


Public Services

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VERN M. REDIFER, P.E. - Director

YAKIMA COUNTY PLANNING DIVISION

Type 2 Application - FINAL DECISION -

PROJECT NAME:	Withrow Car Detailing
REVIEW PROCESS:	Type 2
FILE NUMBER:	CUP2018-00012/VAR2018-00004
ZONING DISTRICT:	Small Convenience Center (SCC)
COMPREHENSIVE LAND USE:	Urban Commercial
PARCEL NUMBER:	191321-11004
PROPOSAL:	Type 2 application with an Administrative Adjustment for six car detailing stations
OWNER:	Alan and Dixie Withrow PO Box 430 Selah, WA 98942
PREPARED BY:	 Jacob Clay, Planner, Zoning and Subdivision
DECISION:	Approved with the following conditions:

The following conditions must be obtained within three years of the date of this decision. Please note that this decision and time limit pertains to conditional authorization for the subject land use only and failure to comply with all conditions will result in the revocation of this permit. This Final Decision includes the following conditions and the findings as described.

1. The applicant shall obtain all necessary Building & Fire Safety Division permits relevant to the proposed structure. Please contact the Yakima County Public Services Department: Building & Fire Safety Division at (509) 574-2300.

2. The applicant shall obtain a Road Approach Permit (RAP) from the Yakima County Transportation Division for access to S. 39th Street. The fact that the road approach application is in conjunction with a CUP must be disclosed by the applicant at the time of application. No future building permits will be issued without the completion and approval of a RAP.
3. The applicant shall work with the Yakima County Transportation Division to vacate the two access points from Terrace Heights Drive.
4. The applicant shall work with the Yakima County Transportation Division to coordinate improvements of frontage along S. 39th Street.
5. The applicant shall provide a minimum of four new paved parking spaces that are constructed to meet the Urban requirements of YCC 19.22.070
6. The applicant shall raise the water meter in the northeast corner of the parcel to grade or abandon it. Please contact the Yakima County Utilities Division at (509) 574-2300 for further questions.
7. The applicant shall ensure the proposed signs meet the standards of YCC 19.20.100. The sign shall not rise above the surface it is attached to.
8. The applicant shall provide landscaping Standard B Partial Buffer along the frontages of Terrace Heights Drive and S. 39th Street. Standard B Partial Buffer consist of a continuous three to four-foot tall screen while maintaining buffered views into and out of the site.

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.

9. The project shall be completed in substantial conformance with the project description and site plan submitted with the application referenced as file number CUP2018-00012 and VAR2018-00004. 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.
10. Stormwater must be retained on site and upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.130. A Washington State Department of Ecology Construction Stormwater Permit may be required.
11. The applicant shall ensure no objects are placed within the vision clearance triangle.
12. 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 or nearby residential use or interfere with the safe operation of motor vehicles.

13. The owners, their grantees and assignees in interest will abide by the terms of the Compliance, Extension, Expiration and Reinstatement requirements as outlined in YCC 16B.07.050. 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.

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. 3916 Terrace Heights Drive. Located on the south side of Terrace Heights Drive, on the southwest corner of the intersection of Terrace Heights Drive and South 39th Street, approximately 1.25 miles east of the City of Yakima, WA in the community of Terrace Heights.

Project Description

2. The applicant is proposing to construct a 2,600 square foot shade cover to go above six vacuum islands for customers to detail their vehicles. The facility will not have any employees and customers can access the vacuum islands at all hours of the day. The facility will not require potable water or sewer. The applicant has requested an administrative adjustment to building setbacks from Terrace Heights Drive. The standard setback from Terrace Heights Drive is 25 feet from edge of right-of-way. Right-of-way along the south side of Terrace Heights Drive is 50 feet. The applicant is requesting a setback of 10 feet from edge of right-of-way.

Zoning and Land Use

3. Pursuant to the Yakima County Unified Land Development Code, the subject parcel is within the Small Convenience Center (SCC) zoning district. The SCC zoning district is intended to serve the day-to-day convenience shopping and service needs of the surrounding neighborhood and minimize undesirable impacts of the center on the neighborhood it serves. In accordance with the Yakima County Comprehensive Plan – *Horizon 2040*, the property is designated Urban Commercial.

The purpose of the Urban Commercial designation is to provide for commercial areas where a wide range of retail activities and services are permitted. This proposal meets purpose statement ED 6 of *Horizon 2040* by retaining and expanding existing Yakima County businesses.

