



GENERAL APPLICATION FORM

For 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

Public Services
FINAL
Revised 03/28/18

MAY 21 2018

Vern Matt Don Lynn
Harold Lisa Carmen

(Staff Use Only)

Zoning District: RT
Receipt #: 268054
Proposed Land Use: _____

Date: 5/21/18
Reviewed By: TU
Case #(s): CUP2018-060

CHECK ALL THAT APPLY AND ATTACH THE APPROPRIATE SUPPLEMENTAL FORM(S)

Zoning

- Type 1
- Type 2
- Type 3
- Type 4
- Reduce Resource Setback
- Accessory Dwelling Unit
- Minor Rezone
- Major Rezone

- Admin. Adjustment
- Variance
- Modification
- Non-Conforming Use
- Interpretation
- Dairy
- Mining

Subdivision

- Exemption (SSE)
- Short Subdivision
- Subdivision (Long)
- Binding Site Plan
- Alteration/Vacation
- *Amendment
- Sub Variance

Shoreline

- Shoreline Substantial Dev.
- Shoreline Conditional Use
- Shoreline Variance
- Shoreline Exemption
- Shoreline Non-Conforming
- Shoreline Minor Revision

Other

- Environmental Checklist
- Appeal - HE
- Development Agreement
- Plan/Dev. Reg. Map Ad.
- BOCC
- Plan/Dev. Reg. Text Ad.

Critical Areas

- CA Standard Development
- CA Adjustment
- CA Reasonable Use Except.
- CA Minor Revision
- CA Non-Conforming Use

Parcel Number(s): A. 181427-1144 B. _____ C. _____

Subject Property Address: 600 BAKER ROAD SELAH WA 98942

Are you requesting the Optional Consolidated Permit Review Process as provided under YCC 16B.03.060? Yes No

* In accordance with YCC16B.04.020(2)(a) please submit verification with your Short Subdivision Amendment or Subdivision Amendment that the majority of those persons having an ownership interest in the lots, tracts, parcels, or portion thereof to be revised or altered has signed the proposed application.

EVIDENCE OF LEGAL AVAILABILITY OF WATER (YCC12.08.050)

All applicants for a development permit requiring potable water must provide evidence of an adequate water supply to Yakima County prior to the issuance of the permit. Check below the legal source of water.

- Water right permit from Department of Ecology (Please attach a copy to this application), or
- Letter from an approved water purveyor stating the ability to provide water, or
- **A Yakima County Water Resource System (YCWRS) domestic well within the Agriculture zoning district, or
- **A Yakima County Water Resource System (YCWRS) domestic well outside of the Agriculture zoning district, or
- Other adequate evidence of interest in a suitable water right held for mitigation proposed by an existing water bank, or
- Yakama Nation Water Code permit for properties located within the exterior boundaries of the Yakama Nation, or
- Documentation that the well site is located outside the Yakima River watershed.

Additional Information

Prior to final approval, the applicant will be required to provide evidence of the water quality and quantity in the following forms:

1. A Letter from an approved water purveyor stating the ability to provide water, or
2. Notification from the Yakima Health District that the water supply is potable. (wells)

****Yakima County Water Resource System (YCWRS) is a water system organized pursuant to RCW 36.94.140 which provides service to the public in the form of "mitigated" or "water budget neutral" water supplies for domestic use through the withdrawal of domestic supply from a groundwater permit exempt well. The service areas of the water system is all of the privately held property in Yakima County within the Yakima River watershed except those areas within the corporate limits of the city, within the exterior boundaries of the Yakama Reservation, or within the service areas of a Type A and Type B water system in existence prior to January 1, 2018. The YCWRS holds senior water rights and allows the use of such rights by the public when wells are constructed and metered accordingly to YCWRS procedures.**

Applicant Information: (Please check the box to indicate the primary contact person)

By signing this form, the property owner/applicant agrees to the following:

- I hereby state as true that all ownership interests of the property have reviewed the proposal as presented in the application materials and support the proposed change(s) in land use.
- I hereby give Yakima County permission to enter my property during this review to inspect my property as needed.
- I hereby agree to pay all additional fees associated with the processing of this application including Hearing Examiner fees, Transportation fees or any other fees that may be associated with the proposed project.
- I hereby acknowledge that the application for Subdivision and/or Land Use Permit with the Yakima County Permit Services Department: Planning Division has been filled out completely.
- I hereby acknowledge that verification of an approved potable water supply is a requirement and part of the procedure to obtain a Subdivision and/or Land Use Permit.
- I shall provide Yakima County with proof of an adequate water source as indicated in Ordinance 13-2017 or obtain a YCWRS domestic well permit.
- I understand that Yakima County shall be held harmless for misinterpretation or misrepresentation of documents to obtain my permits.
- I am aware my subdivision and/or Land Use Permit WILL NOT be issued until I provide proof of an approved source of potable water and associated documentation.

