



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)

- 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.
- What is the total gross square footage (area) of the ADU? 972 SF
- What is the total gross square footage (area) of the main residence? 2188 SF
- Will the ADU be attached to: House, Garage, or Free Standing w/ GARAGE
NOTE: If the ADU is freestanding (not attached) shall be located within 100 feet of the main residence.
- On which side of the ADU will the front entrance be located? EAST
- Are you proposing to use a park model for the ADU? Yes No
- Will the ADU be constructed of material and paint color similar to the primary residence?
 Yes No, explain: _____
- 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
- The ADU must share the same access as the primary residence. Will the ADU meet this requirement?
 Yes No
- What type of road serves the property? Private Road Public Road (County, City or State Highway)
a. What is the road surface: Gravel Paved
- 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 EASTCONRAD WATER ASSOC.
Well is located on Parcel Number: 171525-31401 Number of existing connections: 4
 Shared well with main residence, this well is: Existing Proposed
- 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.
- 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.) LAND ON BOTH SIDES OF PROPERTY ARE OF SIMILAR SIZE (6+ACRES) WITH SIMILAR HOUSES + GARAGES
PROPERTIES TO SOUTH OF CONRAD ROAD ARE 14 +/- ACRES WITH SOME HOUSES. PROPERTY TO NORTH IS 40 ACRES W/O IMPROVEMENTS.
- Required Attachments:
 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

Narrative Form
6-25-2018

601 Conrad Road is a single family home with a roughly 27' x 80' primary residence (2188 sf) and a 36' x 40' detached garage (1440 sf) that has a ridge-line about 22'-5" above adjacent grade. Our home is on 6.06 acres and is similar to other homes and garages in the Conrad road area.

We would like to build a 27' x 36' (972 sf) ADU home with attached 30' x 35' (1050 sf) garage for my parents, Mark and Anita Tombleson so they can be close to our family. The ridge-line height would be about 19' above adjacent grade.

The new ADU will be of similar exterior building materials and color and similar metal roofing material and color, be located 95' west of the west corner of the primary residence and well inside any setbacks or easements. The front porch will face east. It will connect to the existing well water system, with its own connection, with the approval of the East Conrad Water Association. The well pump will be upgraded as agreed, and has the proper capacity for the additional connection. The ADU will have its own septic tank. The leach field will attach to the existing leach field with an additional leach line.

The existing gravel driveway to Conrad Road (also gravel) starts at the southeast corner of the property and runs several hundred feet north until turning west into asphalt paving up to the existing primary residence and detached garage. The new driveway for the ADU starts as gravel from just east of the existing garage running north and west around the garage and ends as a 25' x 36' 2" asphalt area in front of the new garage.

We hope to start this work upon approval and permits from the involved agencies and continue until weather stops construction and start back up in the spring when weather allows us to complete the ADU and garage.