The subject parcel is 0.11 acres or 4,792 square feet and located in the SCC zoning district. Parcels to the north, west, and south are also within the SCC zoning district. Parcels to the east are within the Local Business (B-2) zoning district. The parcel directly south of the subject parcel has a car wash on it that is operated by the subject parcel owner. The parcel to the north and west are currently vacant. The parcel to the east has a local business on it.

Jurisdiction and Process

4. The proposal is being reviewed as a “Car Wash, Detailing” and under Table 19.14-1 Allowable Land Uses is a Type 2 in the SCC zoning district. Type 2 Administrative Uses shown on the Allowable Land Use Table 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 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.

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 8c), the Water Resources Division (Finding 8l), and the Utilities Division (below). Comments are addressed below and are attached for further review.

Yakima County Utilities Division: The Yakima County Utilities Division had the following comment: “Water meter in northeast corner of property will need to be raised to grade or abandoned. Applicant should contact Yakima County Public Services Utilities Division to coordinate work.

Staff finding: This Decision conditions the applicant to coordinate with the Utilities Division prior to commencement of use. For questions please contact the Utilities Division at (509) 574-2300.

A combined Notice of Application and Notice of Completeness was mailed to property owners within 300 feet of the property and to agencies having jurisdiction or interest in the proposal on February 12, 2018 with the comment period ending February 26, 2018. No public comments were received on the proposal.

Review Criteria for Conditional Use Permits

7. According to YCC 19.30.100, “The Reviewing Official is authorized by development standards of Title 19 and other applicable Titles of County code to require conditions for approval of Type 2 Administrative uses or actions.”

Staff finding: As proposed by the applicant, the car wash detailing land use will comply if the development standards of YCC 19.10.040 (as listed in Section 8 of this Decision) and the above conditions are met.

Development Standards

8. 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 new car wash detailing will comply with the standards of the SCC zoning district and the development standards of YCC 19.10.040, provided the conditions of this Decision are met.

- b) **Yards, Lots, Open Space and Off-Street Parking and Loading Spaces:** (YCC 19.10.040(2)(b)) “No part of a yard, other open space, off-street parking or loading space required in connection with any development for the purpose of complying with this Title, shall be included as part of a yard, open space, off-street parking or loading space similarly required for any other development...”

Staff Finding: The applicant is not proposing to share yard, open space, or parking and will therefore meet this provision.

- c) **Access Required:** (YCC 19.10.040(3)) When a proposed use requires access to a County roadway, the approach location shall be reviewed by the County Engineer.

Staff Finding: Access to the subject parcel is proposed to be across the parcel to the south that contains a car wash, 191321-11436. The Yakima County Transportation Division provided the following comment:

- “1. The two existing accesses to Terrace Heights Drive are within the Functional area of the intersection and do not allow safe or adequate access to the public road system. Both existing accesses to Terrace Heights Drive are required to be removed and access to the property relocated to S. 39th Street, which is the lower-class roadway.*
- 2. S. 39th Street is an “Urban Access” class roadway and is substandard for its class. The applicant will be subject to the requirements of Title 19.23.040 (2)(c)(A). across the entire frontage of the subject property.*
- 3. (Per title 10.08.020 and 19.10.040 (3)) The applicant shall obtain a Road Approach Permit (RAP) from the Yakima County Transportation Division for the new access to S. 39th Street. The fact that the road approach application is in conjunction with a CUP must be disclosed by the applicant at the time of application. No future building permits will be issued without the completion and approval of a Road Approach Permit.”*

This Decision conditions the applicant to apply for a RAP with the Transportation Division. The applicant does not propose to access directly onto Terrace Heights Drive

however the existing accesses must be removed. YCC 19.23.040(2)(c)(a) states “where a development is served by a nonstandard paved urban access road the road must be improved to the current adopted County Road standard along the entire frontage of the property. A financial contribution, in lieu of frontage improvements may be proposed for consideration by the County Engineer.” The applicant shall contact the Transportation Division regarding improvements of S. 39th Avenue. For any additional questions regarding access, please contact Jamie West with the Yakima County Transportation Division at (509) 574-2300.

- 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: “Car Wash, Detailing” is classified as Type 2 use in the SCC zoning district according to the Allowable Land Use Table 19.14-1.

- e) **Building Permits Required:** (YCC 19.10.040(5)) “No building or other structure shall be erected, moved, added to or structurally altered without a permit issued by the Building Official under RCW 19.27 and YCC Title 13. No building permit shall be issued except in conformity with this Title.”

