on or before 4:00 p.m., March 26, 2018**. The filing of an appeal does not stay the effectiveness or effective date of any enforcement action or decision of violation including cancellations and revocations of permits or approvals. The appeal must be in writing, using the appropriate forms, accompanied by the appeal fee, and contain the following information:

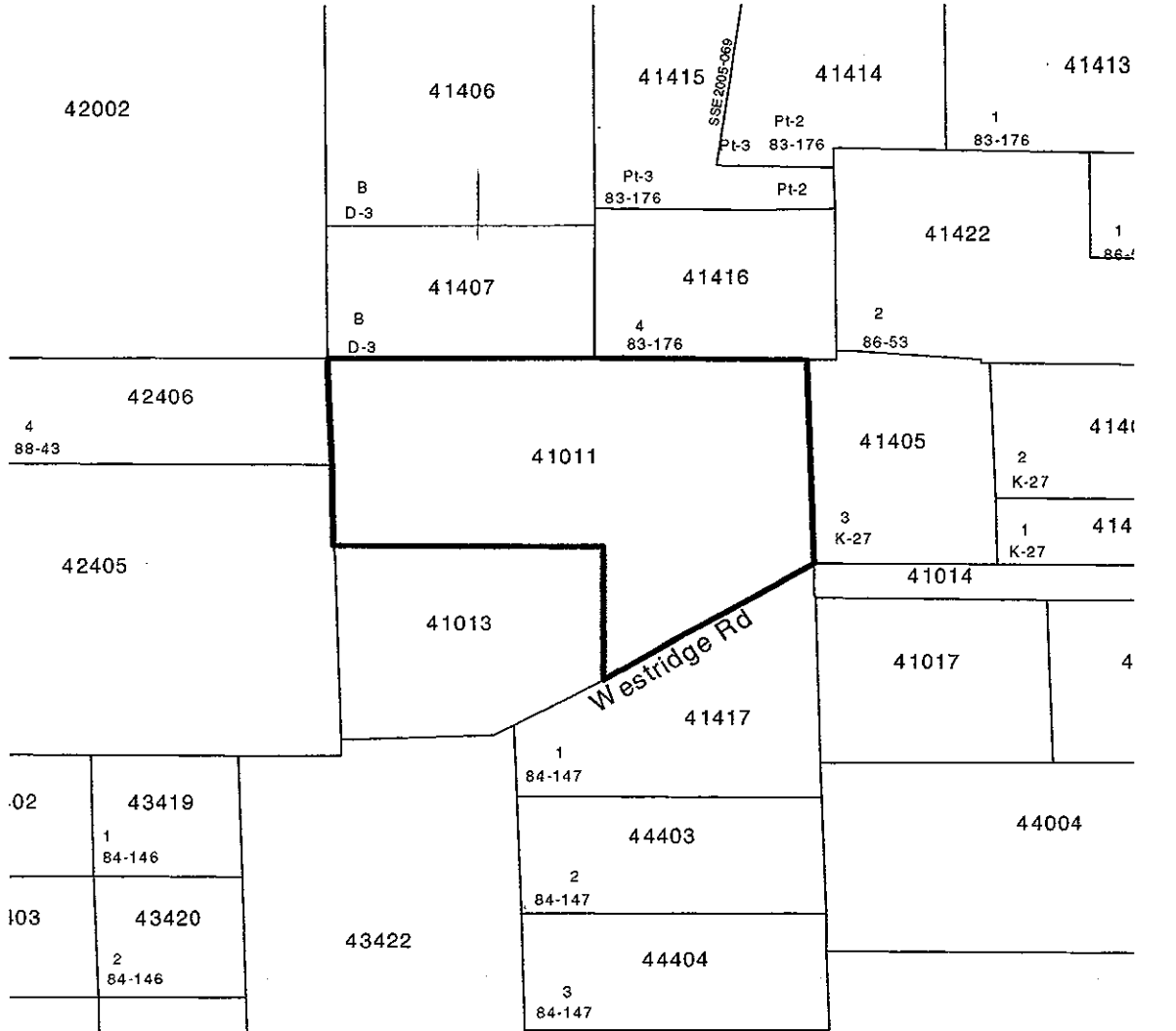
- A. The appellant's name, address, and telephone number.
- B. Appellant's statement establishing standing to initiate the appeal under Section 16B.09.020 of this Chapter;
- C. An identification of the specific proposal and specific actions, omissions, conditions or determinations for which appeal is 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 on this proposal, please call **Jacob Clay, Planner**, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator  
128 N. 2nd Street, Room B27  
Yakima, WA 98901  
(509) 574-2210

