



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

VERNA REDIFER, PE - Director

DATE: August 29, 2018

TO: Steve Hildebrand; Brad Kessinger, Traditional Designs Inc.; Interested Agencies; and Adjacent Property Owners

FROM: Yakima County Public Services Department: Planning Division

SUBJ: CUP2018-00074/VAR2018-00020 – Hildebrand Type 2 Accessory Dwelling Unit and Resource Setback Adjustment
Notice of Completeness and Notice of Application

DESCRIPTION OF PROPOSAL

Applicant: Brad Kessinger with Traditional Designs Inc., on behalf of Steve Hildebrand

Location: 971 Naches Heights Road. The subject property is located on the north side of Garretson Lane, about 1,000 feet east of the intersection of Garretson Lane and Naches Heights Road, approximately 1 mile west of the city limits of Yakima, WA.

Tax Parcel No.: 181309-33001

Application Submittal Date: June 27, 2018

Completeness Date: August 23, 2018

Proposal: The applicants are proposing to construct a 1,000 square foot accessory dwelling unit (ADU) that will have a 364 square foot attached garage, about 600 square feet of covered patios, and about an 89 square foot covered porch. The accessory dwelling unit will be about 30' north of the primary residence. The ADU is proposed to share the existing well with the main residence. The well is currently located on the adjacent parcel to the west, parcel # 181309-32001. The ADU is also proposed to share the existing on-site septic system. To place the ADU in the proposed location, the applicants are proposing to reduce the required 150' agricultural resource setback to 75' along the north property line, 70' along the west property line, and 132.25' feet along the east property line.

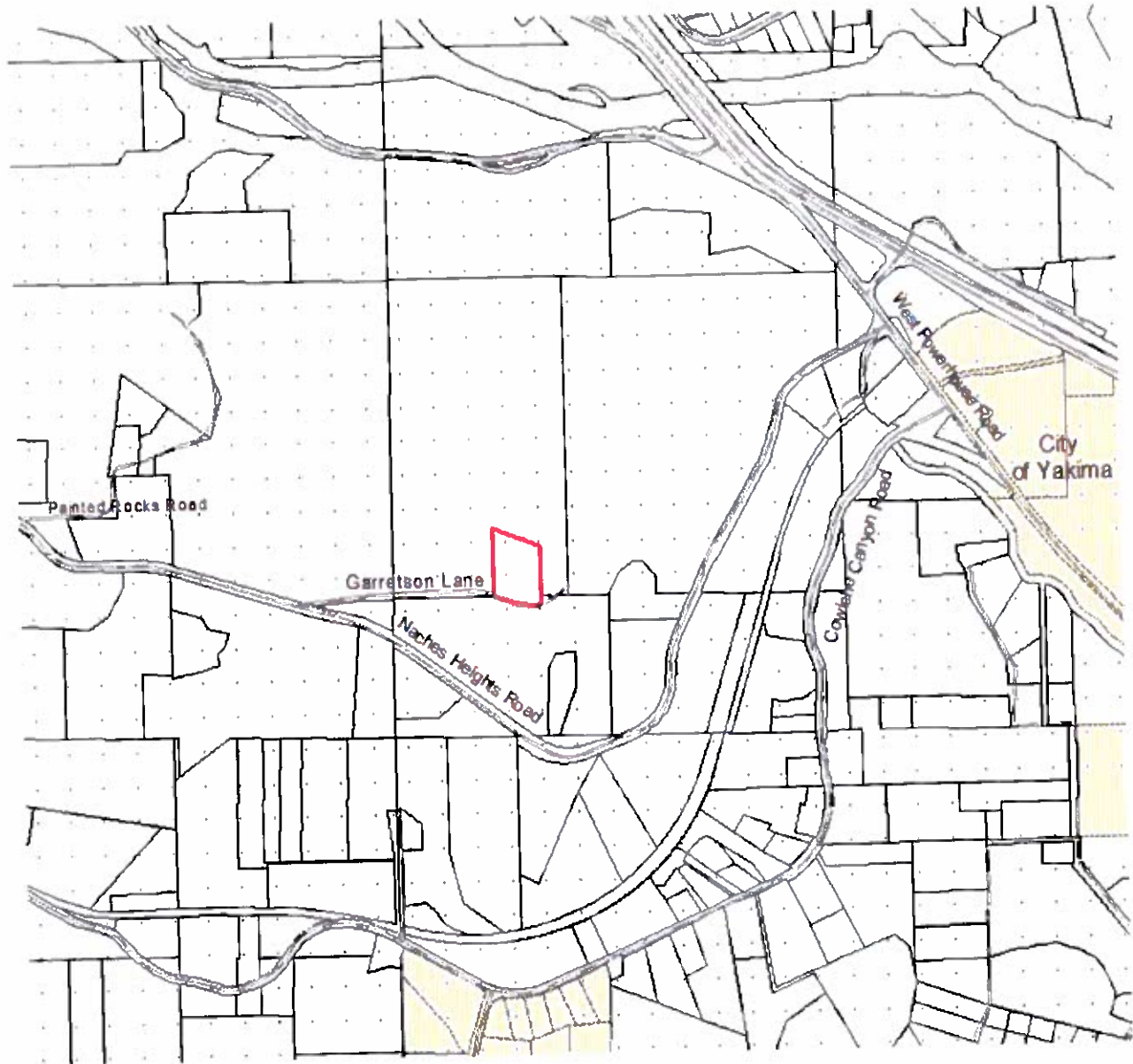
COMMENT AND APPEAL INFORMATION

A land use application has been submitted near your property. To view the application materials online go to: www.yakimap.com/permits/ or you can view a copy of application materials at the Planning Division on the 4th floor of the Courthouse. Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. All written comments must be received by 4:00 p.m., September 12, 2018. To be considered prior to making the final decision, all submitted comments must identify the name and physical or post office address of the sender. Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Be sure to reference the above case number in your correspondence. Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information and may be appealed within 14 days of the date of issuance. If you have any questions on this proposal, please call Julia Loudon, Planner, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2210

7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)



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