Staff Finding: The applicant shall obtain and finalize all necessary permits for the proposed structure. 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 19.13 lists the standard minimum setbacks of buildings or other structures and uses in the SCC zoning district in Table 19.13.020-1. Setbacks for the subject parcel is as follows; front setback from S. 39th street is 30 feet from the planned centerline; street side setback from Terrace Heights Drive is 25 feet from planned edge of right-of-way. Right-of-way along Terrace Heights Drive is 100 feet, 50 feet on both sides from the center of the road; side and rear setbacks from the west and south parcel which are zoned SCC is 0 feet from the property line.

Staff Finding: The proposal will meet all setbacks except for the street side setback from Terrace Heights Drive. The applicant has applied for an Administrative Adjustment to this setback under VAR2018-00004. The proposed setback is 10 feet from the edge of right-of-way. Findings for VAR2018-00004 are stated under Finding 9.

- g) **Vision Clearance Triangles at Intersections and Driveways:** (YCC 19.10.040(7)) “All corner lots at controlled or uncontrolled public or private street intersections or railroads shall maintain for safety vision purposes a triangular area; one angle of the triangle shall be formed by the planned right-of-way edges adjacent to the street or railroad, under the planned right-of-way width required for the functional classification of the road, listed in Chapter 19.23. The sides of such triangle forming the corner angle shall be 30 feet in length measured along the sides of the aforementioned angle. The third side of the triangle

shall be a straight line connecting the last two mentioned points. Within the area comprising the triangle nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between the heights of two and one-half and ten feet above the centerline grades of intersecting streets and/or railroads.”

Staff Finding: The applicant shall ensure no objects are placed within the vision clearance triangle.

- 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 19.13.020-1, maximum lot coverage is 85% in the SCC zoning district. Table 19.13.020-1 states that building height in the SCC zoning district is a maximum of 35 feet. The proposed structure will be approximately 13 feet in height and meet the height standard. The lot coverage of the subject parcel is to be 2,600 square feet, 55% and will meet the standard of YCC 19.10.040(8).

- i) **Fences, Walls and Recreational Screens:** (YCC 19.10.040(9)) The provisions of YCC 19.10.040(9) “shall govern the location and height of fences and walls, to allow access to properties by utility employees and emergency response personnel and to maintain good appearance of residential areas and visual access along residential streets and between lots.”

Staff Finding: The applicant is not proposing new fences. If fences are proposed in the future they would need to comply with YCC 19.10.040(9). Landscaping requirements are stated in Finding 12.

- 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 proposed structure will be an open structure with a roof. Lighting will be located under the roof and may be visible from outside of the structure. Outdoor lighting that is installed shall comply with the standards set forth in YCC 19.10.040(10).

- k) **Stormwater Requirements:** (YCC 19.10.040(12)) YCC 19.10.040(12) “is intended to ensure public and private development projects comply with the National Pollution Discharge Elimination System (NPDES) permit requirements under the Federal Clean Water Act (CWA) where applicable.”

Staff Finding: *The Yakima County Water Resources Division provided 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.”

The applicant shall comply with the requirements of the Water Resources Division. Please contact Elias Hansen or Dianna Woods, with the Water Resources Division, at (509) 574-2300 for questions regarding soils and stormwater.

Review Criteria for Administrative Adjustments:

9. YCC 19.35.020 (1) states that the administrative adjustment of certain development standards may be authorized through a Type 2 review to provide for flexibility in the administration of Title 19. An administrative adjustment of the Yakima County Code may be approved if the Reviewing Official finds that the adjustment and/or reduction in standard is consistent with:

- a. “The purpose and intent of Comprehensive Plan policies that relate to the specific adjustment being proposed and this Title;

Staff Finding: *The land-use development purposes, goals, and policies of **Horizon 2040** are implemented through the Yakima County Code (YCC). The adjustment of the development standards proposed as a part of this application is consistent with the portion of **Horizon 2040** regarding economic development, Chapter 4. The YCC provides for the adjustment of certain development standards applicable to this application through the Administrative Adjustment Type 2 process. The applicant has requested that the 25 foot setback from edge of right-of-way be reduced to 10 feet. Reviewed in accordance with the YCC, the administrative adjustment process is also consistent with the general purposes and intent of **Horizon 2040**.*

- b. The purpose and intent of the specific zoning district and the standard being adjusted;

Staff Finding: *Table 19.13.020-1 requires that structures be at least 25 feet from the edge of right-of-way of Terrace Heights Drive. The applicant is proposing to reduce the structural setback from the edge of right-of-way from 25 feet to 10 feet. The intent of the SCC zoning district is to provide areas for commercial activities that meet the service needs of the consumer community. The proposed setback reduction is consistent with the standard being adjusted and with the intent of the SCC zoning district.*