7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)



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VERN M. REDIFER, P.E. - Director

## YAKIMA COUNTY PLANNING DIVISION

### Type 2 Application - FINAL DECISION -

**PROJECT NAME:** Laurvick Accessory Dwelling Unit

**REVIEW PROCESS:** Type 2

**FILE NUMBER:** CUP2017-00133/PRJ2017-01338

**PARCEL NUMBER:** 181414-41011

**ZONING:** Rural Transitional (RT)

**FUTURE LAND USE DESIGNATION:** Rural Transitional

**PROPOSAL:** Type 2 application to build a 1,000 square foot Accessory Dwelling Unit (ADU).

**OWNER:** Troy Laurvick  
181 Westridge Road  
Selah, WA 98942

**PREPARED BY:** *J* 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 ADU structure shall meet the current standards of the residential, building, mechanical, electrical and energy codes as required for a single-family dwelling.
3. The ADU shall have provisions for cooking, eating, sanitation, and sleeping, and shall be no greater than 1,000 square feet.

4. The ADU's exterior walls shall be designed to be similar in color and building materials to the primary detached dwelling
5. The accessory dwelling unit shall be located within 100 feet from the primary residence.
6. The applicant shall provide verification from the Yakima Health District that the existing well can be used as a two-party shared well. Documentation of both approvals shall be submitted to the Yakima County Planning Division prior to the issuance of building permits.
7. The applicant shall record the attached Accessory Dwelling Unit Restrictive Covenant. The Restrictive Covenant must be recorded prior to issuance of building permits.
8. The applicant shall record the attached Especially Sensitive Land Use (ESLU) covenant. The ESLU covenant must be recorded prior to issuance of building permits.
9. The applicant shall provide a total of 3 parking spaces (1 for the ADU and 2 for the single family residence) that is surfaced with a minimum of screened gravel or crushed rock or better, and meet the requirements of YCC 19.22.070(1)(b). All required parking must be installed prior to occupancy or commencement of use.
10. 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.**

11. The project shall be completed in conformance with the project description and site plan submitted with the application referenced as file number CUP2017-00133. 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.
12. 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. A Washington State Department of Ecology Construction Stormwater Permit may be required for new buildings.
13. 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. 181 Westridge Road. Located on the north side of Westridge Road, approximately 700 feet west of the intersection of Westridge Road and Gore Road, and approximately 2.25 miles north of the City of Selah.

### Project Description

2. The applicant is proposing to construct a 1,000 square foot Accessory Dwelling Unit (ADU) approximately 80 feet to the southeast of the primary residence. The ADU will be served by a two-party shared well and an individual septic system. Access to the ADU will be via the existing driveway from Westridge Road.

### Zoning and Land Use

3. Pursuant to the Yakima County Unified Land Development Code, Title 19, the subject parcel is within the Rural Transitional (RT) zoning district. The intent of the RT district is to provide for rural development in areas near Urban Growth Area boundaries to encourage clustering, minimize public expenditure, and coordinate land uses with public infrastructure investment.

In accordance with the Yakima County Comprehensive Plan – *Horizon 2040*, the property is designated Rural Transitional. The intent of this designation is to implement the Growth Management Act planning goal related to reducing sprawl, protecting the environment and providing adequate facilities and services commensurate with the density of development. The Housing element of *Horizon 2040* contains goals and policies that address specific ways the County can encourage affordable housing. The following Housing policy applies to this project:

- Policy H 3.3 Accommodate changing demographic trends and housing preferences by allowing accessory units, co-housing, and other nontraditional housing types in appropriate locations.

