

# K & A CONSULTING ENGINEERS

KLINGELE & ASSOCIATES  
5106 WEST VIOLA AVE  
YAKIMA, WA 98908  
509-966-5300  
FAX 509-966-8002  
DGKLINGELE@AOL.COM

03/07/2018

NARRATIVE: SUPPLEMENT

PROJECT NUMBER : EAC2017-00063  
ASSESSOR TAX ID: 201122-22022 and 201122-23001

EARLY ASSISTANCE

MTG: Date 6/27/2017

Narrative dated 6/6/2017 presented. See attached.

Church building plan and site plan originally for larger capacity.

Public Services letter dated July 7, 2017, with recap and notes from Yakima County Divisions.

See copy attached.

CUP18-02  
Public Services (r)

MAR 13 2018

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

TYPE 2 APPLICATION

SUBMITTED: Jan 3, 2018

File Number: CUP2018-00002

Notice of incompleteness: Monte De Sion Church

Letter response dated: January 25, 2018 See copy attached

Response:

Revised Narrative dated 3-7-2018 See copy attached

Revised site plan S-1 Dated 3-7-18 See copy attached

Items:

1. The two parcels will be merged ASAP following approval of the Type 2, before application for building permit.
2. The project now only requires 20 parking spaces, and 20 parking spaces are now accommodated on the site.
3. The project will now not require shared parking.
4. The project will now only require 20 parking spaces, SEPA will not be required.
5. The project will now only require the furnished 20 parking spaces, Administrative Adjustment not required.
6. The Buena Water System responded earlier that this project could be reconnected with payment of a nominal fee. See copy attached.

7. The site plan has been revised, and we believe that all concerns expressed by the Transportation Division have been addressed. We respectfully request that the existing roadways and roadside remain "as is", consistent with adjacent community areas. The Monte De Sion Church needs to be able to rebuild ASAP to better serve the Buena community, and has only very limited funding available to get this done. All parking is on site, with one access from the side street, Burr Street. The access width is limited to 30', with a straight path thru for emergency vehicles if needed via a Normally closed emergency gate.

We respectfully request that Yakima County work with this congregation and our office to facilitate assistance in solutions to this projects needs to re build their church and do so with a limited scope of requirements given their limited financial resources.

Yours truly,  
Dennis Klingele PE  
Klingele & Associates  
5106 W Viola Ave – Office  
Yakima, WA 98908  
509-966-5300  
[dqklingele@aol.com](mailto:dqklingele@aol.com)

03/07/2018

**NARRATIVE: TEMPLO PENTECOSTES MONTE DE SION CHURCH**

The Templo Pentecostes Monte De Sion Church, 820 Buena Rd, Buena, WA was destroyed by fire in January of 2017. The community wishes to rebuild their church on the same location as before.

The church has funds from the insurance and some savings, however the funds are limited, and the replacement will be a challenge to their budget. The existing church congregation is presently being hosted by another community church, and needs to rebuild their own church as soon as possible.

The church also owns the adjacent lot, 41 Burr St. The 41 Burr St. lot presently has an old double wide, 1344 ft sq, structure on it that is not occupied and used only for storage.

The existing site, Parcel Number 201122-2201122, has Yakima County water and community sewer/septic service. The adjacent lot, Parcel Number 201122-23001, does not. The owners will merge the adjacent lot into the existing site, North lot. The single new larger merged lot will provide a solution to the adjacent lot not being utility connected, and will provide as much usable space as possible to facilitate the new church building project, with the required on site parking..

The new church will be single story of approximately 5,885 ft sq, replacing the church building that was destroyed by fire that had an approx. 3,970 ft sq footprint. The building will be of wood frame construction on concrete slab. The bell tower will be no more than 44 feet in height.

The existing Yakima County connected septic system and Yakima County water service to the site, including an existing fire hydrant, will be retained, and re used / connected to with the new church. The church usage and population will be very close to the original. The congregation size is approximately 100 people, with nominal attendance of roughly 85 people on Sundays, and 30-40 people on weekdays. The church originally wished to create seating capacity in the sanctuary for approximately 200 people, however due to budget constraints, will now have seating for 98 people. The occupancy load for the new church will be 187 persons.

The original church had grass area and some gravel areas on site for parking, with a maximum of possibly 18 undesignated spaces, with only a few paved spaces for handicap usage. The replacement church will provide, with the limited on site area available, the required parking, on site for 20 vehicles. The on site parking lot will, in accordance with Yakima County guidelines, use a single entry/exit driveway from/to Burr Street. The parking lot will also have an emergency (for use only by fire or ambulance vehicle) access/exit gate to Buena Rd. The project, with it's very limited construction budget, will request approval to use a "equivalent surfacing" compacted semi-pervious gravel for all parking lot areas except for the front handicap parking area, which will be paved.