- c. Maintaining the minimum administrative adjustment necessary to accommodate the proposed use;

Staff Finding: *The size of the subject parcel limits where the structure can be placed. As there is no access to the subject parcel directly off Terrace Heights Drive the placement of the structure will not have a negative impact on the surrounding area. If the structure were to be placed further south it could potentially impact circulation patterns of traffic utilizing the car wash on the parcel to the south.*

- d. Balancing the flexibility of the administrative adjustment with the health, safety and general welfare of individual neighbors and the community; and

Staff Finding: As proposed, the structure covering the detailing stations will not impact the health, safety and general welfare of individual neighbors and the community so long as all conditions of this Decision are met.

- e. The placement or design of structures will maximize solar access for the production of solar energy.”

Staff Finding: The location of the proposed structure will not impact solar access to produce solar energy in the vicinity of the project.

Signs

10. (YCC 19.20.030(1)) “All on-premises signs are accessory uses and shall be subject to the same procedural and review requirements as the principal use, except that new signs accessory to existing or approved uses may be reviewed as modifications to existing or approved uses under Section 19.35.030.” All proposed signs are subject to the review procedures of Title 19 and the standards of Chapter 19.20, which include Table 19.20-1 Type of Signs Permitted, Table 19.20-2 Number of Signs Permitted, Table 19.20-3 Maximum Area per Sign Face, and Table 19.20-4 Sign Height and Setbacks.

Staff finding: Two signs are proposed to be on the structure that is being constructed. The sign is to be illuminated internally. YCC Table 19.20-1 states a wall sign is allowed as an accessory to a permitted use. YCC Table 19.20-2 states the number of wall signs are designated in YCC 19.20.100. YCC 19.20.100 states:

“(1) Wall signs may be painted upon, attached flat to, or pinned away from the wall, but shall not project more than 12 inches from the wall, or more than necessary to extend beyond the eave of a roof as provided in (4) below.

(2) The number of wall signs is not regulated; provided the total area of the wall sign(s) shall not exceed the area of the wall to which attached.

(3) Wall signs shall not extend above the height of the wall to which attached, except as provided in (4) below.

(4) No more than ten percent of the sign area of a wall sign may extend above the sloping eave line of a building with a hip, gambrel, gable, or shed roof.”

YCC Table 19.20-3 states the maximum area of the sign is the overall size of the wall to which it is attached. YCC Table 19.20-4 states the maximum height of the sign is the top of the wall it is attached to. This Decision conditions the applicant to abide to the standards of YCC 19.20.

Calculation of Parking Standards.

11. According to YCC 19.22.020, no off-street parking or loading spaces shall be placed, constructed, located, relocated or modified after adoption of this Title without first receiving a development permit from the Reviewing Official. All off-street parking and vehicle storage shall be in conformance with YCC 19.22.

Staff Finding: YCC 19.22.050(2) allows the Reviewing Official to make a determination to evaluate a proposed land use based closely on similar land uses listed in Table 19.22-1. There are no parking standards for “car wash, detail” therefore the standard parking for “service or repair shops” will apply to this project. The minimum number of parking spaces required is 1 space 750 square feet of floor area. For this project 4 parking spaces will be required. The applicant has stated in their narrative that 6 paved parking spaces will be provided which will meet the requirement. YCC 19.22.070(1)(a)(i) requires for two inches thick asphaltic surfacing on an aggregate base for parking located in the Urban Growth Area. This decision conditions that the applicant have a minimum of 4 hard surface parking stalls.

Sitescreening and Landscaping

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

Staff finding:

According to YCC 19.21.030(2)(b), sitescreening shall be provided inside the property lines that abut a public road. As the parcel is within the SCC zoning district, a minimum ten-foot wide planting area of Standard B Partial Buffer is required along the frontages of Terrace Heights Drive and S. 39th Street. The Standard B Partial Buffer is as follows:

“Standard B plantings are intended to provide a continuous three to four-foot tall screen (the plants shall be evergreen when adjacent to parking areas to block headlights), while maintaining buffered views into and out of the site. Shrubs of a species that will achieve a minimum height of three feet shall be included for the entire length of the planting area, and shall be maintained at a height between three and four feet. Groundcovers shall be included as necessary to fill in the planting area. If used as an alternative site screen to shrubs, trees should cover the length of the planting area and be spaced no more than 30 feet apart on center.”

According to the applicants site plan landscaping has been provided for. The applicant shall ensure it meets the standards of this Title.