The subject parcel is 5.89 acres in size and currently has a 1,529 square foot residence and detached garage. Surrounding parcels are within the RT zoning district and range in size from 2.00 to 2.62 acres. Surround parcels contain single family residences.

### Jurisdiction and Process

4. This proposal is being reviewed as an accessory dwelling unit. An accessory dwelling unit is defined in the Yakima County Code as “a structure meeting the purpose and requirements of Section 19.18.020 that is attached to a single-family home, or detached garage with living facilities for one individual or family separate from the primary single-family. In areas specified, accessory dwellings may be detached from other structures” (YCC 19.01.070(4)).

According to YCC Table 19.14-1, detached accessory dwelling units are considered a Type 2 use in the RT 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 proposal was determined to be categorically exempt from State Environmental Policy Act (SEPA) environmental review. There were no identified designated critical areas that would be affected by this proposal.

### Notice of Application

6. 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, and the Yakima Health District. Internal comments were received from the Transportation Division (Finding 9c), the Water Resources Division (Finding 9l), Building and Fire Safety Division (below). Comments are addressed below and are attached for further review.

Yakima County Building and Fire Safety Division: The Yakima County Building and Fire Safety Division provided the following comments:

“No Code Enforcement history on this parcel. Building permit application is under BLD2017-01096 currently in received status” and “The entire parcel lies outside the 100 year floodplain/floodway.”

*Staff Finding: This decision conditions the applicant obtain and finalize all building permits. For more information please contact the Building and Fire Safety Division at (509) 574-2300.*

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 January 24, 2018, with the comment period ending February 7, 2018. Two external comments were received from adjacent property owners and are addressed below and attached for further review.

Adjacent Property Owner comment letter dated February 3, 2018 and February 4, 2018: Adjacent Property Owners had concerns that Westridge Road, a private road, “cannot withstand any more dwelling units that access off of Westridge road” and would like Yakima County to deny the request for an ADU.

*Staff Finding: As Westridge Road is a private road Yakima County Transportation Division and Fire Life Safety Division did not see any concerns with the road that would prevent an ADU from being built. Past subdivisions along Westridge road do not appear to require road improvements of the private road. YCC 19.18.020(1)(a) states “accessory housing that conforms to the standards in this Section shall not be counted toward the allowable density for the lot upon which it is located”. Yakima County will not require improvement of Westridge Road as the project is not increasing the density of the parcel. At the time of a subdivision*

*along Westridge Road the road would be improved to meet standards of YCC 19.23. A road maintenance fund may be established or updated to better improve the private road.*

#### **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 ADU is compatible with the character of the surrounding area and is in accordance with housing policies of Horizon 2040. Policy H 3.3 allows the County to accommodate changing demographic trends and housing preferences by allowing accessory units in appropriate locations. Policy H 3.9 allows accessory units as a means to increase affordable housing and help existing homeowners remain in their homes. Provided the placement and use of the ADU meets all standards set forth in YCC Title 19, the community as a whole will be benefited rather than injured.*

#### **Review Criteria for Accessory Dwelling Units (ADU)**

8. Yakima County Code 19.18.020(b)&(c) states that Accessory Housing shall be subject to the following requirements:

- a. Off-street parking shall be provided as required in Chapter 19.22 for both the ADU and primary residence on the lot they are intended to serve. Parking facilities within rural zones shall be surfaced with a minimum of screened gravel or crushed rock, or better, except that the Reviewing Official may require paving and/or landscaping of the parking facility when necessary to protect the public health or safety.

*Staff Finding: Table 19.22-2 of Off-Street Parking Standards requires the applicant to provide 1 parking space for the ADU and 2 parking spaces for the single family residence. Therefore, as a condition of approval the application shall provide a total of 3 parking spaces which shall be surfaced with a minimum of screened gravel or crushed rock, or better.*

- b. The ADU shall meet current standards of the residential, building, mechanical, electrical and energy codes as required for single-family dwellings. Park models may be considered as accessory housing provided they meet the balance of the standards in Section 19.18.020.