The existing church sign will be retained. Storm drainage will all be retained on site via minimal grading and swale areas in the landscaping areas.

Per previous communications with Yakima County, we understand that this project requires a Type 2 review approval, and with the minimal / limited parking requirement, will not require a SEPA due to parking capacity.

Please see the attached Narrative: Supplement, a listing of events, documents, and responses related, that contributed to this project makeup as it now is being presented.

We respectfully request that Yakima County work with this congregation and our office to facilitate assistance in solutions, and approval of this Type 2 Review. The Monte De Sion Church thanks you for your efforts to help them re build their church.

Yours truly,  
Dennis Klingele PE  
Klingele & Associates  
5106 W Viola Ave – Office  
Yakima, WA 98908  
509-966-5300  
[dgklingele@aol.com](mailto:dgklingele@aol.com)

# **K & A** CONSULTING ENGINEERS

**KLINGELE & ASSOCIATES**  
5106 WEST VIOLA AVE  
YAKIMA, WA 98908  
509-966-5300  
FAX 509-966-8002  
DGKLINGELE@AOL.COM

12/27/2017

## **NARRATIVE: TEMPLO PENTECOSTES MONTE DE SION CHURCH**

The Templo Pentecostes Monte De Sion Church, 820 Buena Rd, Buena, WA was destroyed by fire in January of 2017. The community wishes to rebuild their church on the same location as before.

The church has funds from the insurance and some savings, however the funds are limited, the replacement will be a challenge to their budget. The existing church congregation is presently being hosted by another community church, and needs to rebuild their own church as soon as possible.

The church also owns the adjacent lot, 41 Burr St. The 41 Burr St. lot presently has a old double wide, 1344 ft sq, structure on it that is not occupied and used only for storage.

The existing site has water and community sewer/septic service. The adjacent lot does not. The plan is to merge the two lots into a new larger lot as a solution to the adjacent lot not being utility connected, and to provide as much usable space as possible to facilitate the new church building.

The new church will be single story of approximately 5,885 ft sq, replacing the church building that was destroyed by fire that had a approx. 3,970 ft sq footprint. The building will be of wood frame construction on concrete slab. The bell tower will be approximately nor more than 44 feet in height.

The existing septic system and water service to the site, including a existing fire hydrant, will be retained, and re used / connected to with the new church. The church usage and population will be very close to the original. The congregation size is approximately 250 people, with nominal attendance of roughly 100-200 people. The maximum occupancy load for the new church will be 290 persons.

The original church had very limited area on site for parking, with only a 20-30 spaces, with only a few paved spaces for handicap usage . The balance of the church parking was achieved with on shoulder/street and with parking lot (Yakima Regional Library) across the street etc. The replacement church will provide as much parking on site as possible, with the limited site size and landscape areas planned, the on site parking will accommodate up to 39 spaces. The project, with it's very limited construction budget, will request approval to use a "equivalent surfacing" compacted semi-pervious gravel for all parking lot areas except for the front handicap parking area, which will be paved. The balance of the required 49 parking spaces, is planned to be accommodated, as in the past by utilizing (per Title 19.22.050(4)) parking at the Yakima Regional Library across the street from the church. The existing sign will be retained. Storm drainage will all be retained on site via minimal grading and swale areas in the landscaping areas.

We respectfully request that Yakima County work with this congregation and our office to facilitate assistance in solutions to this projects needs to re build their church and do so with a limited scope of requirements given their limited financial resources.

Yours truly,  
Dennis Klingele PE  
Klingele & Associates  
5106 W Viola Ave – Office  
Yakima, WA 98908  
509-966-5300  
[dgklingele@aol.com](mailto:dgklingele@aol.com)

# **K & A** CONSULTING ENGINEERS

**KLINGELE & ASSOCIATES**  
5106 WEST VIOLA AVE  
YAKIMA, WA 98908  
509-966-5300  
FAX 509-966-8002  
DGK Klingele@aol.com

6/6/2017

## **NARRATIVE: TEMPLO PENTECOSTES MONTE DE SION CHURCH**

The Templo Pentecostes Monte De Sion Church, 820 Buena Rd, Buena, WA was destroyed by fire in January of 2017. The community wishes to rebuild their church on the same location as before.