(If the property is owned by a corporation or LLC please attach documentation showing that the person signing has the authority to sign on behalf of the corporation or LLC.)

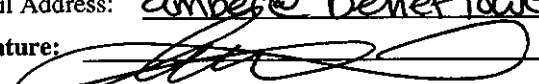
Please Fill Out This Section In Blue or Black Ink and Original Signatures only.

Property Owner: AMBER KNOX

Day Phone: 509 678 2385 MOBILE PHONE 206 324 1975
Company (if any)

Mailing Address: 600 BAKER ROAD City: SELAH State: WA ZIP: 98942

E-mail Address: ambere@belleflowerfarm.com

Signature:  (required) Date: 5/21/2018

Applicant/Agent (if different): _____

Day Phone: () _____ Company (if any) _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

E-mail Address: _____

Signature: _____ Date: _____

If there are additional owners, provide an attachment in the same format and with the same declarations



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

This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

Required Site Plan Information:		
1	<input checked="" type="checkbox"/>	Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. Grid paper or picture backgrounds are <u>not</u> acceptable, the map must be reproducible
2	<input checked="" type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
3	<input checked="" type="checkbox"/>	North Arrow (north should be pointing to the top of the page)
4	<input checked="" type="checkbox"/>	Legend to include:
	<input checked="" type="checkbox"/>	<i>Owner/Applicant Name</i>
	<input checked="" type="checkbox"/>	<i>Date the Site Plan was drawn.</i>
	<input checked="" type="checkbox"/>	<i>Name, address and telephone number of the person preparing the site plan</i>
	<input checked="" type="checkbox"/>	<i>Tax Parcel Number</i>
	<input checked="" type="checkbox"/>	<i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input checked="" type="checkbox"/>	Property line dimensions of all lot(s) involved in the project.
6	<input 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 checked="" type="checkbox"/>	Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
12	<input 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 checked="" 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. (*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.)
16	<input type="checkbox"/>	Description of the extent to which any watercourse will be altered or relocated as a result of the proposal.
17	<input checked="" type="checkbox"/>	Proposed location and dimensions of community and other open space.
18	<input checked="" 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 type="checkbox"/>	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
23	<input type="checkbox"/>	Within a UGA, Master Planned Resort or Rural Settlement show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.