*Staff Finding: The applicant is proposing to construct the new ADU. This decision conditions that the accessory dwelling unit meet the current standards of the residential, building, mechanical, electrical, and energy codes as required for a single-family dwelling.*

- c. The ADU shall have the same building setbacks as the primary structure.

*Staff Finding: The setbacks for structures within the RT zoning district are specified in Table 19.11.030-2. The ADU shall be 50 feet from the planned centerline of the private road, Westridge Road. Interior setbacks (east and west) for the ADU shall be 10 feet from the property line and the rear setback (north) shall be 10 feet from the property line. Based on the site plan the ADU will meet the required setbacks.*

- d. A lot shall contain only one ADU.

*Staff Finding: According to the Yakima County Assessor's office there is currently only one single family residence located on the property which was built in 1976. The proposal is for one ADU, therefore meeting this requirement.*

- e. In all zones the primary residence and ADU shall both be connected to a public water system as defined in Section 19.01.070, and where within an Urban Growth Area, to a regional sewer system.

*Staff Finding: The subject parcel is not within an Urban Growth Area, therefore connection to a regional sewer system is not required. The ADU will share a well with the primary residence. The applicant shall provide verification from the Yakima Health District that the existing well has the capacity to be a two-party shared well. The applicant is proposing an individual septic system for the ADU.*

- f. A lot containing an ADU shall not be subdivided, or otherwise segregated in ownership, in a way that separates the ADU and the primary residence on different lots unless otherwise allowed by Title 19 and the conditions of the project permit decision. If the ADU cannot be subdivided, a covenant to which the County is a party shall be recorded with the County Auditor to preclude the separate sale or division of the ADU as a separate dwelling lot.

*Staff Finding: The applicant shall provide a signed covenant stating that it precludes the separate sale or division of the ADU to the Yakima County Planning Division prior to the issuance of building permits.*

- g. The ADU and the primary residence shall share a common driveway unless the two units are allowed to access different roads.

*Staff Finding: According to the site plan, the applicant currently accesses their property via an existing driveway onto Westridge Road. The ADU will share the existing approach via the existing driveway as proposed on their submitted site plan.*

- h. The ADU's floor area shall be comprised of not more than 1,000 square feet and shall not exceed the size of the primary structure.

*Staff Finding: The applicant has proposed a 1,000 square foot ADU and the primary residence is 1,529 square feet therefore meeting this requirement.*



- i. Either the primary home or the ADU must be occupied by one or more owner(s) of the property as a permanent and principal residence. The owner may live in either the primary or accessory unit and must have a 50% or greater interest in the property. The owner-occupant must live in the structure for over six months of each calendar year, but may be absent up to three years due to job relocation, sabbatical leave, education or illness. The owner may receive rent for the owner-occupied unit.

*Staff Finding: According to the submitted application, the owner of the parcel will live in the primary residence, therefore meeting this requirement.*

- j. Owners of the ADU must sign and record with Yakima County an owner-occupancy covenant prior to issuance of a building permit.

*Staff Finding: The applicant shall be required to sign and record with Yakima County an owner-occupancy covenant prior to issuance of a building permit. A covenant is included with this Decision.*

- k. The attached or detached ADU shall be located within 100 feet from the primary residence.

*Staff Finding: According to the site plan the ADU will be placed approximately 100 feet southeast of the primary residence, therefore meeting this requirement.*

- l. The front entrance to the ADU shall be designed to be clearly secondary to the primary residence main entrance from a right-of-way or access easement (utilizing elements such as landscaping, lattice work, architectural design, etc.)

*Staff Finding: The front entrance of the ADU will be facing westward. Westridge Road is located south of the ADU. Therefore, the entrance is not visible from right-of-way and meets this requirement.*

- m. The ADU's exterior walls shall be designed to be similar in color and building materials to the primary detached dwelling.

*Staff Finding: This decision conditions that the ADU and the primary residence be similar in color and building materials.*

- n. If the ADU is attached to the primary dwelling unit, the two dwelling units will share a single sewer and water connection, unless the local sewer and/or water purveyor requires separate connections. Outside of Urban Growth Areas, the two dwellings may use separate on-site sewage disposal systems.

