



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

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Revised 10/01/15

Land Use Actions

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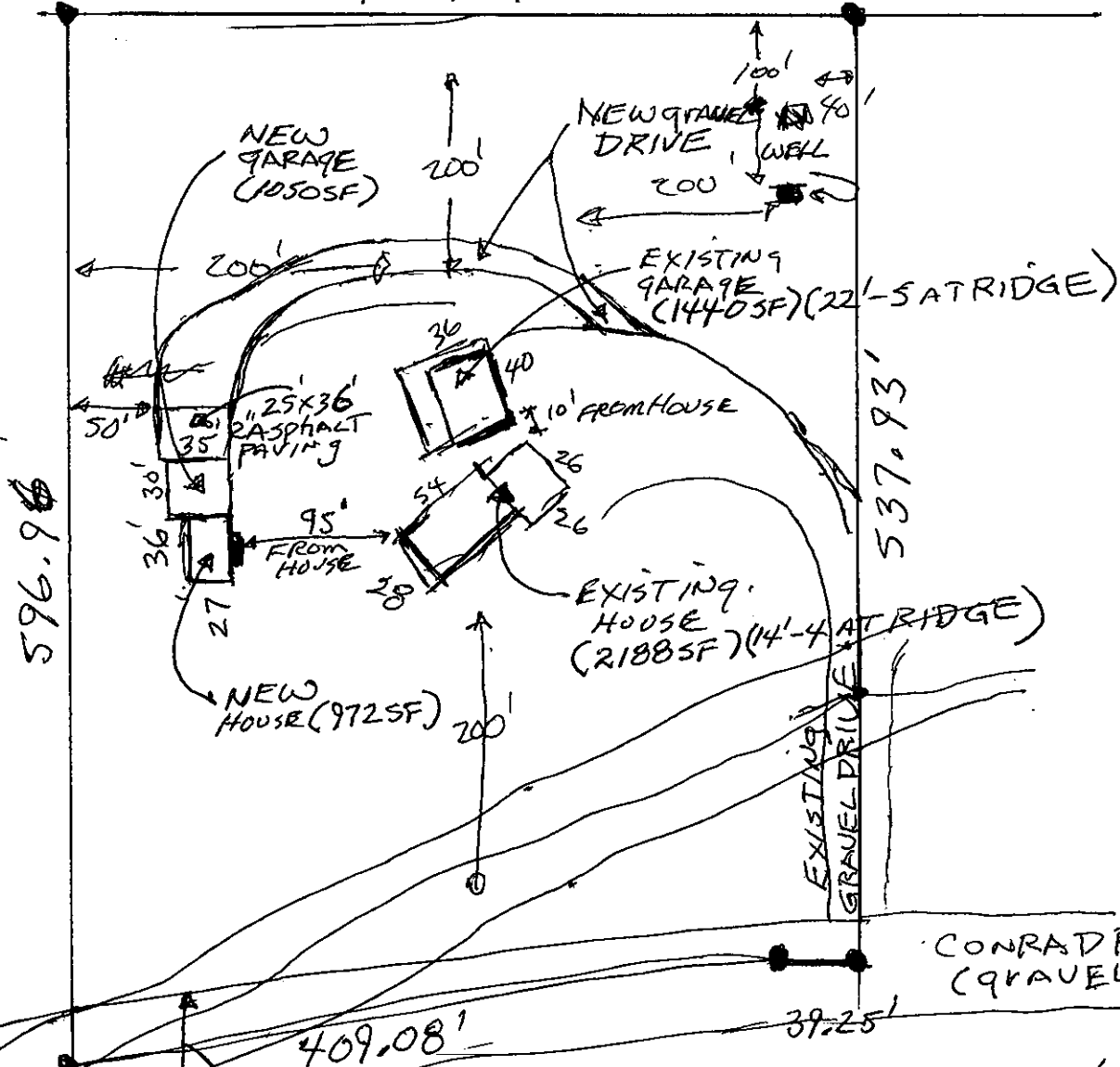
This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need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