Grandpa's Cottage

Amber and Sam Knox

600 Baker Road

Selah, WA 98942

509-698-2385

Tax Parcel: 18142711414

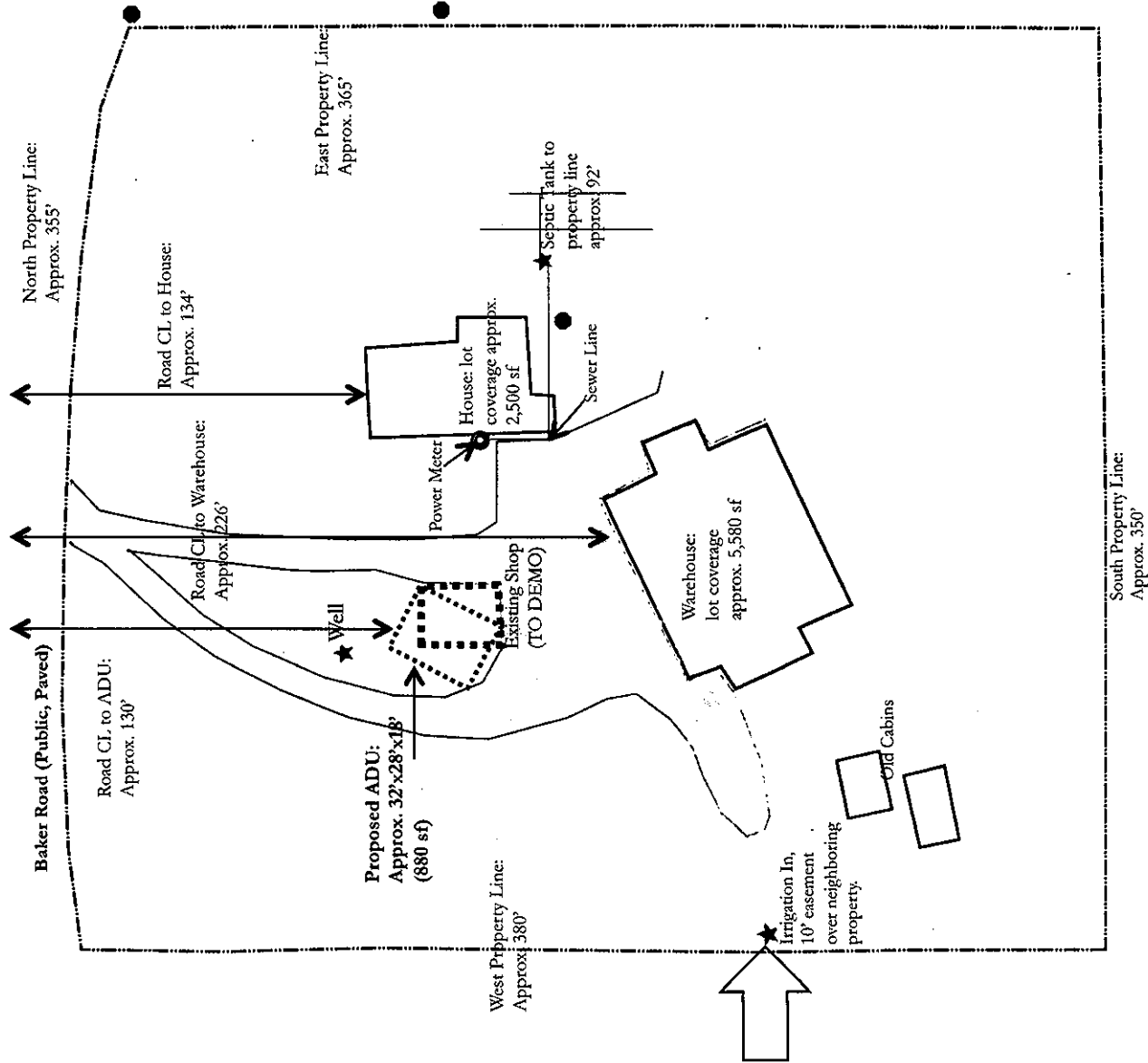
April 2018

Legend

- Existing Shop (TO DEMO)
- Proposed ADU (Approx. 32'x28')
- Water/Waste Utility
- Gravel Drive
- Power Pole



100'