Water and Sewer

13. According to YCC Table 19.25-1, new structures in the Urban Growth Area have 4 options of water in order of priority: Area-wide public water supply system, existing public water system, new public water system, and individual well. YCC Table 19.25-2, new structures in the Urban Growth Area have 3 options of sewer in order of priority: Regional sewer system, community on-site sewage disposal system, and individual septic.

Staff Finding: The application that the applicant submitted states there will not be a need for potable water or a sewer system as there are no facilities on the parcel that require this. In the future, if potable water or a sewer system is needed it shall conform to the standards of YCC 19.25.

DECISION

Based upon the findings above, the Yakima County Administrative Official hereby **CONDITIONALLY APPROVES** the requested Type 2 review for a car wash, detailing; subject to the conditions listed above.

Administrative Official: LYNN DEITRICK, AICP



Designee:

Jason Earles
Planning Section Manager / Zoning and Subdivision

Date:

03/15/18

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., 03/29/18. The appeal shall be in writing, shall be accompanied by the filing fee, and shall include:

- A. The appellant's name, address, and telephone number.
- B. Appellant's statement establishing standing to initiate the appeal under Section 16B.09.020 of this Chapter;
- C. An identification of the specific proposal and specific actions, omissions, conditions or determinations for which appeal is sought;
- D. Appellant's statement of the particular grounds for the appeal, setting forth the principal points of appeal and addressing why the appellant believes the decision to be wrong; and
- E. The desired outcome or relief sought by the appellant.

If you have any questions regarding this decision or the appeal process, please contact Jacob Clay, Planner, of our staff at (509) 574-2300.

Attachments:

- A. YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement
- B. Conditional Use Permit Application
- C. Administrative Adjustment Application
- D. Narrative
- E. Site Plan
- F. Internal Division Comments

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Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, nation origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300. If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.



Compliance, Extension, Expiration and Reinstatement (YCC 16B.07.050)

- (1) *Compliance with Conditions and Safeguards of Project Permit.* It is the affirmative duty of a project permit holder and the land owner (as applicant) to comply with any conditions made a part of the terms under which the approval of a project permit was granted as authorized by Yakima County Code. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions. When the conditions of the project permit have been met within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the applicant shall provide a letter certifying that the conditions were met to the Administrative Official to document compliance.

- (2) *Extension of Any Approved Project Permit.* A valid project permit, other than a preliminary plat, may be extended one time only for up to one additional year by action of the Administrative Official.
 - (a) Requests for extensions shall be made in writing, shall be submitted to the Planning Division prior to the expiration date and shall be accompanied by the final approved site plan showing the location and size of any development or work already completed on the project. Such extension request shall present a timeline that identifies when each of the conditions of the decision has or will be completed and shall detail unique and special circumstances that prohibited the commencement or completion, or both, of the use authorized.
 - (b) The Administrative Official shall review the request without public notice or hearing and issue the decision within fourteen days from the receipt of the completed request. The Administrative Official may:
 - (i) Approve the extension based on a work schedule provided by the applicant to assure the work will be completed according to a modified schedule, or
 - (ii) Disapprove the extension.
 - (c) The Administrative Official shall mail the decision to the applicant and shall specify the decision as final unless appealed to the Hearing Examiner under the provisions of Chapter 16B.09 of this Title. Conditions of approval listed previously in the Notice of Decision issued pursuant to 16B.07.010 through 16B.07.030 of this Chapter may be appealed only according to the procedures and time periods specified in YCC 16B.09.010 and are not subject to appeal again following any decision or determination of the Administrative Official made under this Section 16B.07.050.