*Staff Finding: The ADU is not attached to the primary residence and is proposing to use an individual septic system..*

- o. The Reviewing Official retains the right with reasonable notice to withdraw occupancy approval if any of the requirements under Subsections (1)(b) and (c) of YCC 19.18.020 are violated.

*Staff Finding: If the County withdraws occupancy, the property owner may use the detached building for an approved use only or remove the structure from the premises*

### **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 ADU will comply with the standards of the RT 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 Yakima County Transportation Division had the following comment: “Parcel is accessed by way of a private road, no requirements”.*

- 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: Accessory Dwelling Units are listed as allowed uses in the RT zoning district according to the Allowable Land Use Table 19.14-1. The level of review is discussed in Finding 7 of this decision above.*

- 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 ADU 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)) Chapter 19.11 lists the standard minimum setbacks of buildings or other structures and uses in the RT zoning district in Table 19.11.030-2. The subject parcel fronts a private road and structures shall meet a setback of 50 feet from the centerline of Westridge Road. The interior setback (west and east) shall be 10 feet from the property line and the rear setback (north) shall be 10 feet from the property line.

***Staff Finding:** Based on the provided site plan, Administrative Adjustment application and setbacks discussed in Finding 8(c), the ADU will meet the required 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 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 and ten feet above the centerline grade of the streets.”

***Staff Finding:** The applicant does not propose to place any structures in the Vision Clearance Triangle, therefore meeting this standard.*

- 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 19.11.030-2, the maximum lot coverage is 45% in the RT zoning district. Table 19.11.030-2 states that maximum building height in the RT zoning district is 35 feet. The proposed ADU will be below the 35 foot height requirement. The current lot coverage of the subject parcel is approximately 1.4% therefore meeting this standard.*

- 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 has not proposed fences, walls or recreational screens, therefore meeting the requirements of this standard. However, in the future if fences, walls or recreational screens are proposed they shall comply with the standards set forth in YCC 19.10.040(9) above.*

- 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 is not proposing any exterior lighting with this project. However, in the future if exterior lighting is proposed it shall comply with the standards set forth in YCC 19.10.040(10) above.*

- 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 on which the proposed activity will occur is not within a floodplain. Therefore a pre-application meeting is not required.*

- l) **Stormwater Requirements:** (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: The Yakima County Water Resources Division had the following comment: “Stormwater must be retained on site. Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.” This decision conditions that all stormwater generated on the subject parcel be retained on site. Please contact the Water Resources Division, at (509) 574-2300 for questions regarding soils and stormwater.*

DECISION

Based upon the above findings, the Yakima County Administrative Official hereby Conditionally Approves the application of Troy Laurvick, for an accessory dwelling unit, subject to the conditions listed above.

**Administrative Official:** LYNN DEITRICK, AICP

**Designee:**

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

**Date:**

03/12/18

## 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., 03/26/18. 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. Accessory Dwelling Unit Application
- C. Narrative
- D. Site Plan
- E. Internal comments
- F. Covenant Instructions
- G. Accessory Dwelling Unit Restrictive Covenant
- H. Adjacent Property Owner comment letter dated February 3, 2018
- I. Adjacent Property Owner comment letter dated February 4, 2018

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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.





# 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)

- 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.*
- What is the total gross square footage (area) of the ADU? 1000 sq inside
- What is the total gross square footage (area) of the main residence? 1529 sq
- 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.*
- On which side of the ADU will the front entrance be located? West
- Are you proposing to use a park model for the ADU?  Yes  No
- Will the ADU be constructed of material and paint color similar to the primary residence?  
 Yes  No, explain: \_\_\_\_\_
- 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
- The ADU must share the same access as the primary residence. Will the ADU meet this requirement?  
 Yes  No
- What type of road serves the property?  Private Road  Public Road (County, City or State Highway)  
a. What is the road surface:  Gravel  Paved
- 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: B144-41011 Number of existing connections: 1  
 Shared well with main residence, this well is:  Existing  Proposed
- 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.
- 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.) Building will be 50' from private road (west side) built stick frame on slab with similar types of construction
- 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.