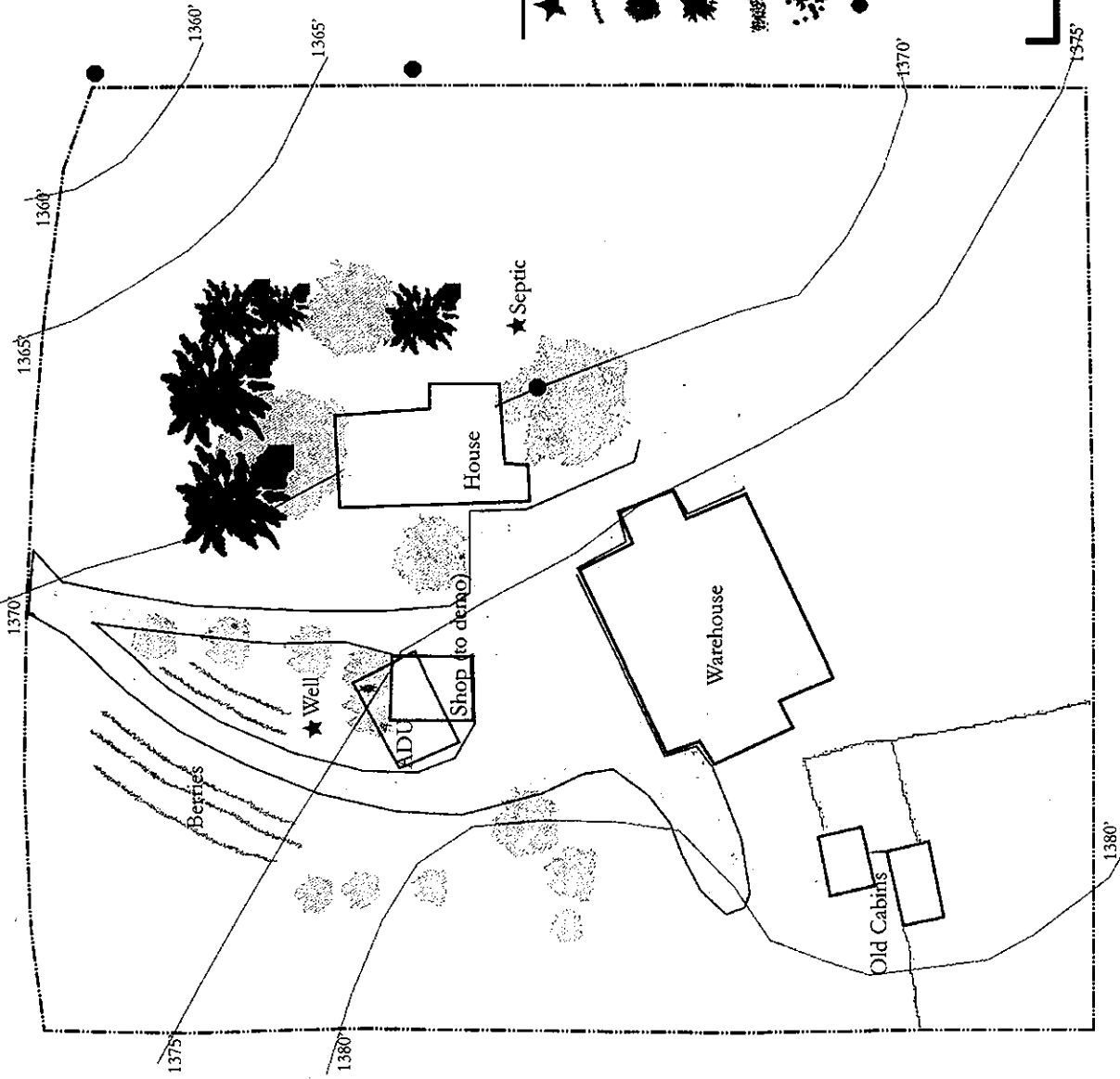
Grandpa's Cottage: Existing Landscaping

600 Baker Road

Selah, WA

Amber and Sam Knox

January 2018



Legend

- ★ Utilities
- Berries
- Deciduous Tree
- Coniferous Tree
- ▨ Internal Fence
- ⊙ Gravel Drive
- Utility Pole





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.

See attached.

Accessory Dwelling Unit (ADU) Narrative Form

600 Baker Road is a private residence in Yakima County on a 3-acre lot owned by Sam and Amber Knox. We wish to construct an Accessory Dwelling Unit (ADU) on our property under the provisions of Section 19.18.020 (1) Accessory Housing (v) in order to "Provide the opportunity for relatively independent living for the elderly or disabled with support from neighboring family or other care-giver". Amber's father, John Herdrich, is a long-time resident of Selah and would occupy the ADU so that he could receive living support from us. John is 78 years old and recently lost his wife of 47 years and would benefit greatly from being in close proximity to his immediate family.

Our property consists of a 3,400 square-foot house, (our primary residence), a 7,200 square-foot warehouse, two 375 square-foot sheds, and a 660 square-foot shop. We intend to demolish the shop and construct the ADU in its place. The shop is approximately 40 feet from the primary residence, on level ground, and in close proximity to our wellhead and electrical service. Therefore we feel that this is the best location for the ADU. The site is also adjacent to our driveway which would facilitate access. Our driveway runs approximately 80 feet down a gentle grade to Baker Road on the northside of our property.

The proposed ADU would be a 28 x 34 foot (880 square-foot total) single-story residence for the sole purpose of providing John Herdrich with a place to live. The ADU will have one bedroom, one bathroom, a kitchen, and living room area. We have an architectural floor plan designed by Gary Nystedt, a Yakima-area resident. We plan to begin construction in July 2018 and finish construction by October 2018.