



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? 1000 + GARAGE
3. What is the total gross square footage (area) of the main residence? _____
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? NORTH
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.) Location of New ADU will Allow Aging Property Owner to live Near Family members in the MAIN Residence, ADU will Increase Property & Distances from
14. Required Attachments: Property lines will not Block any existing Views.
 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.



RESOURCE SETBACK ADJUSTMENT FORM

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1. Which resource type are you requesting a reduction:
 - Agricultural Resource from Agricultural zoned property.
 - Agricultural Resource from Rural zoned property.
 - Mineral Resource
 - Forest Resource

2. Amount of Adjustment Requested:
 Zoning Standard requires: 150' (Ag zoned) 60' (From Rural) 500' (Mineral) 200' (Forest)
 Proposed setbacks from all property lines (setbacks cannot be reduced by more than 50%, or less than 60', unless otherwise allowed under YCC 19.35.020(6)(d)):
 BMD
 8/23/18

75	from the north property line
32.5	from the east property line
0	from the south property line
70	from the west property line

3. Under the current configuration of your lot are you able to meet the required resource setback? Yes No
4. Is there a physical barrier on the property that impacts resource setback? Yes No
 If Yes, what is the physical barrier? Slope & Rock terrain on NORTH Side & EAST SIDE
5. Have you talked with the affected neighbor and discussed any possible mitigation to reduce any potential conflicts? (If so, you may attach a letter of support from the adjoining resource property owner.) Yes No
6. Was the property created through a subdivision? Yes No
 If yes, please list the subdivision recording number: _____
7. Are there residences on the subject property and/or adjoining parcels that encroach into the same setback? Yes No
 If yes, please indicate the location and the setback: _____
8. Is the adjoining lot, from which the reduction is requested, equal to or small than 3 acres? Yes No
9. Does the adjoining lot, from which the reduction is requested, contain an existing residence? Yes No
10. Is there a road and/or canal right-of-way separating the subject property from the property in which the reduction is requested? Yes No
11. Will the strict application of the required setback result in a greater impact to the commercial resource operation? Yes No
12. What measures are proposed to mitigate for the potential conflicts between the proposed use and the resource activity?
I see no potential impact.



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.

ADD for property Owners to Occupy - MAIN House will be occupied by Song Family - Will be able to care for Aging Parents.



TRADITIONAL DESIGNS INC

COMMERCIAL AND RESIDENTIAL DESIGN
RON PELSON AND BRAD KESSINGER, OWNERS/DESIGNERS
106 S. 4TH AVE. YAKIMA WA 98902 (509) 452-7604

Email Re: Additional Info.
Public Services (2)
CUP2018-74/
VAR2018-20

AUG 21 2018

Matt ___ Don ___ Lynn ___
Harold ___ Lisa ___ Carmen ___

Yakima County Public Services
Planning Department – Julia Loudon
128 North Second Street – Fourth Floor
Yakima, WA 98901

RE: Hildebrand Accessory Dwelling Unit and Resource Setback Adjustment
File Number: CUP2018-00074/VAR2018-00020

Julia:

Additional information that you requested for the review of this application:

1. WE provided a copy of the property's full legal description as requested for your use.
2. Question #3 from ADU form: Existing House structure is 3860 total Gross Square Feet including existing garage area.
3. WE provided you a revised Site Plan for review with adjusted ADU location & dimensions.
4. I hope this will be accepted as a revised Narrative as requested:

NARRATIVE:

This project is being proposed so that family members can assist with elderly aging family members while still maintaining a separate independence of being in their own home. The existing property has a limited space that the new ADU structure can be located due to the location of the existing house structure, septic system, and driveways. Furthermore the natural terrain of the property has rocky slopes towards the North, South, & East from the existing house such that the new ADU cannot be placed in a different location than proposed. The request for variance of the Ag Resource setback from 150' (standard) to 75' on the North, 132.5' on the East, & 70' from the West, is due to the fact that the proposed ADU would not feasibly fit and/or function as well for the proposed use in a different location on the property. Furthermore the North property line that abuts to the adjacent AG parcel has a steep rocky grade that is unusable for farming that extends north beyond the property line in question. Future AG operations will not be impacted by this ADU being constructed in the proposed location.

