



CONDITIONAL USE PERMIT FORM

FINAL
Revised 10/1/15

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

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? B&B & B BREAKFAST
3. What is the size of the subject property? (Amount of acreage or square feet): 60,848 Sq. Ft.
4. What is the size and use of structures currently located on the property? 2892 Bed & BREAKFAST
5. What is the size, height and use of structures proposed to be placed or constructed? 3200 Sq. Ft. includes 900 - 1 bedroom 2300 EVENT SPACE
6. List other permits and approvals that will be required. Building PERMIT, Plumbing, Electrical, FIRE
7. Will the project be conducted entirely within a structure? Yes No
If no, explain what outdoor activities would occur: WEDDING & Like EVENTS
8. Total number of employees? 2
9. How many parking spaces are you proposing? Existing: 37 Proposed: 0 Surface Type: Asphalt & gravel
10. Will you have a sign? Yes (if yes, please answer the following questions.) No
 - a. How many signs are proposed? 1
 - b. What is the square footage of the sign? 32
 - c. What is the height of the sign? 5'
 - 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? ON ANGLE AT CORNER of Birchfield & MIERAS
11. What is the name of the road that the proposed/existing access is located on? Birchfield
 - 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? 60
 - d. How wide is the surface of the road? ASPHALT
12. How will you manage storm water runoff? IN the LANDSCAPING ON SITE

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

a. Fence Material: With Arborvitae SEE SITE

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)? Arborvitae 8-12 Tall
SEE SITE PLAN

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

If yes, what type and what is the location? Arborvitae on property line

15. What is the proposed source of irrigation water? N/A

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

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)? _____

19. What is the proposed source of domestic water?

a. Public Water: Name of provider: _____

b. Community Well: What is the well number: AB755D

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: _____

b. Community Septic System: Where is the septic system located? _____

c. Individual Septic System

d. Other explain: _____



NARRATIVE FORM

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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.



TRADITIONAL DESIGNS, INC.

TRADITIONAL DESIGNS INC

COMMERCIAL AND RESIDENTIAL DESIGN

RON PELSON AND BRAD KESSINGER, OWNERS/DESIGNERS

106 S. 4TH AVE. YAKIMA WA 98902 (509) 452-7604

The current use is a Bed & Breakfast, air B&B, plus wedding venue. There are three bedrooms for rent plus the owner space is about 3884 sq. ft. plus or minus according to the assessors report and an existing 30' x 24' banquet room.

The proposed plan is to add (1) bedroom and a 2336 sq. ft. new banquet room for wedding space in case of rain. A bathroom for events is also proposed so the event guest does not need to rent all the Bed & Breakfast rooms for use of restrooms.

