



ACCESSORY DWELLING UNIT (ADU) FORM

FINAL
Revised: 02/19/16

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

PLEASE ANSWER THE FOLLOWING QUESTIONS (Attach additional sheets if necessary)

1. Will the property owner live in the: Main Residence or Accessory Dwelling Unit (ADU)
NOTE: If there are currently more than one residence on the property then ADU is not permitted on-site.

2. What is the total gross square footage (area) of the ADU? 1,000 sq FT

3. What is the total gross square footage (area) of the main residence? 2,546 sq FT

4. Will the ADU be attached to: House, Garage, or Free Standing

NOTE: If the ADU is freestanding (not attached) shall be located within 100 feet of the main residence.

5. On which side of the ADU will the front entrance be located? The EAST Side

6. Are you proposing to use a park model for the ADU? Yes No

7. Will the ADU be constructed of material and paint color similar to the primary residence?

Yes No, explain: _____

8. A minimum of three (3) parking spaces are required (2 for the primary residence and 1 for the ADU).
Are you able to provide a minimum of 3 parking spaces? Yes No

9. The ADU must share the same access as the primary residence. Will the ADU meet this requirement?
 Yes No

10. What type of road serves the property? Private Road Public Road (County, City or State Highway)
a. What is the road surface: Gravel Paved

11. What is the source of domestic water for the existing residence and the ADU?

Public Water Supply (operated by a public entity such as Nob Hill Water, a city, etc.)
Name of the water provider: _____

Expand use of an existing community well/shared well (3+ connections including the ADU)
Name, or State ID# of existing community water system _____
Well is located on Parcel Number: _____ Number of existing connections: _____

Shared well with main residence, this well is: Existing Proposed

12. Which of the following methods of sewage disposal do you propose for the ADU?

Public sewer, Name of the System: _____
 Community on-site sewage system with main residence.
 Individual, on-site sewage system separate from the main residence.

13. Explain how the proposal and associated site improvements are compatible with neighboring land uses.

(examples: location of building to property line, type of construction, etc.) Each adjacent property has multiple structures on the lot. The ADU will be 100' from the North, South and East property lines and 350' from the West property line.

14. Required Attachments: Line

- Attach a complete copy of the subject properties legal description from the recorded deed.
- Attach a floor plan drawn of the accessory dwelling unit showing: living areas, storage areas, mechanical rooms, and other interior residential spaces.



NARRATIVE FORM

FINAL
Revised 10/01/15

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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.