5. The revised Site Plan we provided has modified dimensioning as requested.

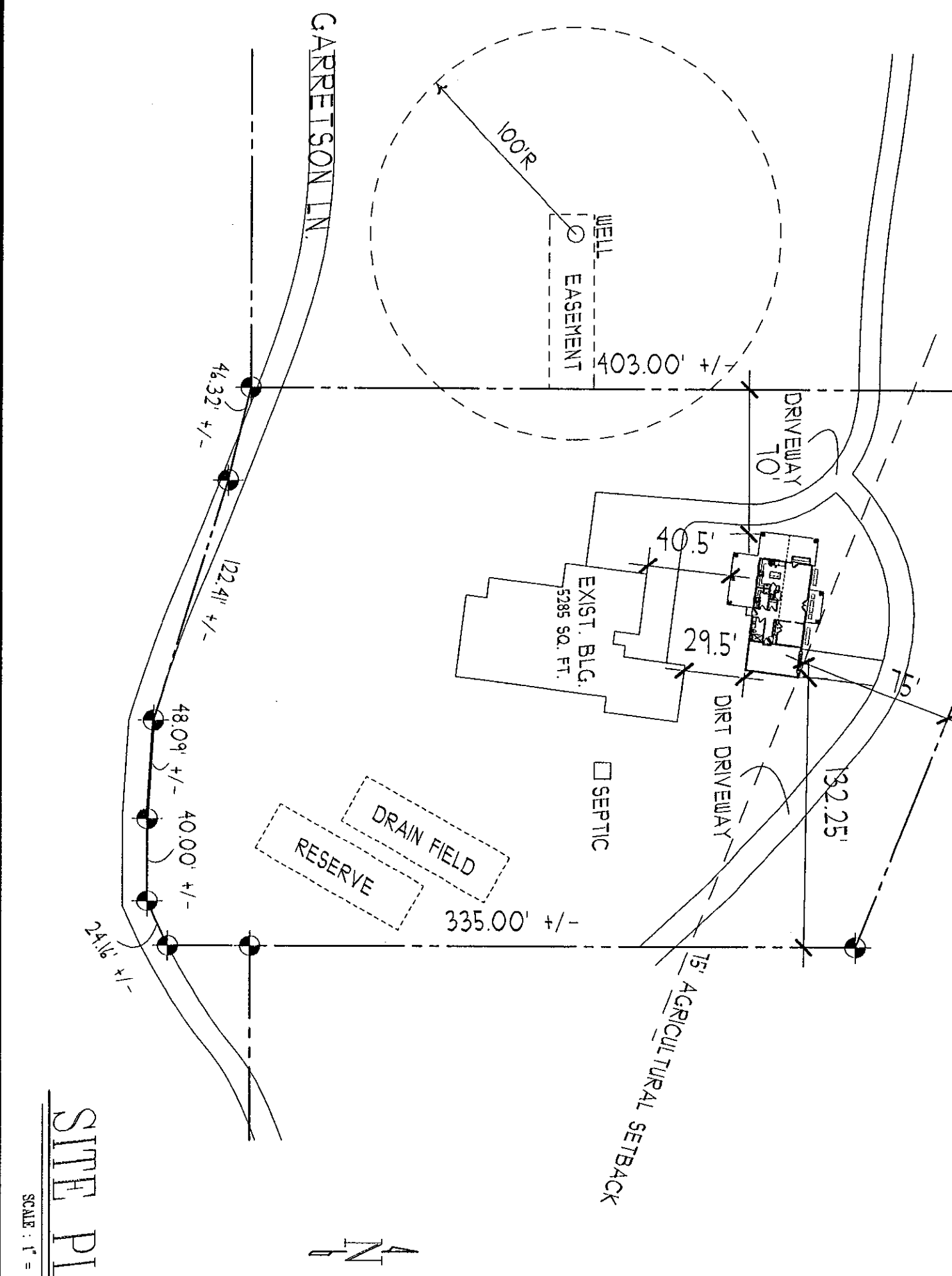
With this I hope you can complete the review of this project application. My clients are excited to get to the next step and submit to the county for building permits.

Sincerely,

Brad Kessinger, Owner – Designer
Traditional Designs Inc.

COVERAGE CALC'S	
ADDRESS:	971 NACHES HEIGHTS RD
PARCEL #:	18130933001
103,886 - TOTAL LOT AREA	
7,014 - EXISTING CONC./GRAVEL AREA	
95 - NEW CONC./GRAVEL AREA	
5,285 - EXISTING BUILDING & COVERED AREA	
2,114 - NEW ADU & COVERED AREA	
(13.98 %) 14,528 - TOTAL COVERAGE	
(86.02 %) 89,358 - TOTAL LANDSCAPING	

**PROPOSED
ADU LOCATION**
1000 SQ. FT.
(+ GARAGE + COVERED AREAS)



SITE PLAN

SCALE: 1" = 80'

ORIGINAL TRACINGS OF THESE PRINTS ARE THE PROPERTY OF TRADITIONAL DESIGN. REPRODUCTION OF THESE PLANS IN ANY FORM WILL SUBJECT PARTY VIOLATING THIS OWNERSHIP TO CIVIL COURT ACTION. ALL CHANGES SHALL BE VERIFIED WITH DESIGNER BEFORE CONSTRUCTION. VERIFY ALL DIMENSIONS ON JOB SITE AND REPORT ANY DISCREPANCIES TO BUILDING DESIGNER.