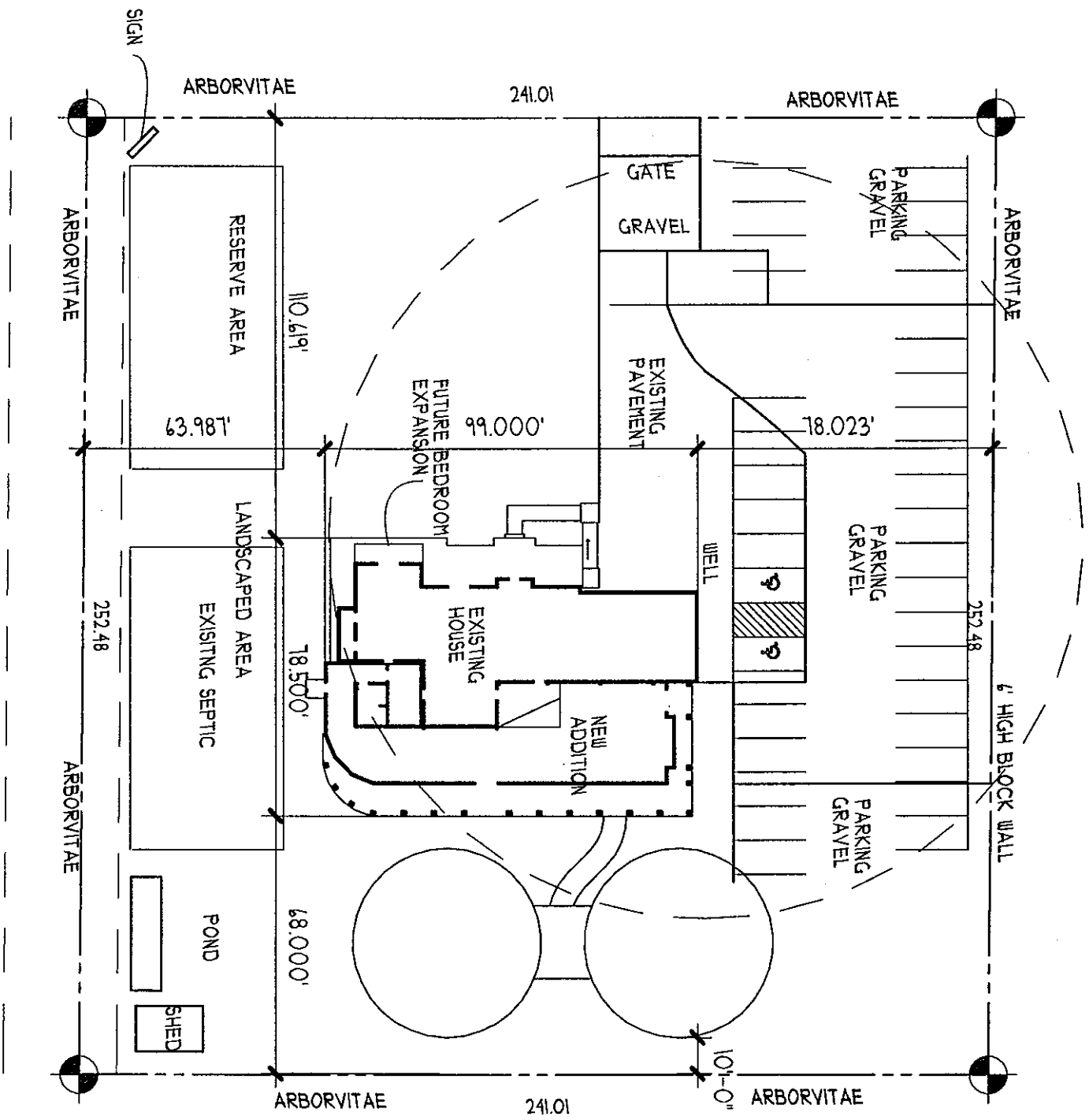
The paved and gravel parking was put in with the original approval for the Bed & Breakfast and outside events. The property is accessed off Birchfield Road. The plan would be to start construction in June and be done January or February of 2019. Earlier if possible.

I would also like to get approval to put a roof on the concrete circular pads in the back yard within the next 3 years, as well as get approval to expand the bedroom on the first floor out under the existing covered patio. The building permits at the time of construction will be obtained.

I would like to request reapprove of the sign that was approved under CUP2014-00020 as it was not installed.

BIRCHFIELD ROAD

MERAS ROAD



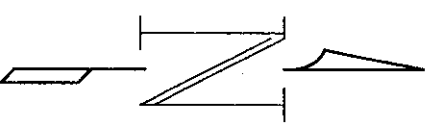
LOT COVERAGE CALC'S

PARCEL: # 19132143405
 ADDRESS: 1711 BIRCHFIELD RD, YAKIMA WA 98901

60,848	- TOTAL LOT AREA
9,547	- ASPHALT AREA
7,142	- BUILDING & COVERED AREAS
(27.4%)	16,689 - TOTAL COVERAGE
(72.5%)	44,159 - TOTAL LANDSCAPING

PARKING CALCULATIONS

B&B	5 ROOM 1.1/ROOM = (6) SPACES REQ.
EXHIBITION HALL	2500/100 = (25) SPACES REQ.
(31)	TOTAL NUMBER SPACES REQ.
(37)	TOTAL NUMBER OF SPACES PROVIDED



SITE PLAN

SCALE: 1" = 20'

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

CUSTOM DESIGN FOR:
BRADLEY HOUSE
 (509) 480-9930

TRADITIONAL DESIGNS INC.