See Attached

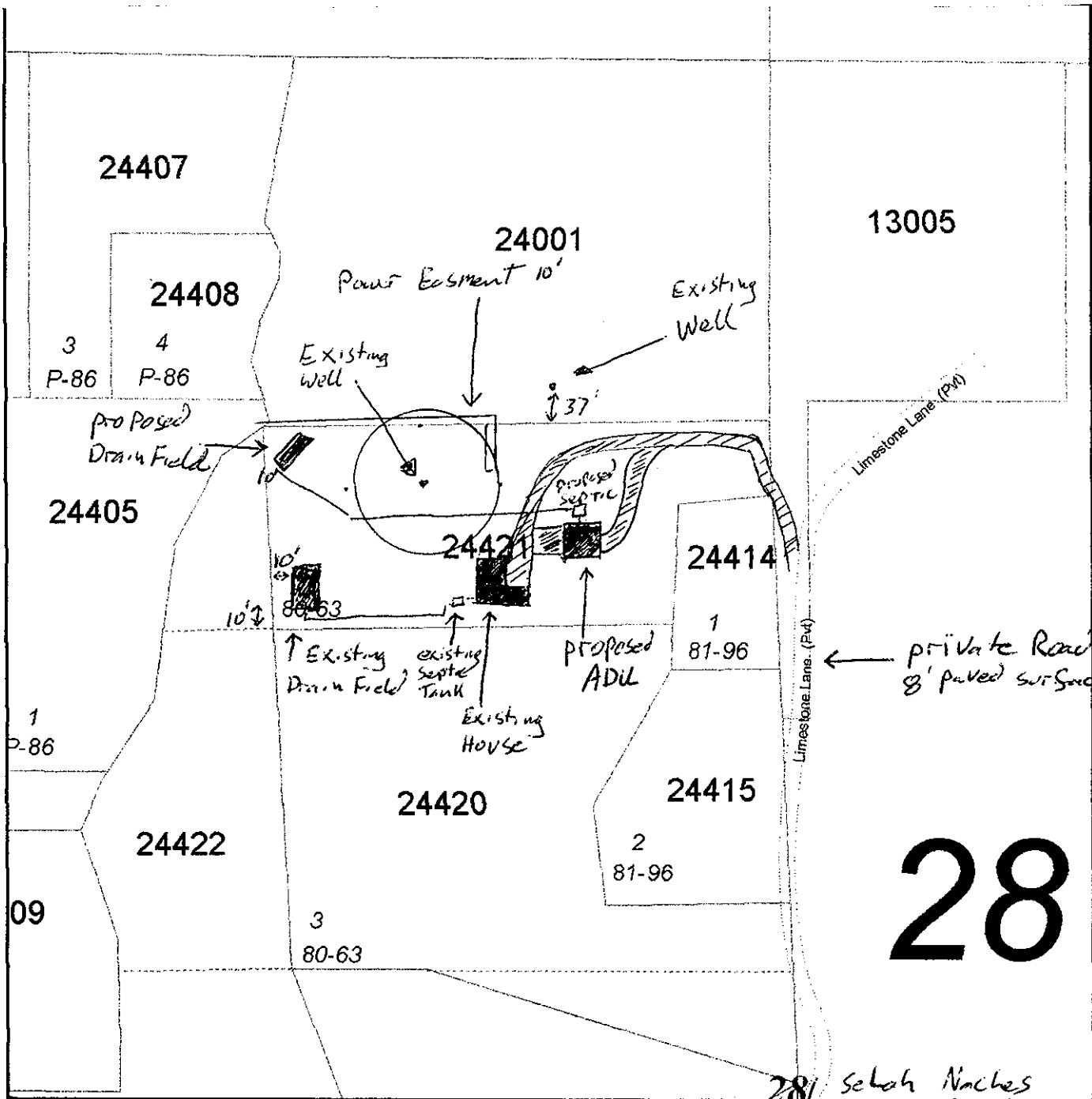
Accessory Dwelling unit Narrative

Parcel # 181428-24421 144 Limestone Lane Yakima WA 98908

Barry Collins 509.895.4580 skookumrdr@gmail.com

Mailing Address 732 Summitview Ave #628 Yakima WA 98902

The current use is a single family home on 3.5 acres which is our primary residence no other structures are located on this parcel. The house is accessed off of Limestone Lane (PVT paved road) by a 550 foot gravel driveway. The ADU will share the driveway with the main residence. The ADU will not block the neighbor to the east view since the peak of the roof will be lower in elevation than the lowest point on the parcel. The ADU is being built for 1 parent to live in and a second room for relatives and friends to come visit. The ADU will be built above a day lighted garage that will be the same elevation as the main residence. The living area of the ADU will be above the day light garage which will not have direct access to the house. The ADU will have a large covered porch looking West and a covered entryway looking East. It will have a large main living area/kitchen with 2 bed rooms and 2 bathrooms. A garage will be attached to the living area to give our parent easy access to their vehicle without climbing stairs. The ADU will use similar materials and colors as the primary house. This ADU will blend in with the surrounding parcels because all the parcels have multiple structures on them. The ADU will be located approximately 150 feet from the nearest structure on an adjacent parcel and 200 feet from the nearest residence on an adjacent parcel. The main residence currently has parking for 10 cars and the ADU will have parking for at least 4. The ADU will have a small lawn, shrubs and trees planted around it. The ADU will have lights located at entry ways. We plan on constructing the ADU in the Summer of 2019. The ADU will share the existing residence well. A separate septic tank and drain field will be installed. The septic pipe will be double wall where it is within 100 feet of the well. There is a 10 foot wide power easement running from the Northwest corner 300 feet up the property line on the neighbors property. The easement turns South and goes to the transformer box. There are no bike paths, sidewalks or trails near our parcel. There are no compatibility issues with adjacent structures. Zoned agriculture.