Public Services (PN)

AUG 14 2018

Harold Matt Don Lynn
Lisa Carmen

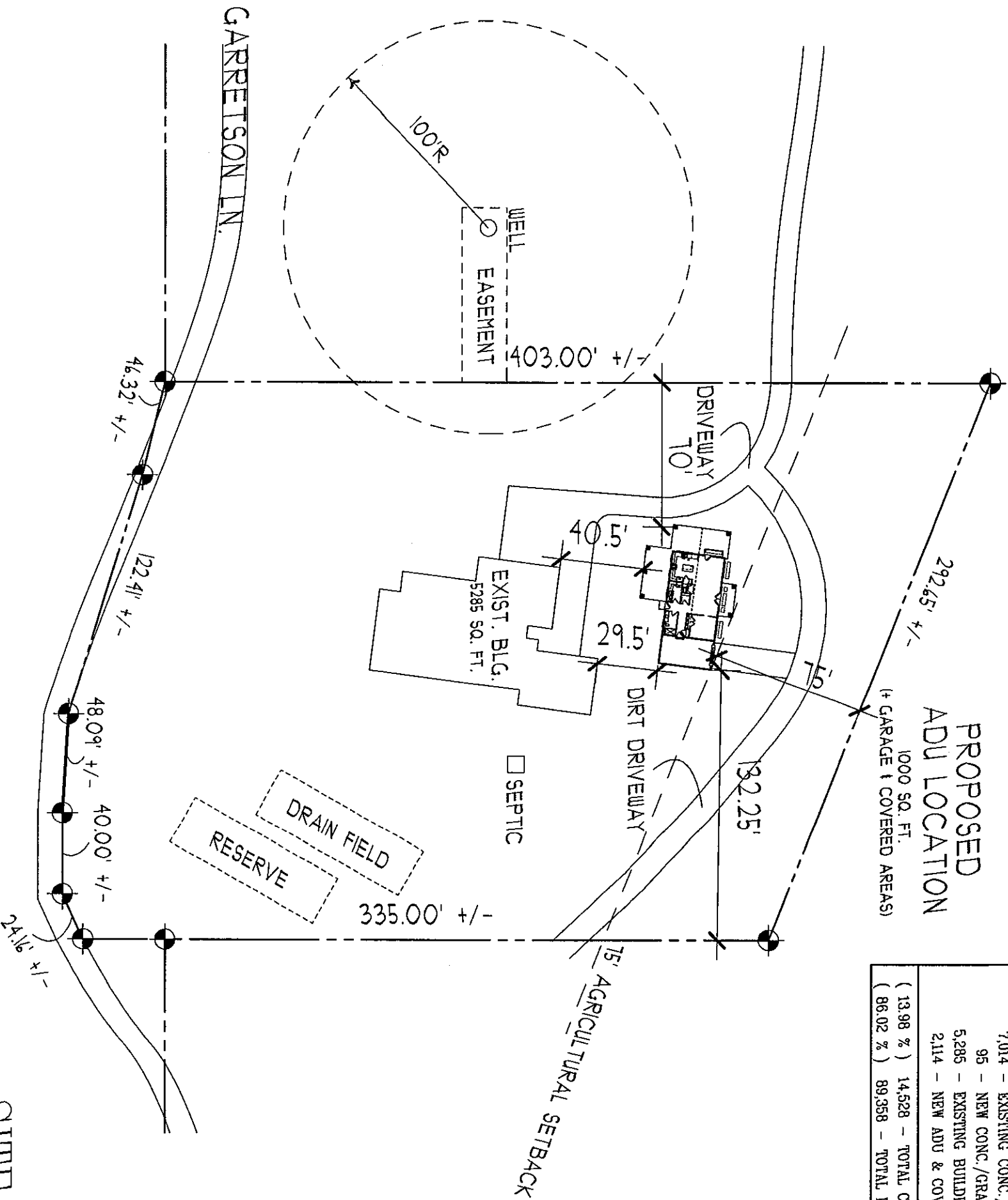
CUSTOM DESIGN FOR:
STEVE & DOTTIE
HILDEBRAND
(509) 000-0000

**TRADITIONAL
DESIGNS INC.**
(COMMERCIAL AND RESIDENTIAL DESIGN)
106 S. 4TH AVE YAKIMA WA.
(509) 452 - 7604

DATE: 08/10/18	PLAN# SP-18103
REVISED	SHEET NUMBER

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SP



COVERAGE CALC'S	
ADDRESS:	971 NACHES HEIGHTS RD
PARCEL #:	18130933001
103886 - TOTAL LOT AREA	
7,014 - EXISTING CONC./GRAVEL AREA	
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5,285 - EXISTING BUILDING & COVERED AREA	
2,114 - NEW ADU & COVERED AREA	
(13.98 %)	14,528 - TOTAL COVERAGE
(86.02 %)	89,358 - TOTAL LANDSCAPING