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

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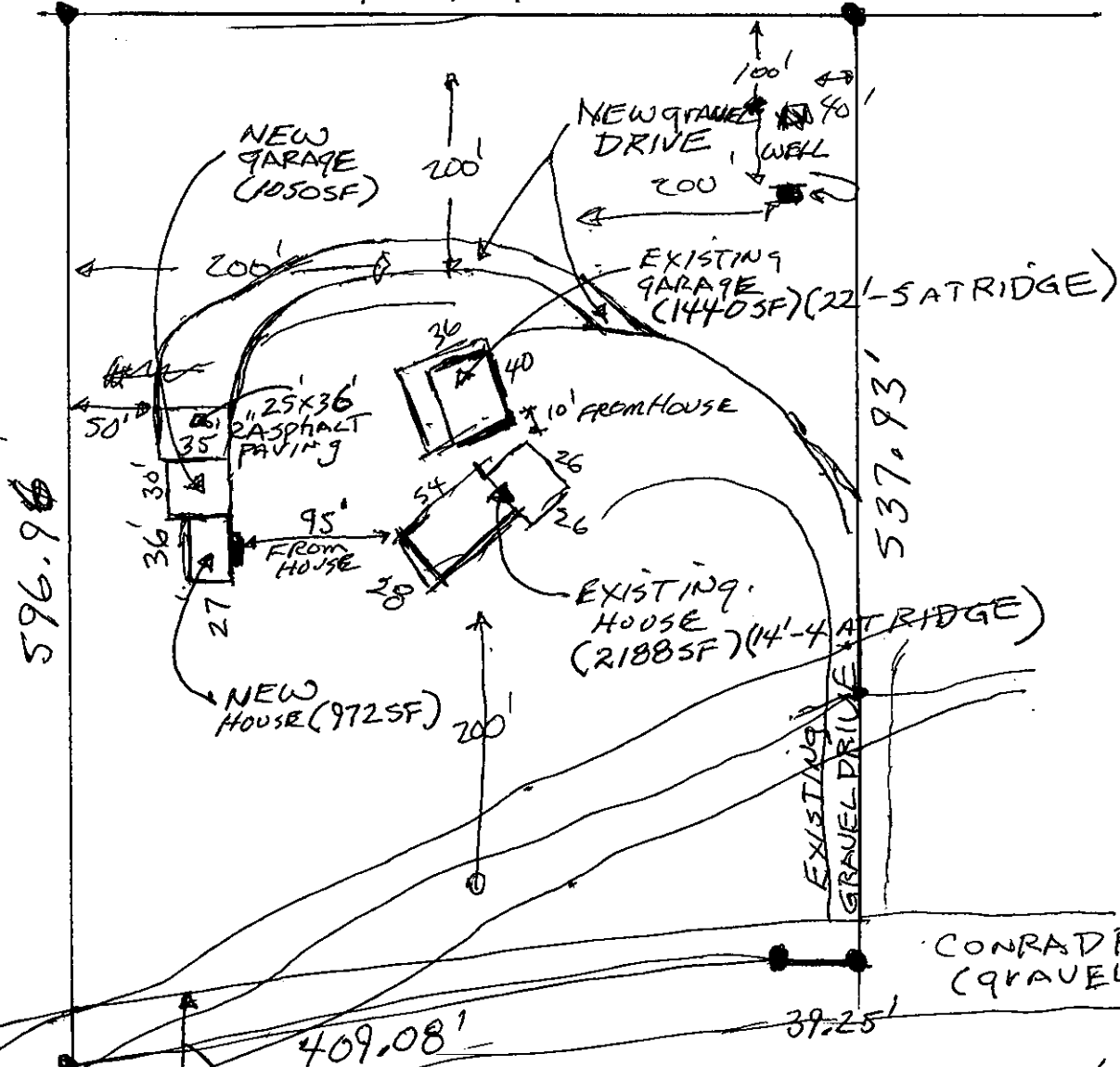
This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need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

Required Site Plan Information:

1	<input 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 not 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 checked="" 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 checked="" type="checkbox"/>	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
23	<input checked="" 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.



443.89



596.96

537.93

409.08

39.25

60' ACCESS & UTILITY EASEMENT, 30' ON EACH SIDE OF PROPERTY LINE.

LEGAL DESCRIPTION:
SHORT PLAT 8877 LOT 11-1

LOT SIZE - 6.06 ACRES

SETBACKS

SOUTH-FRONT - 50' C/ROAD (P/L)