Attachment: B



## NARRATIVE FORM

FINAL  
Revised 10/01/15

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

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.

*We are needing to move our mother to our homesite to care for her. The added dwelling will be of modest finishes and*

1

Attachment: C

good quality construction. This home unit will be set back from private Rd (Westridge SD) and will be located 100 ft from residence. The well will be shared with existing well and over 100 ft away. A new septic drain field will be to East South of "Ad" unit and outside of 100' from Well. Home will be of wood frame construction with stone & brick accents, gable roof, heated with propane Gas appliances & furnace. The inside dimensions are 1000 sq ft 2 beds and one bath with a feature attached garage & car.

Please use additional pages as needed

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



# 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)

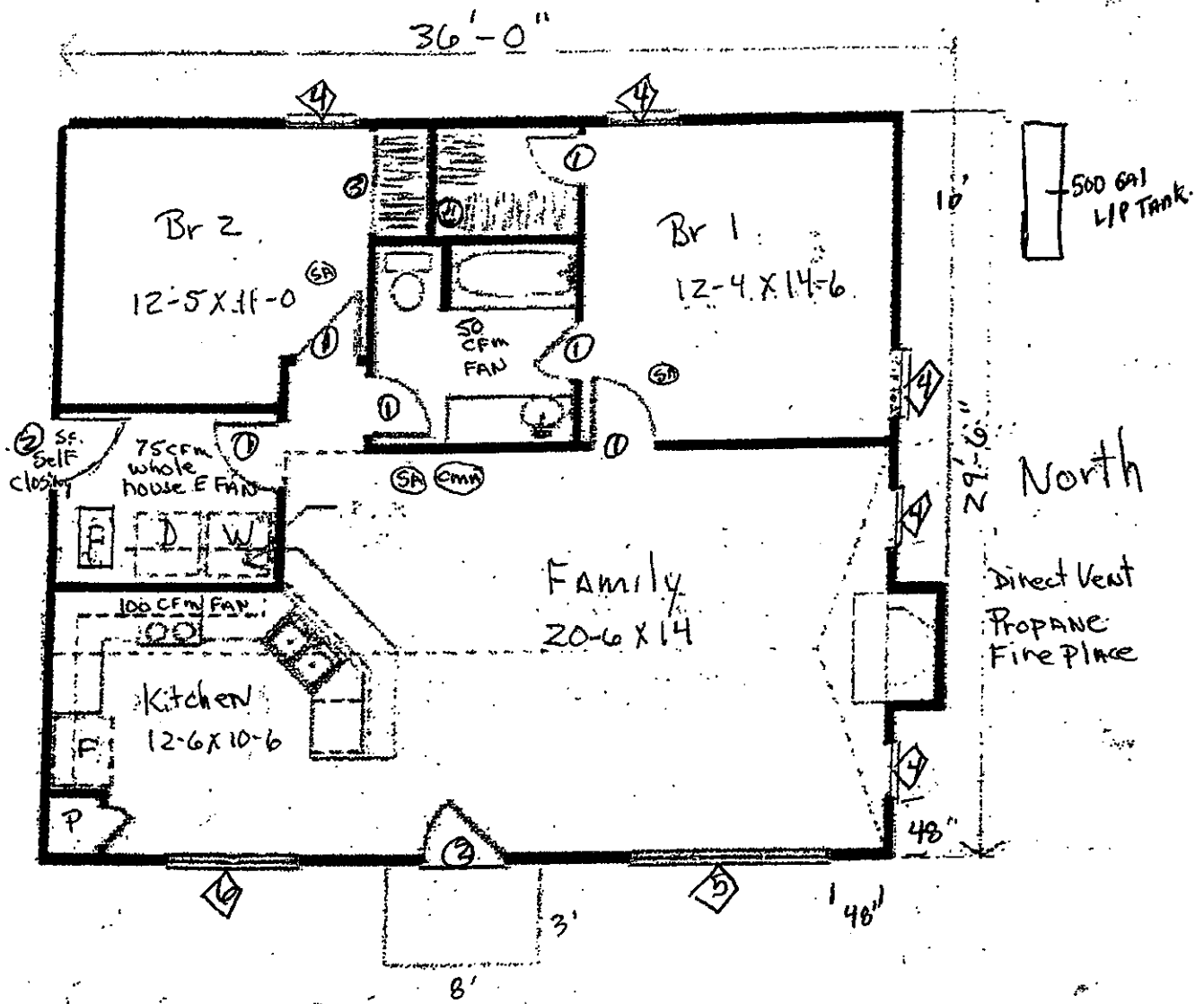
This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need 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 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 type="checkbox"/>	<i>Tax Parcel Number</i>
	<input checked="" type="checkbox"/>	<i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input checked="" type="checkbox"/>	Property line dimensions of all lot(s) involved in the project.
6	<input checked="" type="checkbox"/>	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
7	<input checked="" type="checkbox"/>	Location of new and/or expanded public and private utility infrastructure.
8	<input checked="" type="checkbox"/>	Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt).
9	<input checked="" type="checkbox"/>	Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input checked="" type="checkbox"/>	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
11	<input type="checkbox"/>	Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
12	<input checked="" type="checkbox"/>	Location and dimensions of all proposed exterior land uses.
13	<input checked="" type="checkbox"/>	The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input type="checkbox"/>	Location of structures on the adjoining lots, which may cause compatibility issues.
15	<input checked="" type="checkbox"/>	All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. <b>(*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.)</b>
16	<input 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 checked="" type="checkbox"/>	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
21	<input checked="" type="checkbox"/>	Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines
22	<input checked="" type="checkbox"/>	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
23	<input 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%. <span style="float: right;">Extend 100' beyond the boundaries of the site.</span>