**PROPOSED
ADU LOCATION**
1000 SQ. FT.
(+ GARAGE + COVERED AREAS)

SITE PLAN

SCALE : 1" = 60'

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CUSTOM DESIGN FOR:
STEVE & DOTTIE
HILDEBRAND
(509) 000-0000

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DESIGNS INC.**

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MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

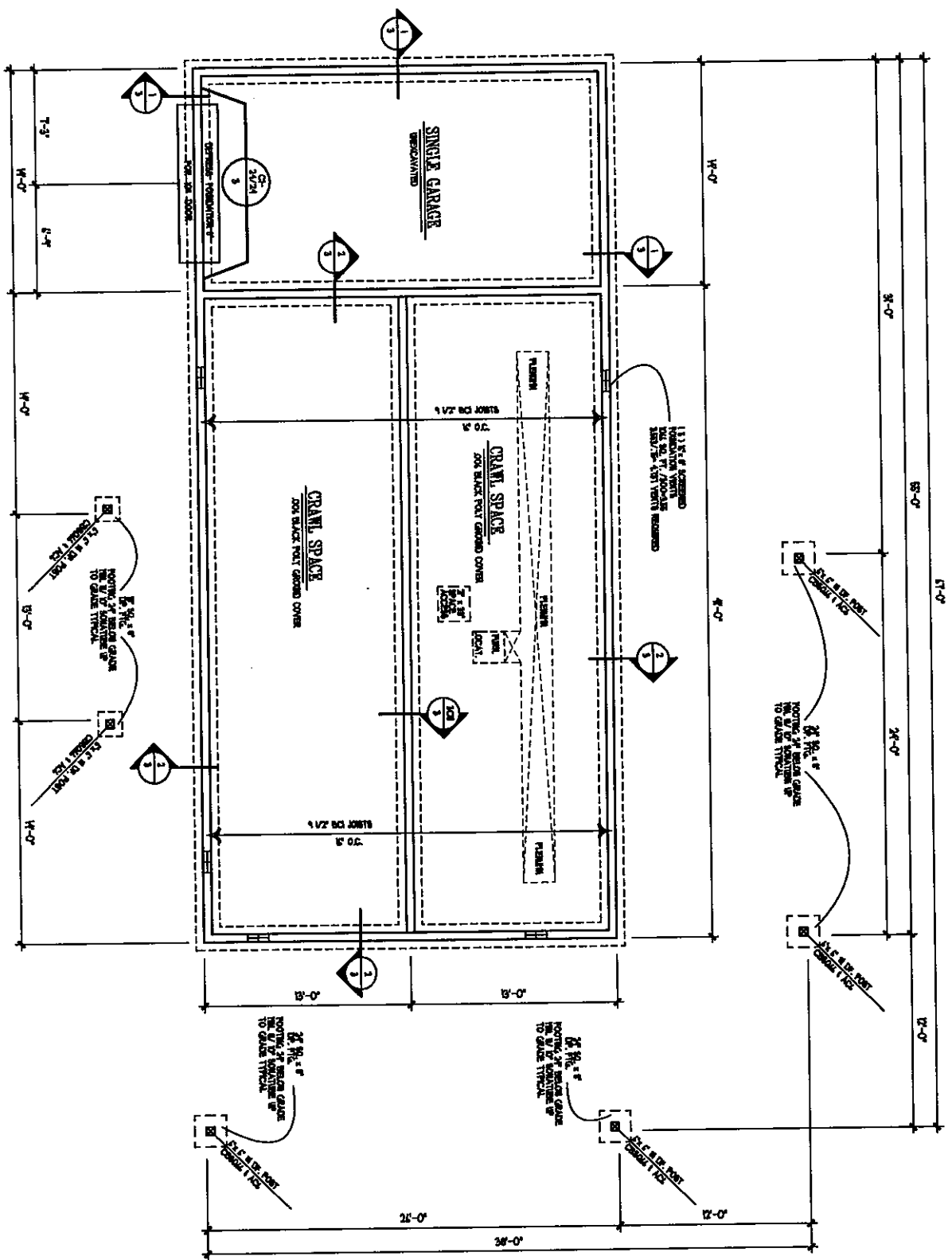
Yakima County Public Services

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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 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.



FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

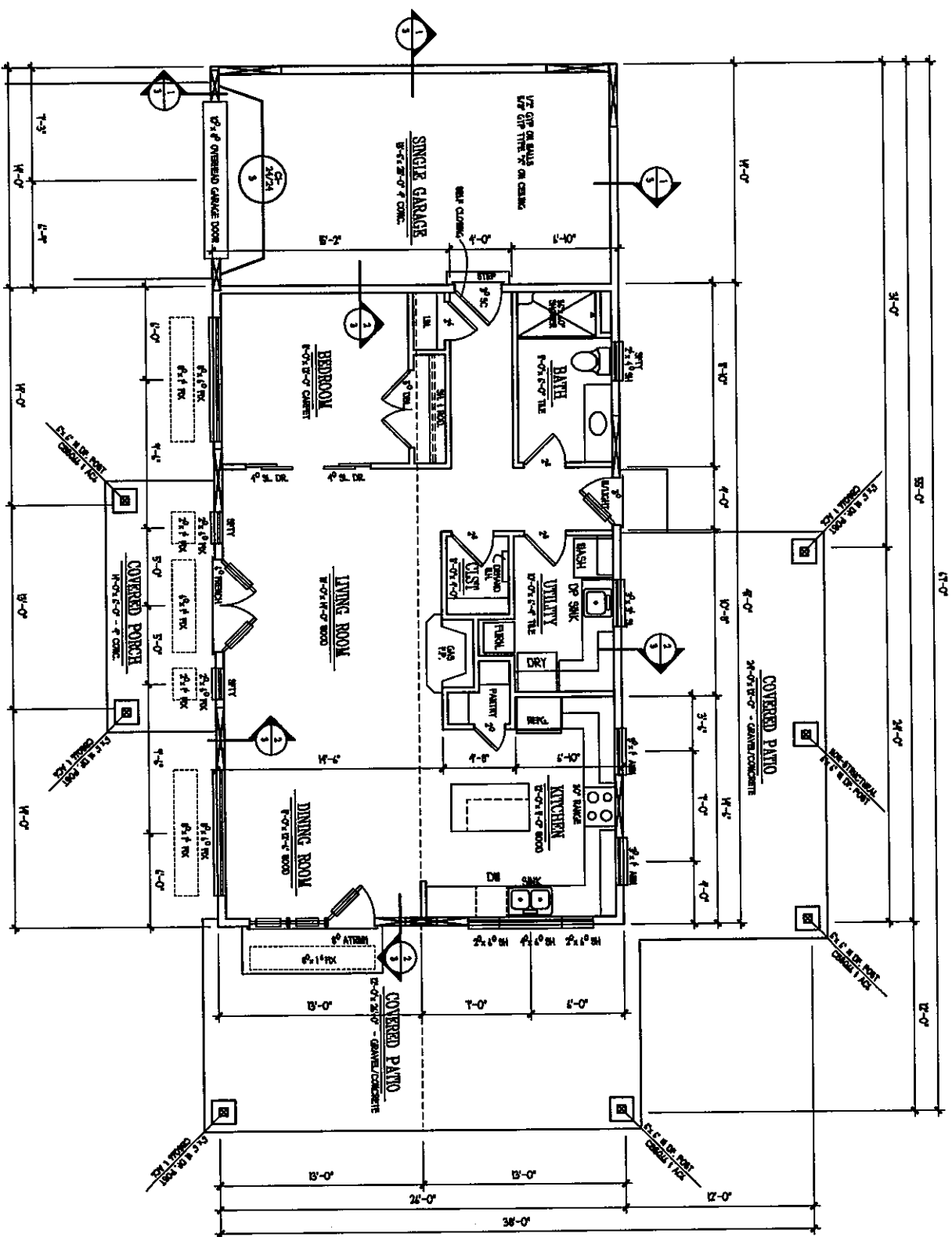
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SQ. FT.
 1430 = BUILDING FOOTPRINT AREA
 377 = GARAGE AREA
 1000 = INTERIOR LIVING AREA
 600 = COVERED PATIO
 84 = COVERED PORCH