The church has funds from the insurance and some savings, however the funds are limited, the replacement will be a challenge to their budget. The existing church congregation is presently being hosted by another community church, and needs to rebuild their own church as soon as possible.

The church also owns the adjacent lot, 41 Burr St. The 41 Burr St. lot presently has a old double wide, 1344 ft sq, structure on it that is not occupied and used only for storage.

The existing site has water and community sewer/septic service. The adjacent lot does not. The plan is to merge the two lots into a new larger lot as a solution to the adjacent lot not being utility connected, and to provide as much usable space as possible to facilitate the new church building.

The new church will be single story of approximately 5,950 ft sq, replacing the church building that was destroyed by fire that had a approx. 3,970 ft sq footprint. The building will be of wood frame construction on concrete slab.

The existing septic system and water service to the site will be retained, and re used / connected to with the new church. The church usage and population will be very close to the original. The congregation size is approximately 250 people, with nominal attendance of roughly 100-200 people. The maximum occupancy load for the new church will be 290 persons.

The original church had very limited area on site for parking, with only a 20-30 spaces, with only a few paved spaces for handicap usage. The balance of the church parking was achieved with on shoulder/street and with parking lot (Yakima Regional Library) across the street etc. The replacement church will provide as much parking on site as possible, however will be limited to approximately 43 spaces. The balance of the parking will continue as in the past to utilize the street/shoulder areas and other parking lot areas such as the parking at the Library. Conversation with the community indicated that the Library parking has been informally provided and approved. At three persons occupancy per parking space, the total parking load could approach 100 spaces needed.

Due to budget constraints, the on site parking areas will be paved for handicap only, with the balance being organized spaces on gravel and lawn areas.

We respectfully request that Yakima County work with this congregation and our office to facilitate assistance in solutions to this projects needs to re build their church and do so with a limited scope of requirements given their limited financial resources.

Yours truly,  
Dennis Klingele PE  
Klingele & Associates  
5106 W Viola Ave – Office  
Yakima, WA 98908  
509-966-5300  
[dgklingele@aol.com](mailto:dgklingele@aol.com)



CHP18-02  
Public Services (0)

MAR 1 2018

OCCUPANT LOAD:  
 VERN GARY DON LYNN  
 HAROLD LISA CARMEN  
 MANCTORY - 98  
 FELLOWSHIP - 48  
 CLASSROOMS - 36  
 NURSERY - 5  
 TOTAL - 187

SITE AREA - 25,460 SQ. FT.  
 BUILDING AREA - 5885 SQ. FT.  
 BUILDING HEIGHT - 44 FT.  
 BUILDING OCCUPANCY - A - 3  
 BUILDING CONSTRUCTION - V - B

SITE PARKING - 20 SPACES  
 LANDSCAPING - 10,060 SQ. FT. (39.64%)

PLUMBING - REQUIRED - IBC 2015 - TABLE 2902.1

MEN : 1 WC & 1 URINAL - 1 LAVATORY  
 WOMEN : 2 WC - 1 LAVATORY

PLUMBING - PROVIDED

MEN : 1 WC & 1 URINAL - 1 LAVATORY  
 WOMEN : 2 WC - 1 LAVATORY

SITE PLAN



OWNER:

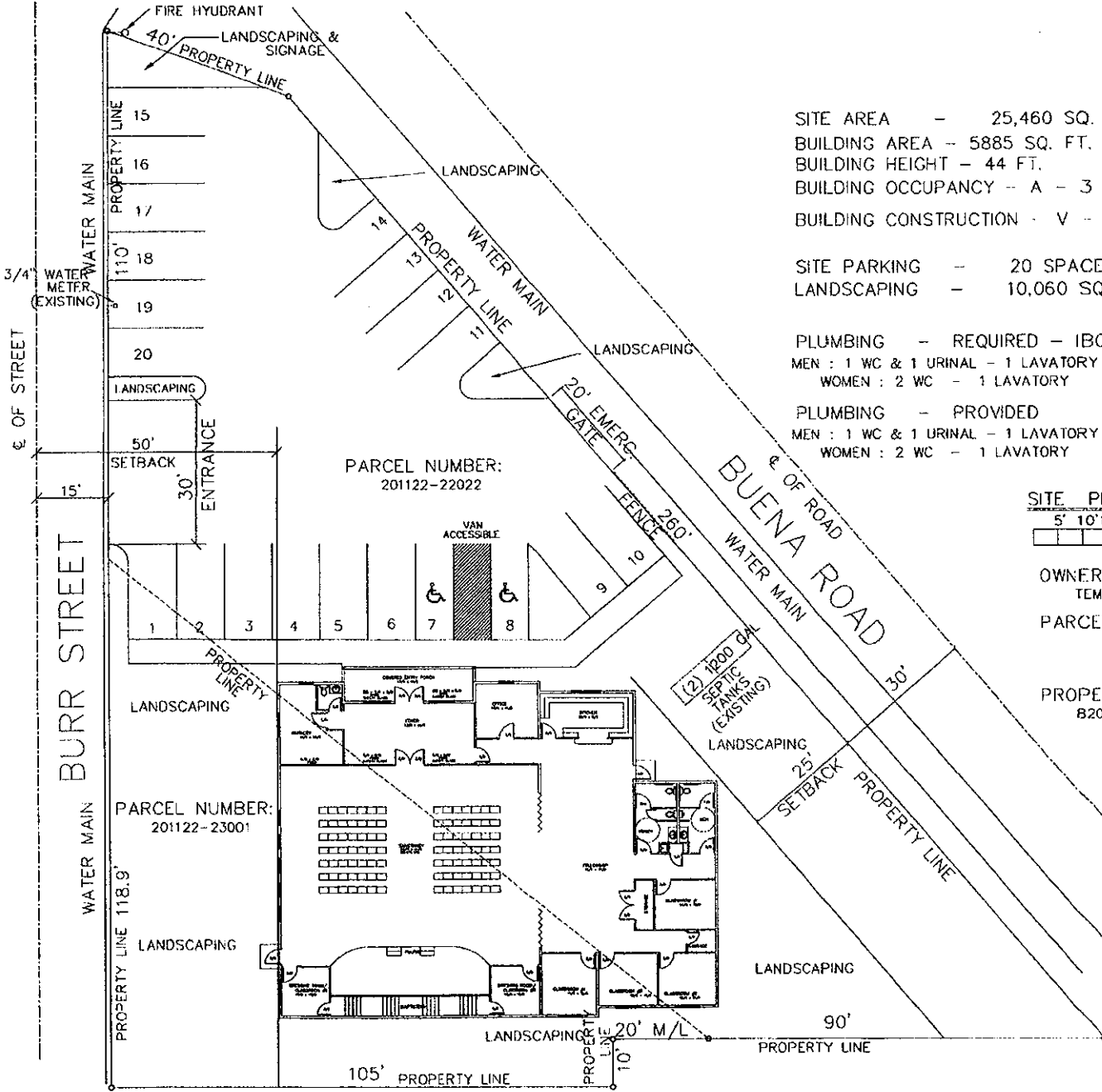
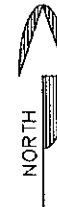
TEMPLO PENTECOSTES MONTE DE SION

PARCEL NUMBERS:

201122-22022  
 201122-23001

PROPERTY ADDRESS:

B20 BUENA ROAD & 41 BURR STREET



NEW CHURCH PLANS for:  
 MONTE DE SION CHURCH  
 BUENA, WA

K & A  
 KLINGELE & ASSOCIATES  
 5106 West Viola  
 Yakima, Wa 98908  
 (509) 255-5300  
 (Fax) (509) 306-8002

DRAWN BY  
 RLW

SITE PLAN

DATE:  
 3-7-18  
 JOB NO:  
 170504

SHEET  
 S-1  
 OF  
 1



# CONDITIONAL USE PERMIT FORM

CUP18-002  
FINAL  
Revised 10/1/15  
Public Services (OC)

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

MAR 20 2018

Vern Harold Gary Lisa Don Carmen Lynn

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
3. What is the size of the subject property? (Amount of acreage or square feet): 25,460 <sup>sq</sup>
4. What is the size and use of structures currently located on the property? 1,344 <sup>sq</sup> (TO BE REMOVED)
5. What is the size, height and use of structures proposed to be placed or constructed? 5885 <sup>sq</sup>
6. List other permits and approvals that will be required. BUILDING PERMIT
  
7. Will the project be conducted entirely within a structure?  Yes  No  
If no, explain what outdoor activities would occur: NEW LANDSCAPING, PARKING, SITE CLEARING
8. Total number of employees? 2
9. How many parking spaces are you proposing? Existing: 18 Proposed: 20 (REVISED) Surface Type: GRAVEL
10. Will you have a sign?  Yes (if yes, please answer the following questions.)  No
  - a. How many signs are proposed? ONE (EXISTING)
  - b. What is the square footage of the sign? "
  - c. What is the height of the sign? "
  - d. Will the sign be illuminated?  Yes  No
  - e. If the sign is illuminated, how will it be illuminated?  Internally  Externally
  - f. Where will it be located? (EXISTING) N.W. CORNER
11. What is the name of the road that the proposed/existing access is located on? BUENA RD / BARR ST.
  - 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? \_\_\_\_\_
  - d. How wide is the surface of the road? \_\_\_\_\_
12. How will you manage storm water runoff? ON SITE VIA GRADING & SEMI-PERVIOUS SURFACE