Map Center: Range: 18 Township: 14 Section: 28

 City Limits
 Sections

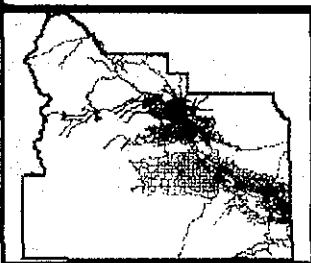
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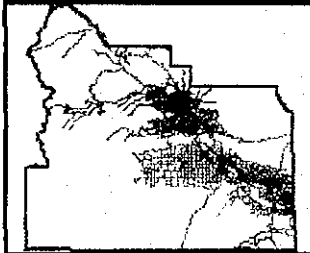
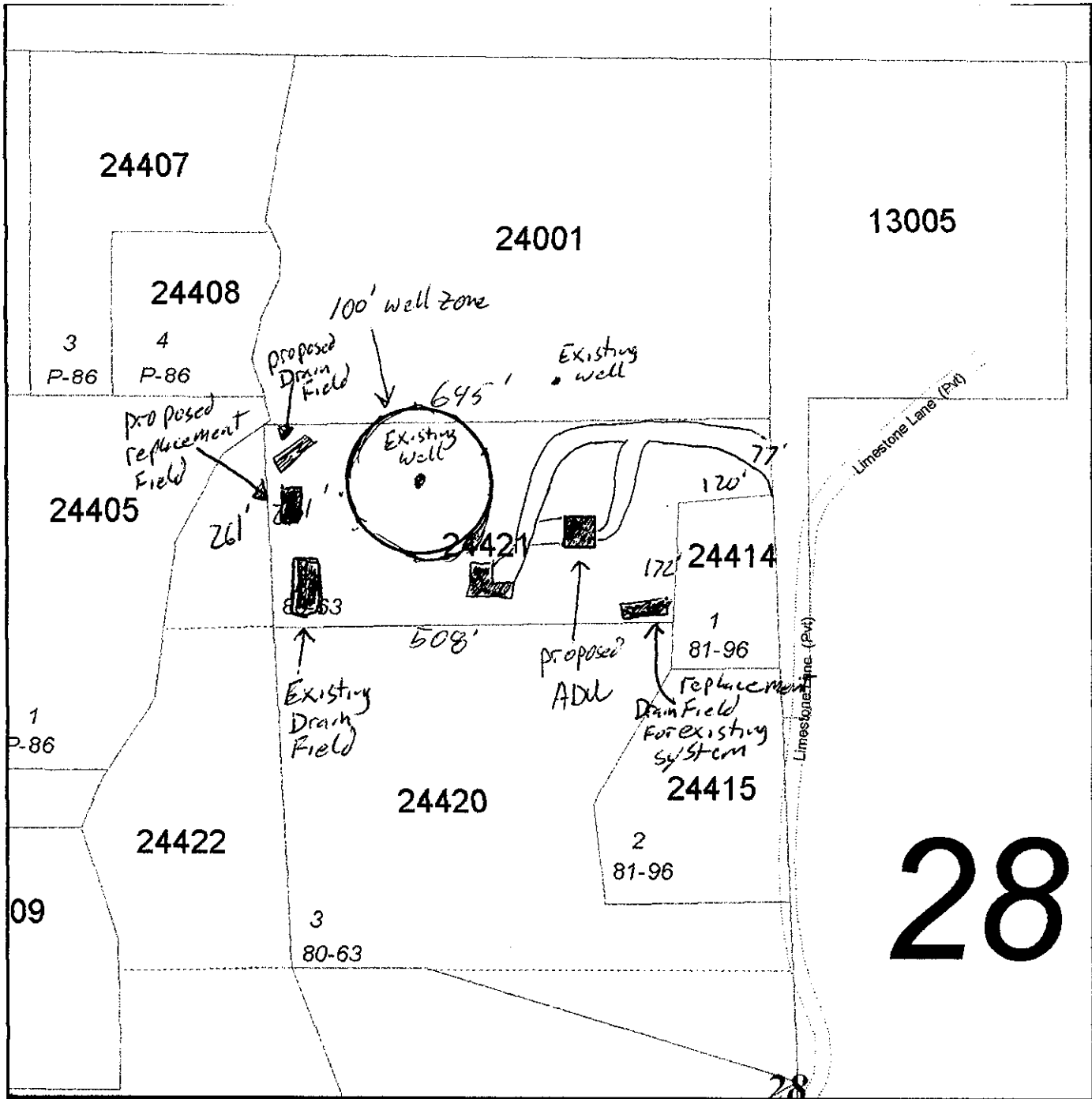


One Inch = 200 Feet

Feet 100 200 300

Drawn By Barry Collins 8/16/18
 732 Summit View Ave #628
 Yakima WA 98902
 Parcel # 181428-24421





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Barry Collins
Drawn by Barry Collins 8/16/18
732 Summit View Ave # 628
Yakima WA 98902
Parcel # 181428-24421



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

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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 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 not acceptable, the map must be reproducible
2	<input type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
3	<input type="checkbox"/>	North Arrow (north should be pointing to the top of the page)
4	<input type="checkbox"/>	Legend to include:
	<input type="checkbox"/>	<i>Owner/Applicant Name</i>
	<input type="checkbox"/>	<i>Date the Site Plan was drawn.</i>
	<input type="checkbox"/>	<i>Name, address and telephone number of the person preparing the site plan</i>
	<input type="checkbox"/>	<i>Tax Parcel Number</i>
	<input type="checkbox"/>	<i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input type="checkbox"/>	Property line dimensions of all lot(s) involved in the project.
6	<input 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 type="checkbox"/>	Location of new and/or expanded public and private utility infrastructure.
8	<input type="checkbox"/>	Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt).
9	<input type="checkbox"/>	Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input type="checkbox"/>	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
11	<input type="checkbox"/>	Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
12	<input type="checkbox"/>	Location and dimensions of all proposed exterior land uses.
13	<input type="checkbox"/>	The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input type="checkbox"/>	Location of structures on the adjoining lots, which may cause compatibility issues.
15	<input 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 type="checkbox"/>	Proposed location and dimensions of community and other open space.
18	<input type="checkbox"/>	Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities.
19	<input 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 type="checkbox"/>	Proposed contours and grading as they affect lot layout, streets, and drainage ways.
21	<input 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.