CUSTOM DESIGN FOR:
STEVE & DOTIE HILDEBRAND
(509) 000-0000

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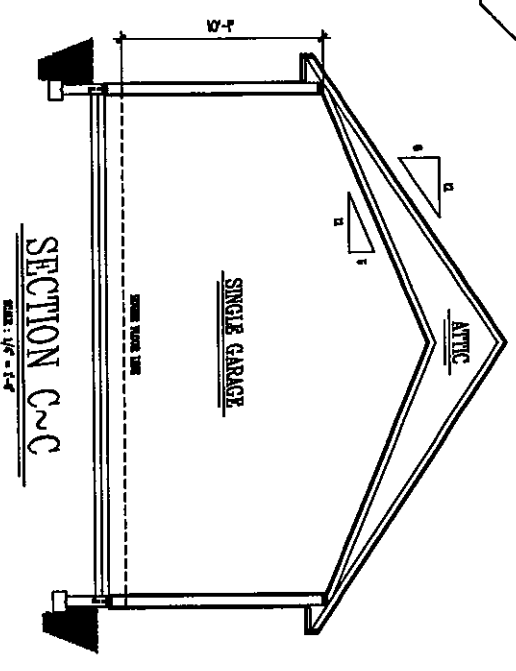
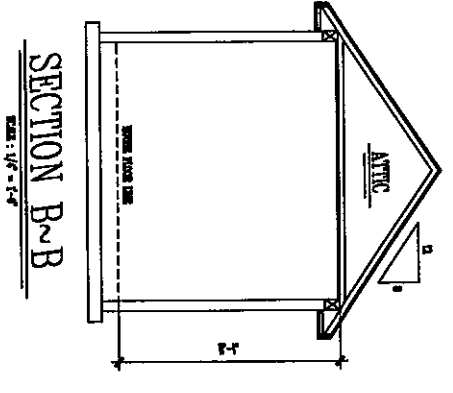
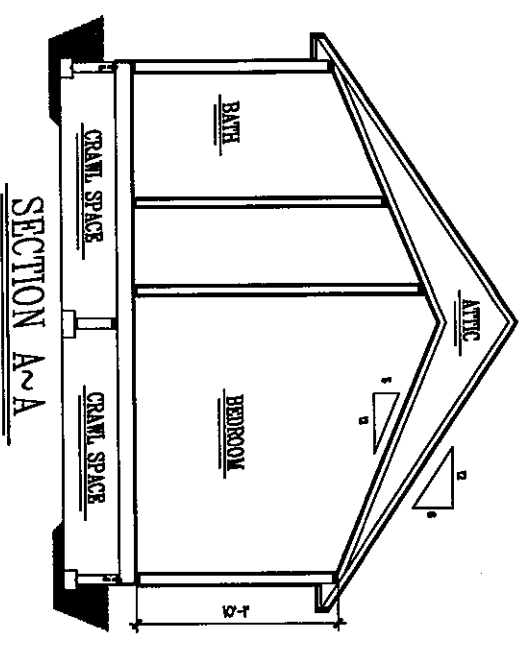
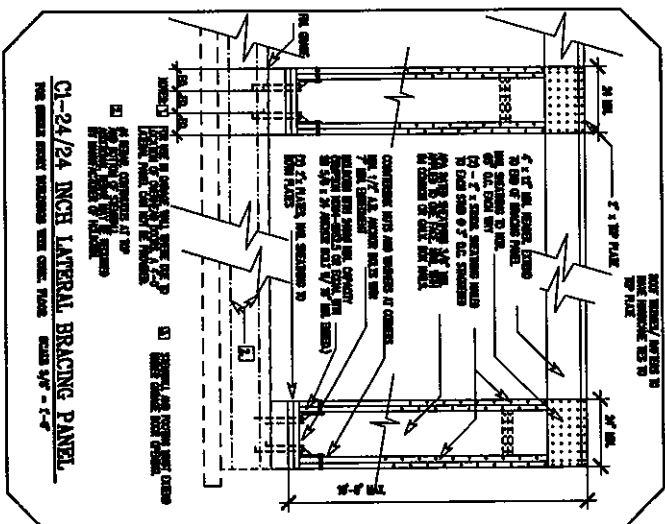