Attachment:     D





1000 sq FT inside.

Doors & Windows

EAST

- 1- 2'8" x 6'8" Door Hollow Core
- 2- 3' x 6'8" Solid Door
- 3- 4' x 6'8" Bi-fold Closet Door

- 4- 3' x 5' Slides
- 5- 6' x 3' Slides
- 6- 4' x 3' Slides

- 2x6 @ 16" oc Wall (Ext)
- 2x4 @ 24" oc Wall (Int)



## Division Comments

### CUP2017-00133

TASK ▲	ACTION BY NAME FML#	STATUS	COMMENTS
Address Review	Jase K Testerman	Comments Not Required	(NULL)
Building Review	Glen Glockner	Complete	no comments noted (GG)
Code Enforcement Review	John S Walkenhauer	Comments Not Required	No Code Enforcement history on this parcel . 1/17/18 Building permit application is under BLD2017-1096 currently in received status.
Current Planning Review	Jacob X Clay	Complete w/Conditions	Application appears complete
Environmental Review	Byron J Gumz	Comments Not Required	(NULL)
Fire Review	Chris M Pedersen	Comments Not Required	(NULL)
Flood/Hazard Review	Richard A Hembree	Comments Not Required	The entire parcel lies outside the 100yr floodplain/floodway.
Health Review	Jacob X Clay	Comments Not Required	(NULL)
Long Range Review	Tua Vang	Complete	(NULL)
Technical Review			
Transportation Review	Jamie D West	Complete	No requirements - Parcel is accessed by way of a private road.
Utility Review	Joe E Stump	Comments Not Required	(NULL)
Water Resources Review	Dianna L Woods	Complete w/Conditions	Stormwater must be retained on site. Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.

Attachment:     E



# Covenant Instructions

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)

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Preliminary or Final Decisions issued by the Yakima County Planning Division may require the applicant to return or submit a covenant that includes a full legal description. The instructions listed below are intended to assist the applicant with this process.

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1. Attach on a separate piece of paper the full legal description. Legal descriptions may be obtained from deeds or title reports.
2. Property Owner(s) or in case of a corporation the legal authorized signer must sign the covenant (Black Ink).
3. Covenant must have a witness to the signature; make sure Notary signs and seals (Black Ink).
4. Be sure when you submit the covenant to include the recording fees. This fee will be determined by our administrative staff at our front counter. If you are mailing the covenant with a check, please call prior to sending for the correct recording amounts.