EAST-SIDE - 5' P/L

WEST-SIDE - 5' P/L

NORTH-REAR - 5' P/L

SITE PLAN

ALAN TOMBLESON

6/21/18

MARK TOMBLESON

601 CONRAD ROAD

SELAH, WA. 98942

(509) 383-3250

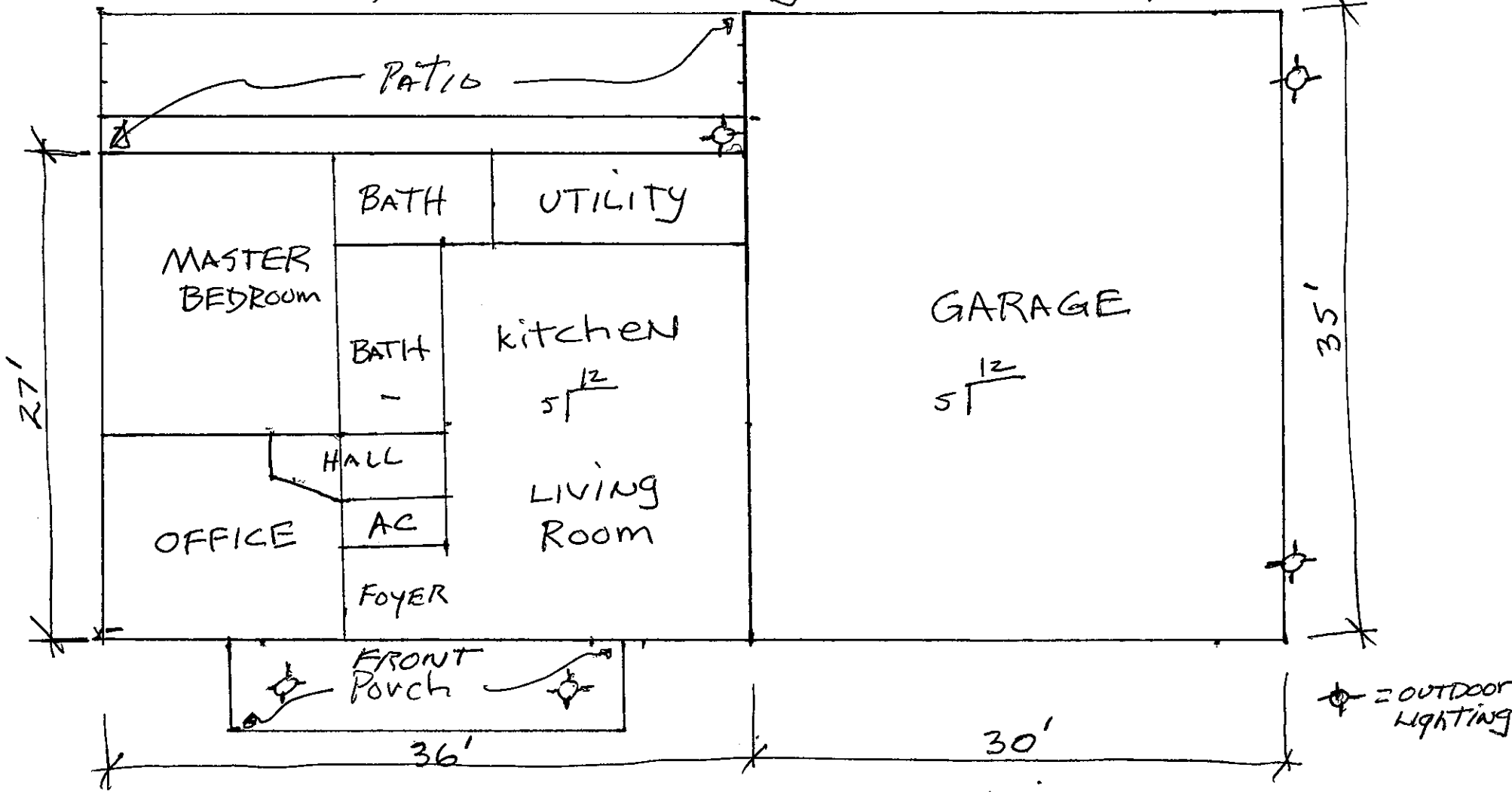
PARCEL # 171525-31401

SCALE 1" = 100'

ELEVATION - EXISTING HOUSE - 1720'

- NEW HOUSE - 1740'

NEW ADU AND GARAGE TO BE DESIGNED WITH SIMILAR EXTERIOR SIDING & METAL ROOFING COLOR TO THE PRIMARY DETACHED EXISTING DWELLING