(COMMERCIAL AND RESIDENTIAL DESIGN)
 106 S. 4TH AVE. YAKIMA WA.
 (509) 452 - 7604 OR 961-7958

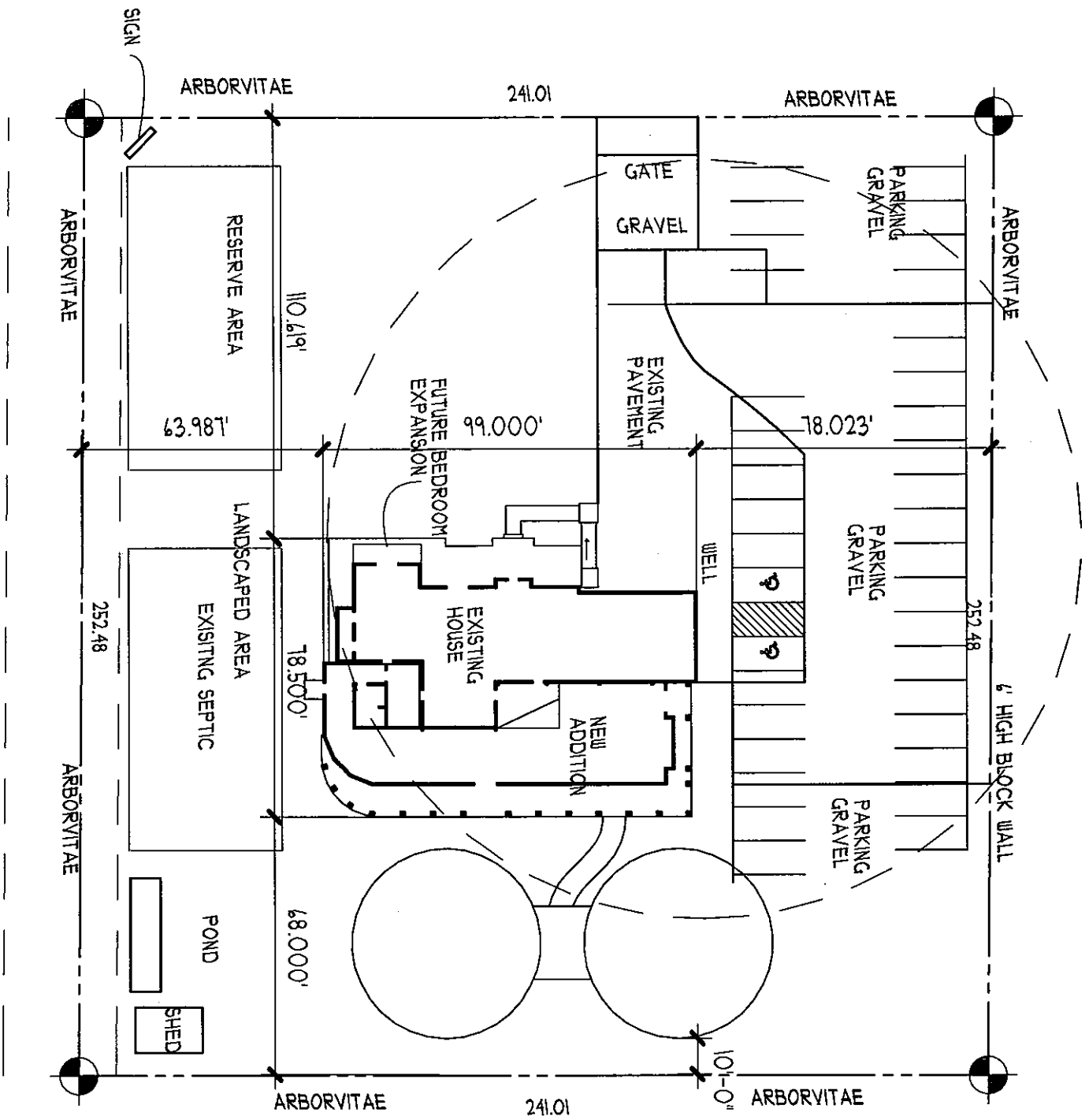
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REVISED		SHEET NUMBER	

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BIRCHFIELD ROAD

MERAS ROAD

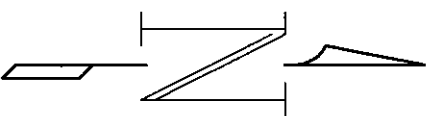


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