Attachment:     F





Laurvick Accessory Dwelling Unit 2017

181 WestRidge Rd

Selah, WA 98942

Legal- 181414-41011

Section 14 Township 14 Range 18 Quarter SE: BEG AT NW COR OF SW1/4 NE1/4 SE1/4, TH E AL N LN 680.63 FT TO NE COR, TH S 00° 05' 47" W 320.30 FT, TH N 87° 45' 21" W 681.17 FT TO W LN SD SUBD, TH N 00° 11' 32" E 320.30 FT TO POB, ALSO BEG AT NE COR SW1/4 NE1/4 SE1/4, TH 00° 05' 47" W 333.30 FT TO TRUE POB, TH N 00° 05' 47" E 13 FT, TH N 87° 45' 21" W 289.75 FT, TH S 00° 05' 47" W 204 FT, TH N 58° 12' 31" E 341.01 FT TO TRUE POB

Ed & Kristin Boettcher

P.O. Box 262  
Selah, Wa 98942  
edboettcher@msn.com

Public Services (6)

February 3, 2018

FEB 06 2018

Yakima County Public Services Department  
Attn: Planning Division  
128 N 2nd St. Fourth Floor Courthouse  
Yakima, Wa 98901

Vern\_\_\_ Gary\_\_\_ Don\_\_\_ Lynn\_\_\_  
Harold\_\_\_ Lisa\_\_\_ Carmen\_\_\_

To Whom it may concern:

We are responding to a land use application CUP2017-00133 - Type 2 Accessory Dwelling Unit (ADU) located at 181 Westridge Road owned by Troy Laurvick. We are the adjacent property owners of parcel #181414-41014 and 400 Westridge Road.

We have lived in our home 400 Westridge Rd for 24 years and have maintained Westridge Private Rd. throughout the years. We believe that the road cannot withstand any more dwelling units that access off of Westridge road. We are having trouble maintaining the road and collecting money for it. The addition of another dwelling unit means more traffic on the road. We are strongly opposed to adding any more traffic on the private road Westridge.

We are the access property owners to Westridge Rd. and there is nothing legally written that the following properties; i.e. (181 Westridge Rd.) have access to add another dwelling unit. In the past, the county has been asked to take possession of Westridge Rd. and maintain it but they said they did not want it. I think it is truly irresponsible and detrimental to add road traffic on the road that the county does not want to maintain.

We are prepared to take legal action if needed.

Sincerely yours,

Ed & Kristin Boettcher

Attachment:   H

Public Services (7)

February 4, 2018

FEB 06 2018

Vern \_\_\_ Gary \_\_\_ Don \_\_\_ Lynn \_\_\_  
Harold \_\_\_ Lisa \_\_\_ Carmen \_\_\_

Yakima County Planning Division  
128 N St  
4<sup>th</sup> Floor Court House  
Yakima WA 98901

Subject: CUP2017-00133-Type 2 Accessory Dwelling Unit  
Notice of Completeness and Notice of Application

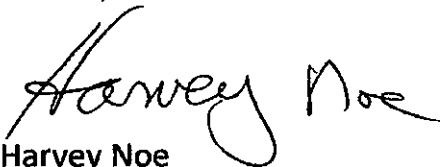
Tax Parcel No: 181414-41011

To Whom It May Concern:

I live at 320 Westridge Road, Selah WA. There are now 17 dwellings on Westridge Road and that puts a lot of traffic on this road. From what I have been told Westridge Road was not built properly in the first place and that makes it very difficult to maintain. I have taken on the responsibility of collecting money for up keep of the road which includes grading the road and adding the gravel. I hate to see another resident using Westridge Road plus adding the equipment traffic to build another home.

Please reject this request to add another house on Westridge Road.

Thank you.

  
Harvey Noe  
P O Box 791  
Selah Wa 98942

509 930 6320

Attachment: I

Ed and Kristin Boettcher  
P.O. Box 262  
Selah, WA 98942

Harvey Noe  
P.O. Box 791  
Selah, WA 98942

Troy Laurvick  
181 Westridge Road  
Selah, WA 98942