Attachment: A

- (3) Failure to Complete Approved Permit Conditions within Specified Timeframe and Failure to Comply with Permit Decisions or Conditions.
- (a) Expiration. If compliance with the terms of the project permit approval has not occurred within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the project shall be considered expired by time limitation and the land use approval shall be null and void. Expiration of a project permit granted pursuant to Yakima County Code shall not be subject to appeal.
 - (b) Violations. A project permit issued or processed pursuant to any applicable Title listed in YCC 16B.01.020 will be deemed in violation of this Code if it is ascertained that the application included any false information material to the project permit approval, or if it develops that the conditions and safeguards made a part of the terms under which the approval was granted are not being maintained. Such violations of project permit approval shall be subject to Chapter 16B.11 and other remedies available to Yakima County under any applicable law to enforce conditions of permit approvals, remedy land use and code violations or abate those violations including without limitation YCC Title 13.
 - (c) Compliance agreement. The applicant and the County may enter into a compliance agreement to complete the required conditions subject to appropriate fees to compensate the County in preparing, recording and implementing the compliance agreement. On terms acceptable to the Administrative Official, in his or her sole discretion, the County may offer an extension of time to complete the required conditions of approval subject to appropriate fees to compensate the County in preparing, recording and implementing any such compliance agreement; provided, however, that no compliance agreement may be used in lieu of the permit process to remove or negotiate conditions of approval.
- (4) Reinstatement. Where a project permit has expired, the applicant may apply to have the permit reinstated and the work authorized by the original permit can be recommenced, provided the following are met:
- (a) The applicant submits a written request not more than sixty days after the original permit or authorized extension expired.
 - (b) The applicant provides a timeline for successful achievement of all conditions upon which the Administrative Official can agree.
 - (c) The codes under which the original permit was issued and other laws which are enforced by Yakima County have not been amended in any manner which affects the work authorized by the original permit.
 - (d) No changes have been made or will be made in the original plans and specifications for such work.
 - (e) The applicant submits a reinstatement fee. The fee for a reinstated permit shall be seventy percent of the amount required for a new project permit pursuant to YCC Title 20.
 - (f) Where the request for reinstatement does not comply with all of the preceding criteria in this Subsection, a new project permit application must be submitted and processed as a new project, at full permit fees.

FINAL
Revised 10/1/15

CONDITIONAL USE PERMIT FORM



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

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? Car Wash Detailing
3. What is the size of the subject property? (Amount of acreage or square feet): 0.17 Acres
4. What is the size and use of structures currently located on the property? Vacant
5. What is the size, height and use of structures proposed to be placed or constructed? 15' high 26x100
6. List other permits and approvals that will be required. Building
7. Will the project be conducted entirely within a structure? Yes No
If no, explain what outdoor activities would occur: Construction
8. Total number of employees? 0
9. How many parking spaces are you proposing? Existing: 0 Proposed: 6 Surface Type: Asphalt
10. Will you have a sign? Yes (if yes, please answer the following questions.) No
 - a. How many signs are proposed? 2
 - b. What is the square footage of the sign? _____
 - c. What is the height of the sign? 12'
 - 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? off awning
11. What is the name of the road that the proposed/existing access is located on? 39th Street
 - 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? _____

Attachment: B

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)? None

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

If yes, what type and what is the location? Small trees & shrubs

15. What is the proposed source of irrigation water? existing well

16. What are the days & hours of operation? Days: 7 Hours: 24 hrs

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)? under north awning

19. What is the proposed source of domestic water?

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

c. Individual Well

20. What is the proposed method of sewage disposal?

- a. Public Sewer: Name of provider: Lurac City sewer district
- b. Community Septic System: Where is the septic system located? _____
- c. Individual Septic System
- d. Other explain: _____



ADMINISTRATIVE ADJUSTMENT 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

Zoning Ordinance Requirement and Adjustment Requested: (Answer the following)

1. Is this adjustment being processed under the Optional Consolidated Permit Review Process?

Yes No

2. Type of Adjustment Requested (Check as applicable)

Setbacks: Which setback is proposed to be adjusted? Front Side Rear

Parking: **Loading**

Sign height **Building height**

Fence height **Walls and Recreational Screens**

Site screening **Landscaping**

Lot coverage **Waste and Recycling Storage**

Siting Criteria for manufactured homes located outside UGA, and outside RT, RS zoning districts: Roof Pitch Roof materials
 Pit setting Siding materials

Other: _____

3. Zoning standard requires: 25' from edge of row
(example: 15-foot rear yard setback from southern property line, or 6-foot fence along west property line)

4. Proposed standard: 10'
(example: 10-foot rear yard setback from southern property line, or 8-foot fence along the west property line)

5. Why is the proposed adjustment needed? Limited Building Area

6. Are there other alternatives to your design that could be made in order to meet the standard? Yes No
If Yes, explain: _____

7. What is the minimum adjustment needed to accommodate the proposed use?
If Yes, explain: 10'

8. How will the proposed adjustment impact your neighbors? it won't

9. Are there developments in the neighborhood that are similar to your proposal? Yes No
If Yes, explain: _____

Attachment: C

10. Are there physical features, such as topography, right-of-way, and existing constraints on the property?

Yes No

If Yes, explain: _____

Answer the following questions if you are requesting an adjustment to the sign standards:

11. What is the proposed sign: Height: _____ Size: _____ Shape: _____ Color: _____

12. How many signs are proposed? _____

13. What is the proposed location of the sign? _____

14. What is the proposed landscaping associated with the sign? _____

15. How does the proposed sign relate to the immediate area? _____

16. Is the sign associated with a multiple-use complex? Yes No

If yes, explain how the available sign area will be allocated between tenants or leasable spaces: _____