HOUSE - 972 SF - HEIGHT ABOVE GRADE - 19'0" RIDGE
 GARAGE - 1050 SF - HEIGHT ABOVE GRADE - 19'0" RIDGE

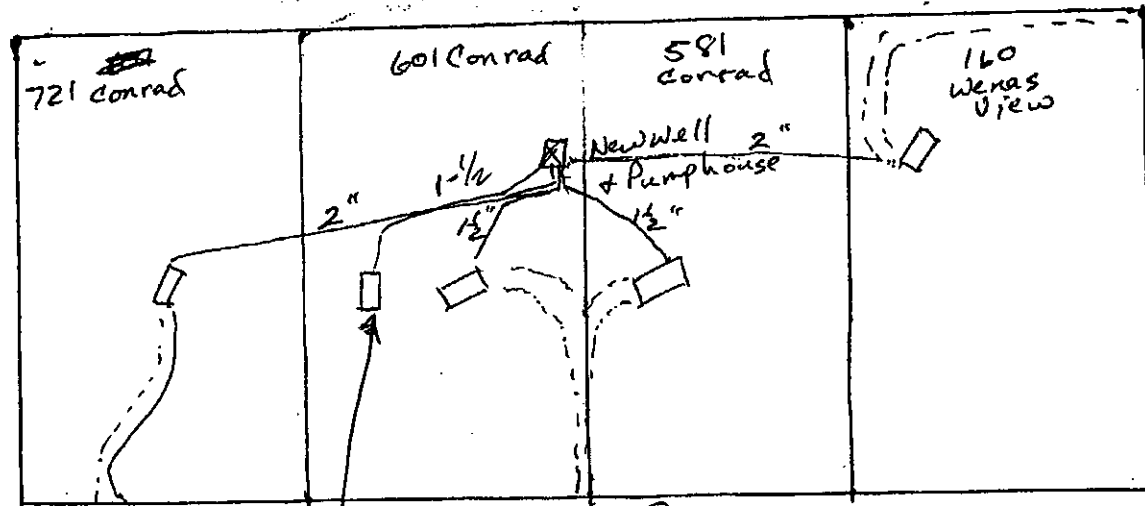
DIMENSIONS AND AREA EXCLUDE THE THICKNESS OF THE EXTERIOR WALLS AND THE GARAGE AREAS.

FLOOR PLAN
 SCALE 1/8" = 1'-0"
 601 CONRAD ROAD
 SELAH, WA. 98942
 MARK TOMBLESON
 PARCEL # 171525-31401

600 ft. radius & system layout

Please note: open land surrounds these four lots for 1/4 mi. radius.