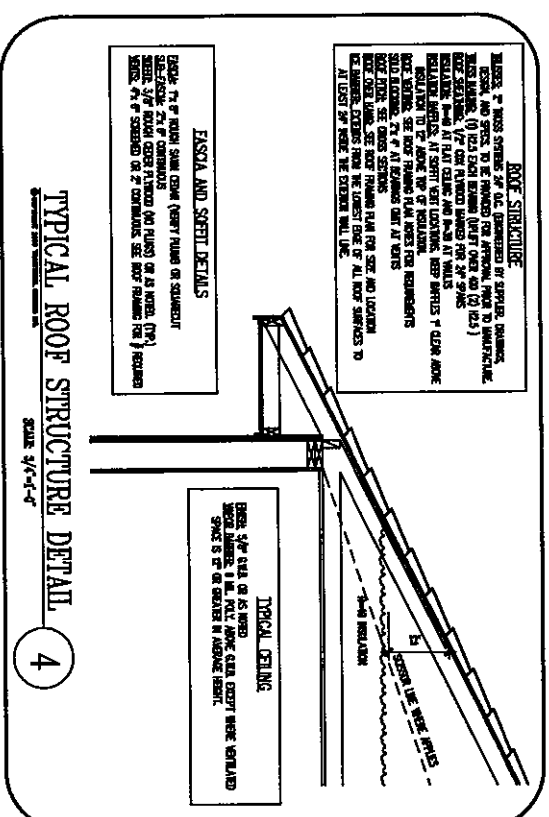
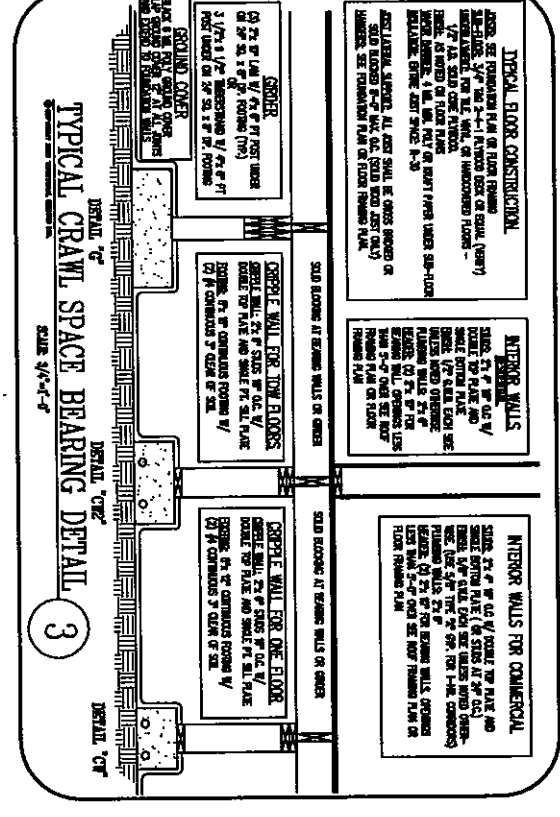
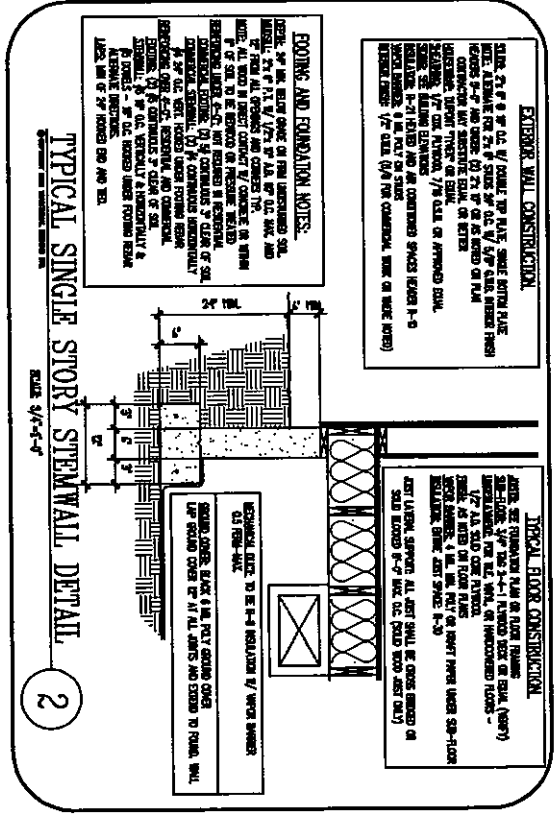
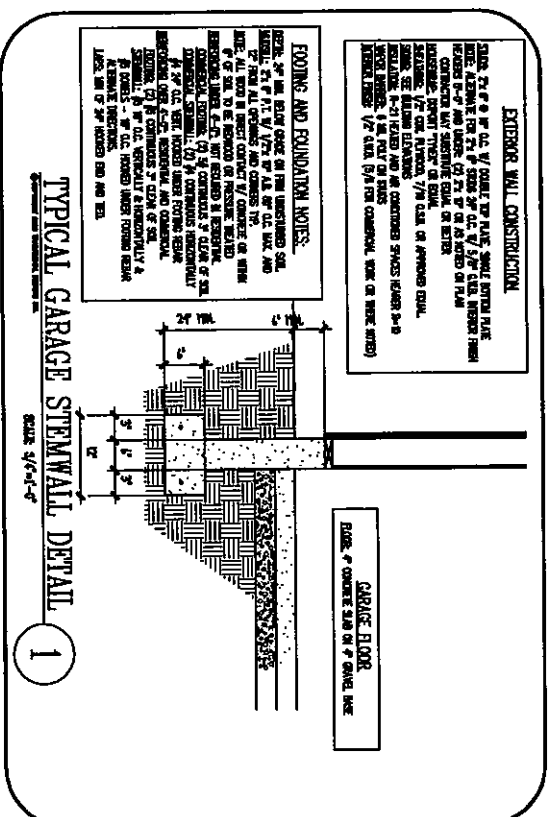
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MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