Answer the following questions if you are requesting an adjustment to Site Screening or Landscaping standards:

17. Is the adjustment needed due to inadequate sunlight? Yes No

18. What is the distance between the proposed structure and the existing structures on the adjoining property? _____

19. What is the proposed setback from the front of the new structure? _____

20. Does the area in front of the building have any of the following: Decorative paving/pavers Trees

Planters Other Amenities (explain) _____

21. Are you proposing to utilize Xeriscape (drought tolerant) landscaping? Yes No

22. Is there existing vegetation within the required landscaping areas? Yes No

If yes, describe size, location and type: _____



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

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.

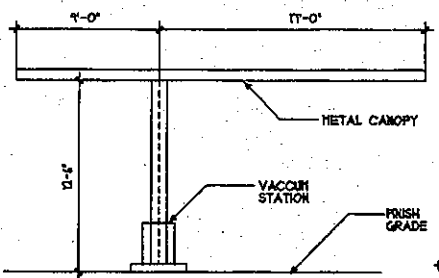
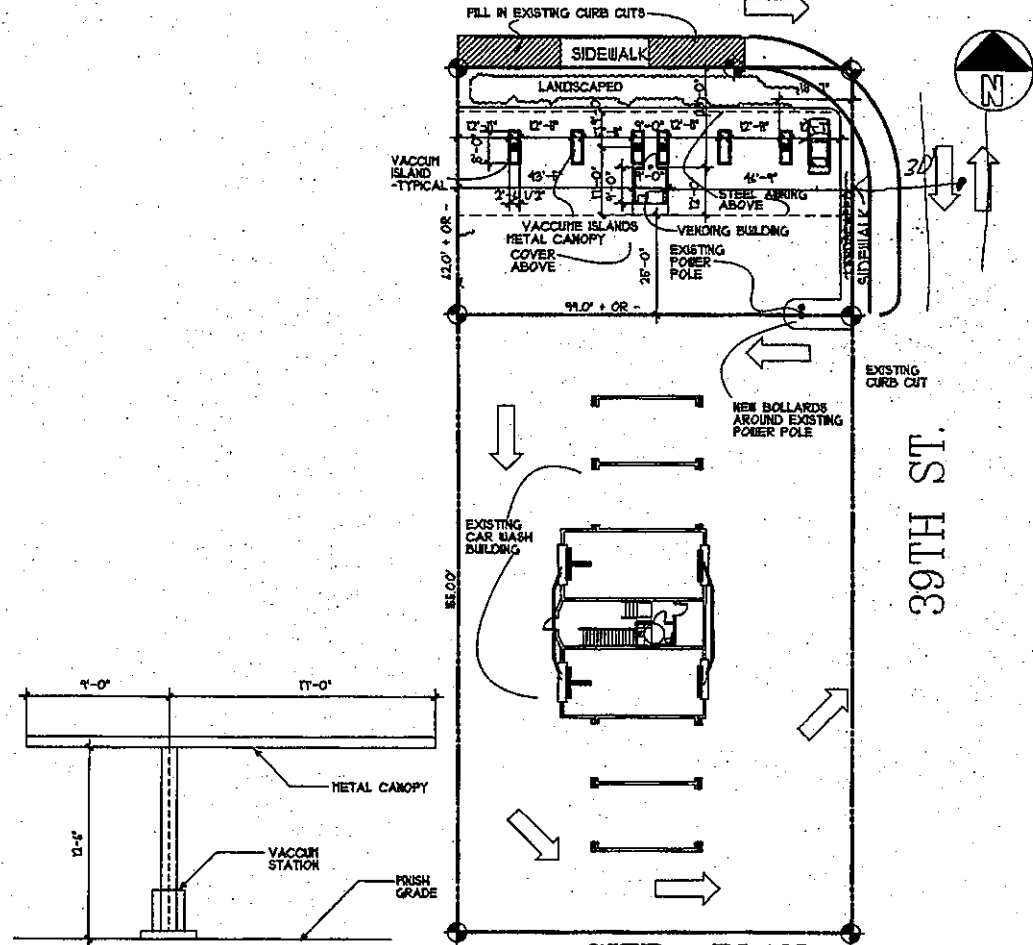
Suggested Content:

- 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.