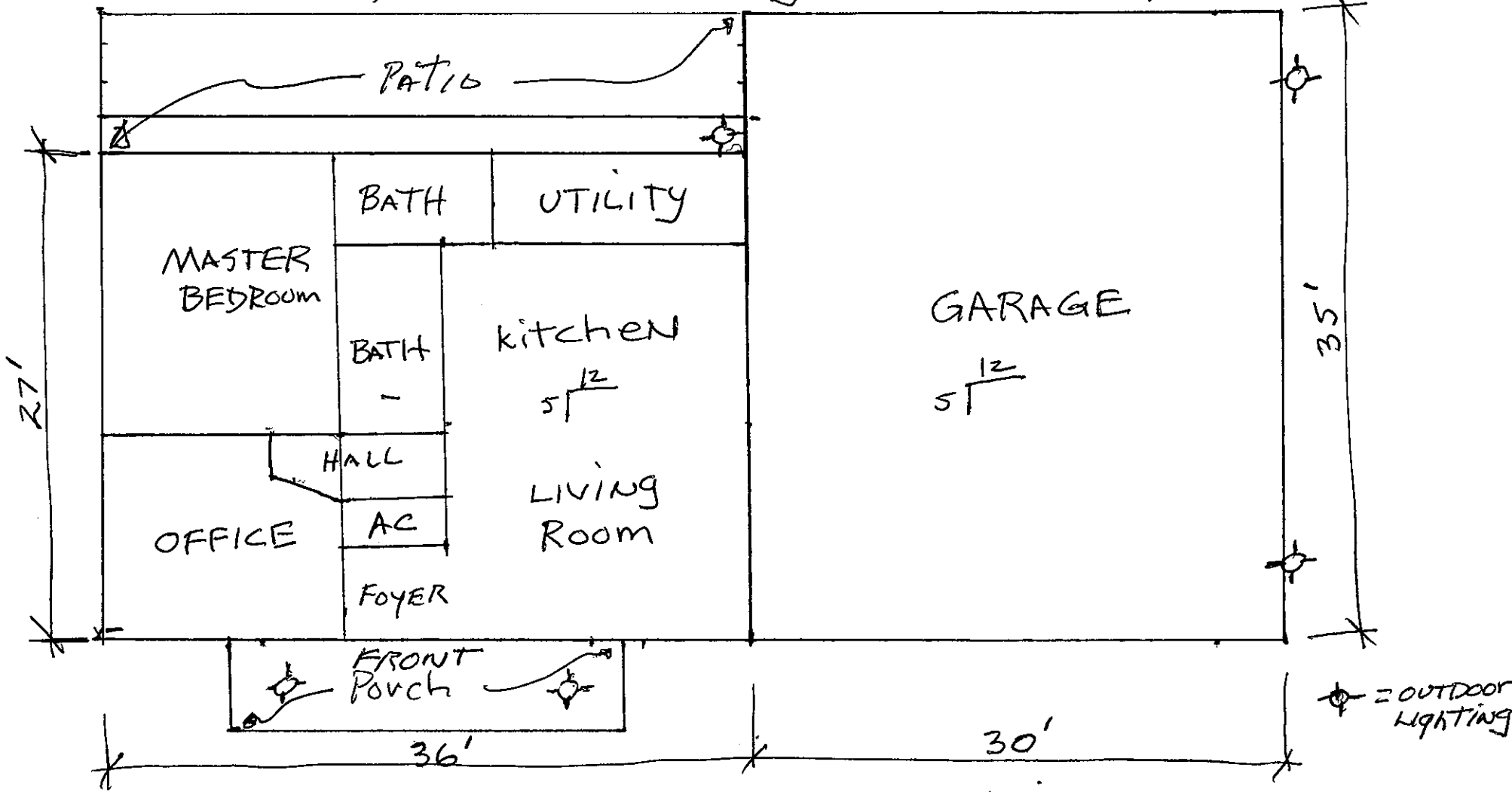
PARCEL # 171525-31401

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

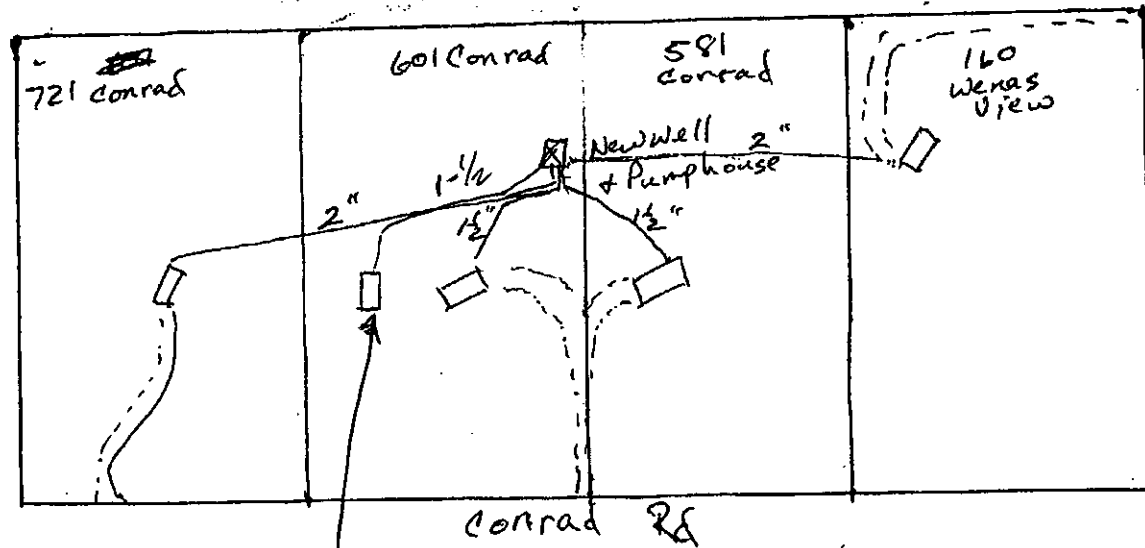
DIMENSIONS AND AREA EXCLUDE THE THICKNESS OF THE EXTERIOR WALLS AND THE GARAGE AREAS.