All New PVC Pipe
Eh40



Conrad Rd

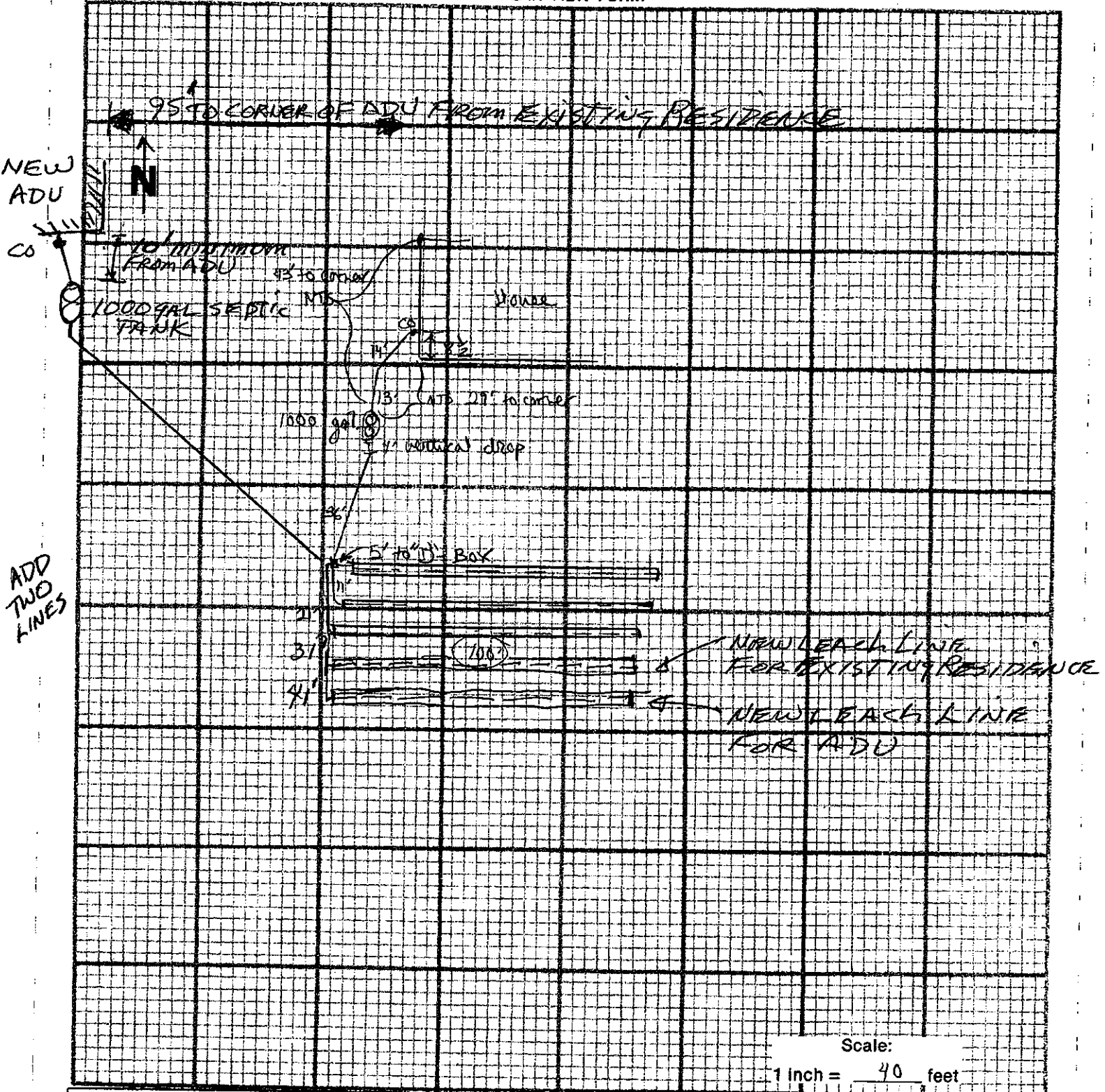
ADD ONE CONNECTION
LINE FOR NEW
HOUSE @ 601 CONRAD

Steve Burck

East Conrad Road
Water Assn

d. Site Plan (Refer to Appendix I, Part C. #36):

**YAKIMA HEALTH DISTRICT
PLAN VIEW FORM**



ADD TWO LINES

For: Steve Burck Location: Conrad Rd, / Selah, WA 98942 Prepared by: JHB, w/ Larry Fenster's notes Address: Phone:	Parcel No. 171525-31401	AS BUILT BY <u>David A. Hack</u> DATE <u>8 - 2 - 95</u> Yakima County Health District
	Date: 6-14-95	