Answer to Provide shade for customers

TERRACE HTS DRIVE



CANOPY ELEVATION

SITE PLAN

SCALE 1" = 30'-0"

OPTION 1

WESTERN BUILDING DESIGN, LLC
 CUSTOM RESIDENTIAL & COMMERCIAL DESIGN
 MARTY SCHOOLCRAFT
 OWNER/DESIGNER

PARCEL #
 191321004

CUSTOM DESIGNED FOR:
 ALAN WITHROW
 (509)
 PLAN #
 D4-99045
 SEPT. 2011

105 S. 40TH AVE. SUITE 14
 YAKIMA WA 98908
 PH. 509.944.8010
 FX. 509.944.7114
 INFO@WESTERNBUILDINGDESIGN.NET

Attachment: E



Division Comments

CUP2018-00012

TASK ▲	ACTION BY NAME FML#	STATUS	COMMENTS
Address Review	Jase K Testerman	Complete	Not an addressable structure
Building Review	Marivel M Garcia	Complete w/Conditions	2/8/2018 No flood plains other than 500yr flood plain located on parcel. Building permit required for all proposed structures in addition to fire code and supplemental permits as needed. No other issues or concerns. Mmg
Code Enforcement Review	Jacob X Clay	Comments Not Required	Sent on 2-5-18 "This email is to remind you that a comment is still needed from your Division on CUP2018-00012/VAR2018-00004. If a comment is not received in 3 days, February 8, we will assume your Division has no comment on the project"
Current Planning Review	Jacob X Clay	Complete w/Conditions	
Environmental Review	Byron J Gumz	Comments Not Required	
Fire Review	Chris M Pedersen	Comments Not Required	
Flood/Hazard Review			
Health Review	Ted J Silvestri	Comments Not Required	
Long Range Review	Tua Vang	Comments Not Required	
Technical Review	Jacob X Clay	Complete For Review	
Transportation Review	Jase K Testerman	Complete w/Conditions	1. The two existing accesses to Terraces Heights Drive are within the Functional area of the intersection and do not allow safe or adequate access to the public road system. Both existing accesses to terrace Heights Drive are required to be removed and access to the property relocated to S. 39th Street, which is the lower-class roadway. 2. S. 39th Street is a "Urban Access" class roadway and is substandard for its class. The applicant will be subject to the requirements of Title 19.23.040 (2)(c)(A). across the entire frontage of the subject property. 3. (Per title 10.08.020 and 19.10.040 (3)) The applicant shall obtain a Road Approach Permit (RAP) from the Yakima County Transportation Division for the new access to S. 39th Street. The fact that the road approach application is in conjunction with a CUP must be disclosed by the applicant at the time of application. No future build permits will be issued without the completion and approval of a Road Approach Permit.
Utility Review	Joe E Stump	Complete w/Conditions	Water meter in northeast corner of property will need to be raised to grade or abandoned. Applicant should contact Yakima County Public Services Utilities Division to coordinate work.
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: F



Division Comments

VAR2018-00004

TASK ▲	ACTION BY NAME FML#	STATUS	COMMENTS
Address Review	Jase K Testerman	Comments Not Required	
Building Review	Marivel M Garcia	Complete w/Conditions	2/8/2018 No flood plains other than 500yr flood plain located on parcel. Building permit required for all proposed structures in addition to fire code and supplemental permits as needed. No other issues or concerns. Mmg
Code Enforcement Review	Jacob X Clay	Comments Not Required	Sent on 2-5-18 "This email is to remind you that a comment is still needed from your Division on CUP2018-00012/VAR2018-00004. If a comment is not received in 3 days, February 8, we will assume your Division has no comment on the project"
Current Planning Review	Jacob X Clay	Complete w/Conditions	
Environmental Review	Byron J Gumz	Comments Not Required	
Fire Review	Jacob X Clay	Comments Not Required	Sent on 2-5-18 "This email is to remind you that a comment is still needed from your Division on CUP2018-00012/VAR2018-00004. If a comment is not received in 3 days, February 8, we will assume your Division has no comment on the project"
Flood/Hazard Review			
Health Review	Ted J Silvestri	Comments Not Required	
Long Range Review	Keelan A McPhee	Comments Not Required	
Technical Review	Jacob X Clay	Complete For Review	
Transportation Review	Jase K Testerman	Complete	See CUP2018-00012 for requirements
Utility Review	Jacob X Clay	Comments Not Required	Sent on 2-5-18 "This email is to remind you that a comment is still needed from your Division on CUP2018-00012/VAR2018-00004. If a comment is not received in 3 days, February 8, we will assume your Division has no comment on the project"
Water Resources Review	Dianna L Woods	Comments Not Required	No comments.