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

600 ft. radius $\frac{1}{4}$ system layout

Please note: open land surrounds these four lots for $\frac{1}{4}$ mi. radius.

All New PVC Pipe
Eh40



Steve Burck

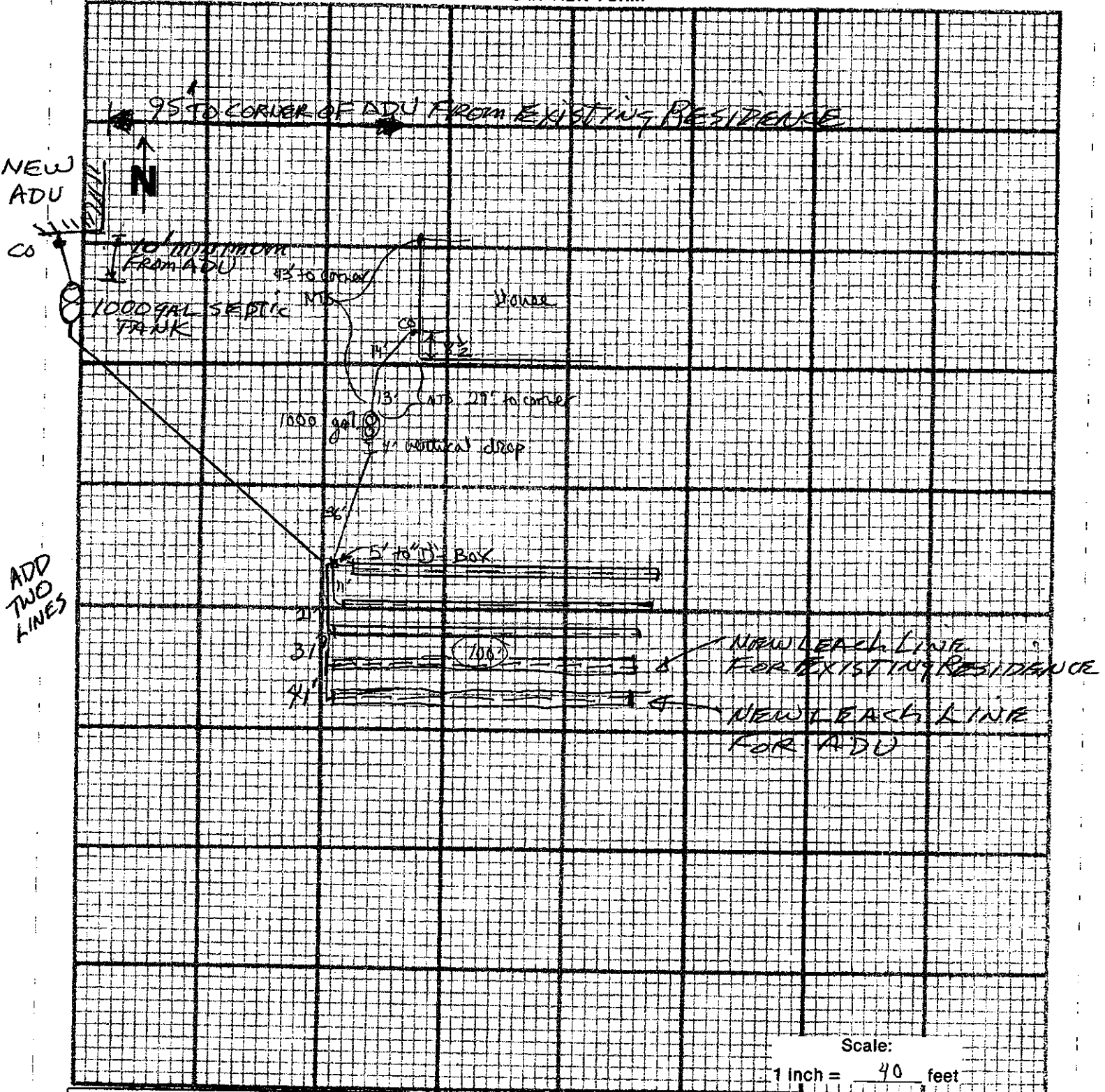
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East Conrad Road
Water Assn

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

ADD ONE CONNECTION
LINE FOR NEW
HOUSE @ 601 CONRAD

**YAKIMA HEALTH DISTRICT
PLAN VIEW FORM**



NEW ADU CO
ADD TWO LINES

Scale:
1 inch = 40 feet

AS BUILT

BY David A. Hack

DATE 8 - 2 - 95 Yakima County Health District

For: Steve Birch

Parcel No. 171525-31401

Location: Conrad Rd, / Selah, WA 98942

Date: 6-14-95

Prepared by: JHB, w/ Larry Fenster's notes
Address:
Phone:

EH-11