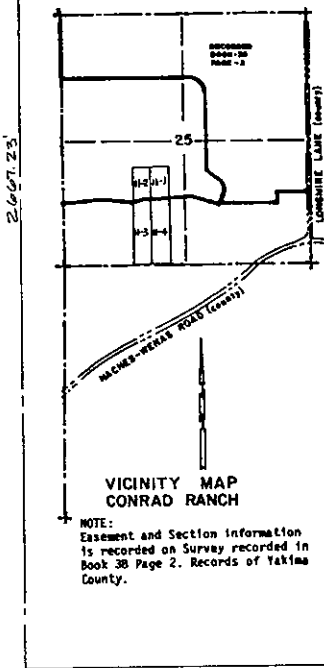
EH-11

283216

W 1/4 COR.
SEC 25, 15-17
R.D. 2' AL. CAP # 16909

CEN. 1/4 COR.
SEC 25, 15-17
R.D. 2' AL. CAP # 16909

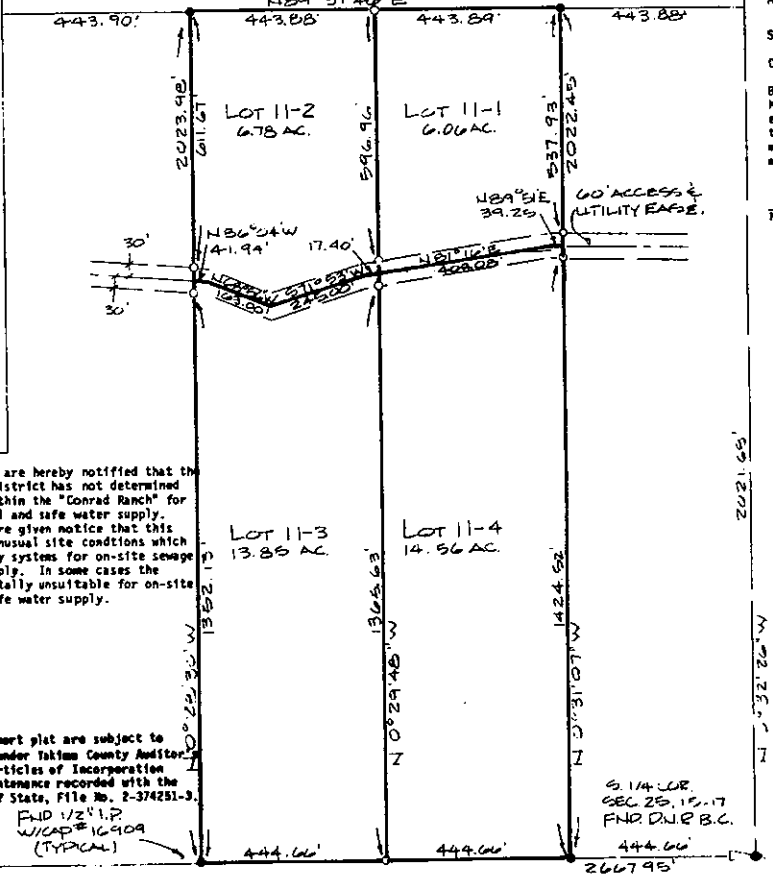
LEGAL DESCRIPTION
Tract 11 of that Certain Survey Recorded in Book 38 of
Surveys Page 2 Records of Yakima County, Washington
Situated in Section 25, Township 15 North, Range 17 E.W.M.



VICINITY MAP
CONRAD RANCH
NOTE:
Easement and Section information
is recorded on Survey recorded in
Book 38 Page 2. Records of Yakima
County.

OWNER'S CERTIFICATE
I hereby certify that all charges regular and special assessments collectible by
this office have been paid, based on the property described herein on the date of this
certificate have been paid, based on the date of this
Cornie Hoover
Yakima County Treasurer's Office

- NOTES:
- Yakima County has an responsibility to build, improve, maintain or otherwise
service any private road for this short plat.
 - Purchasers and lessees are hereby notified that this short plat is situated in
an agricultural area and the lots are therefore subject to erosion, dust, weeds,
odor and the application of chemicals resulting from usual and approved practices
associated with nearby agricultural uses.
 - Purchasers and lessees are hereby notified that the lots within this short plat
are subject to Yakima Health District (YHD) standards for installation of on-site
sanitary disposal and domestic water supply systems. The lots were not evaluated
by YHD prior to plat approval. Permits or approvals from YHD must be obtained
before any sewage or water system development is begun.
 - All lots adjacent to an existing orchard, hop field, vineyard or commercial
forest tract of two acres or more shall maintain a residential building setback
of 100 feet from the adjoining fruiting activity or commercial forest tract until
such time as the fruiting or forestry activity ceases to exist for a period of
one year or more.



Purchasers and lessees are hereby notified that the
Yakima County Health District has not determined
suitability of lots within the "Conrad Ranch" for
on-site sewage disposal and safe water supply.
Purchasers and users are given notice that this
property may possess unusual site conditions which
necessitate more costly systems for on-site sewage
disposal and water supply. In some cases the
parcel may be found totally unsuitable for on-site
sewage disposal and safe water supply.

The lots within this short plat are subject to
an agreement recorded under Yakima County Auditor's
File No. 2757592 and Articles of Incorporation
pertaining to road maintenance recorded with the
Washington Secretary of State, File No. 2-374251-3.