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

- a. Fence Material: \_\_\_\_\_
- b. Will the fence be view obscuring fence?  Yes  No
- c. Will you be placing barbed wire on the top of the fence?  Yes  No
- d. What is the total height of the fence (including the barbed wire if proposed)? \_\_\_\_\_

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

If yes, what type and what is the location? SEE SITE PLAN

15. What is the proposed source of irrigation water? \_\_\_\_\_

16. What are the days & hours of operation? Days: ALL Hours: VARIES

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)? BLDG PERIMETER

19. What is the proposed source of domestic water?

- a.  Public Water: Name of provider: YAKIMA COUNTY
- b.  Community Well: What is the well number: \_\_\_\_\_
  - i. Where is the well located? \_\_\_\_\_
  - ii. Is there an existing Well Maintenance Agreement?  Yes  No  
*(If yes, please provide a copy)*
- c.  Individual Well

20. What is the proposed method of sewage disposal?

- a.  Public Sewer: Name of provider: YAKIMA COUNTY
- b.  Community Septic System: Where is the septic system located? \_\_\_\_\_
- c.  Individual Septic System
- d.  Other explain: \_\_\_\_\_

Subj: RE: Church at 820 Buena Rd.  
 Date: 5/15/2017 3:42:22 P.M. Pacific Daylight Time  
 From: bill.trout@co.yakima.wa.us  
 To: DGKLINGELE@aol.com

CWP18-02  
 Public Services (2)

MAR 13 2018

Dennis Klingele,

Vern Gary Don Lynn  
 Harold Lisa Carmen

The meter for the Church was turned off shortly after it burned. It has been a number of years since anyone has lived at 41 Burr St. it is my understanding it is only used for storage so no water/sewer service is needed. I know it looks like 41 Burr has a separate septic tank but that tank serves 51 Burr St. Just one \$35.00 fee will be required to put water and sewer back in service. The two 1,200 gallon septic tanks are series. 820 Buena Rd. (church) has two equivalent dwelling units (EDU's). I am assuming because the two parcels were connected. Below is how edu's are established. No fee will be required if you want to move the existing septic tanks but all cost to move them will be on the land owner.

**12.05.440 Charges Based on Equivalent Dwelling Units – Distribution Schedule.**

Churches, Lodges, Clubs

(A) Without kitchen	Every 100 seats	1.00
(B) With kitchen	Each kitchen	0.60

Note: (A) and (B) above are additive

From: DGKLINGELE@aol.com [mailto:DGKLINGELE@aol.com]  
 Sent: Monday, May 15, 2017 2:10 PM  
 To: Bill Trout <bill.trout@co.yakima.wa.us>  
 Subject: Re: Church at 820 Buena Rd.

Mr. Trout,

Thanks for the e-mail this morning. Checked on the combined service noted below, and found that both lots are owned by the church, so that's a new twist on this sagga....we will be meeting with the church this week and will explore this lot usage, and if they may wish and be able to merge the two lots to address this utility connection issue.

The question remains then, is the existing meter still in service and using water for the 41 burr St. connection? Are the two tanks on the 820 Buena lot now out of service, as it appears that the 41 Burr St lot also has a septic tank. If the two tanks on the 820 Buena lot are out of service, will they require a fee to be put back into service, or if they have to be re located, will that require any fee? The original two tanks served the church only, and if so what was the load, population, established with that service?, and were the tanks used in series, or parallel?

Your help please.

Take care,  
 Dennis Klingele PE

In a message dated 5/15/2017 9:07:53 A.M. Pacific Daylight Time, [bill.trout@co.yakima.wa.us](mailto:bill.trout@co.yakima.wa.us) writes:

Mr. Klingele,  
 The original church property at 820 Buena Rd. (20112222022) has a ¾ inch water service and two 1,200 gallon septic tanks. A thirty-five-dollar service charge shall be required for resumption of water service.  
 The property and building at 41 Burr St. at one time was connected and may still be connected to the water and

sewer service from 820 Buena Rd. County code does not allow two parcels to be connected to one service. The water and sewer service to this property will need to be physically disconnected. Attached is a drawing showing the location of the water service and septic tanks.  
Bill Trout