S.W. COR.
SEC 25, 15-17
R.D. 2' AL. B.C.

S. 1/4 COR.
SEC 25, 15-17
R.D. 2' AL. B.C.

YAKIMA COUNTY
WASH.
FILED BY
Jan 15 10 48 AM '88
REC'D
AUDITOR

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 15th DAY OF JAN
1988 AT 10:48 AM IN 88-77 OF Short Plat
RECORDS OF YAKIMA COUNTY, WASHINGTON AT THE
REQUEST OF
Bette Ingham
COUNTY AUDITOR BY DEPUTY

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
BY ME OR UNDER MY DIRECTIONS IN CONFORMANCE
WITH THE REQUIREMENTS OF THE SURVEY RECORD-
ING ACT. THE DISTANCES, COURSES, AND ANGLES
ARE SHOWN HEREON CORRECTLY AND THE CORNERS
HAVE BEEN SET AS SHOWN.
Douglas S. Gray
DATE 1/15/88
DOUGLAS S. GRAY

CORNER FOUND
 CORNER W/CAP SET
 NAIL W/WASHER SET
Gray Surveying
NOTARY CONSTRUCTION SURVEYOR
P. O. Box 510 • 105 East Beech Street
Yakima WA 98907 • 575-6434



NAME **MARIELLA STRELINGER**
216 3551 Boulevard way west
LOCATION
R.D. 2' AL. SEC 25, T15N, R17E W1/4
DRAWING TYPE
SHORT PLAT
DRAWN BY **RSMAJ**
APPROVED BY **DGRAY**
PROJECT NO. **87056**
PARCEL NO. **171025 - 31026-4**
SCALE 1" = 200'
DATE **APRIL 1987**
SHEET **1** OF **1**

OWNER'S CERTIFICATE

Know all persons by these presents that SUZANNE V. CONRAD, individually
and as personal representative of the estate of LESTER S. CONRAD is the
owner and SELAH BUTTE, a Limited Partnership and MARIELLA STRELINGER
are the contract purchasers of the land hereon described, have with
their free consent and short platted as shown hereon and do hereby grant and
reserve the easements as shown hereon for the uses indicated.

Suzanne V. Conrad
SUZANNE V. CONRAD
Mariella Strelinger
MARIELLA STRELINGER
Lynn Barrett
LYNN BARRETT (Managing Partner Selah Butte)

STATE OF WASHINGTON }
COUNTY OF YAKIMA } ss

Before me this 20th day of July, 1987, personally appeared
MARIELLA STRELINGER to me known to be the person described
executed the foregoing instrument and acknowledged to me that she
the same as her free and voluntary act for the purposes and uses
mentioned. In witness whereof I have hereunto set my hand and affixed
my official seal.

Douglas S. Gray
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Residing at *Yakima*



STATE OF WASHINGTON }
COUNTY OF YAKIMA } ss
Before me this 20th day of July, 1987, personally appeared SUZANNE
me known to be the person described in the foregoing instru-
and acknowledged to me that she signed the same as her free and voluntary act
and uses therein mentioned. In witness whereof I have hereunto set my hand
official seal.

STATE OF WASHINGTON }
COUNTY OF YAKIMA } ss
Before me this 20th day of July, 1987, personally appeared LYNN BARRETT, to me known
me known to be the person described in and who executed the
for the purposes and uses therein mentioned. In witness whereof I have hereunto set my
hand and affixed my official seal.

STATE OF WASHINGTON }
COUNTY OF YAKIMA } ss
Before me this 20th day of July, 1987, personally appeared MARIELLA STRELINGER, to me known
me known to be the person described in and who executed the
for the purposes and uses therein mentioned. In witness whereof I have hereunto set my
hand and affixed my official seal.

STATE OF WASHINGTON }
COUNTY OF YAKIMA } ss
Approved by YAKIMA COUNTY PUBLIC WORKS:
D. C. Hume DATA 6/15/87
Approved by the ADMINISTRATOR:
Charles Reed DATE 7/20/87

283216

88-77