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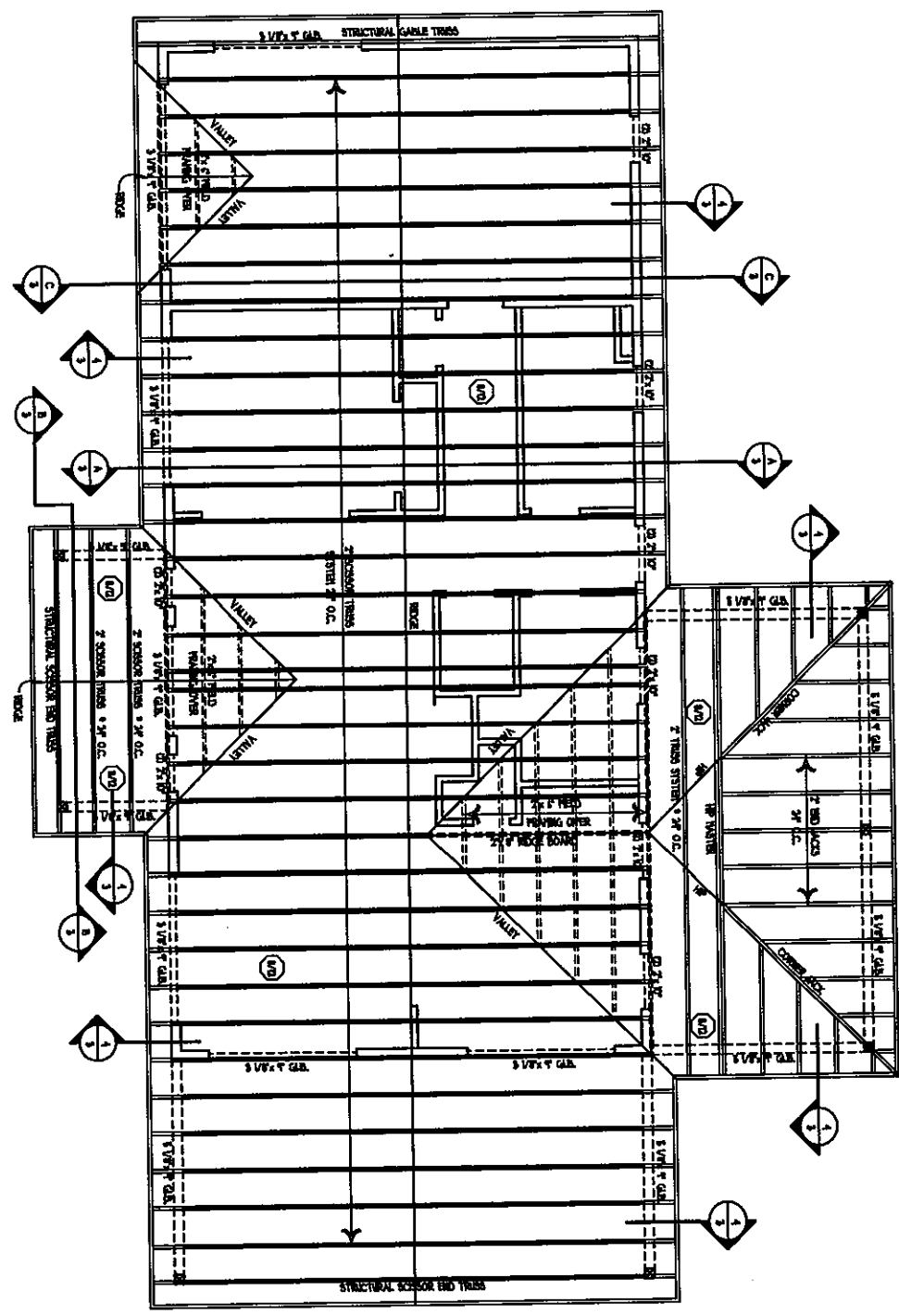


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- MANUFACTURED TRUSS SYSTEM
 - WALK, STORAGE TRUSS SYSTEM
 - MANUFACTURED TRUSS SYSTEM
 - WALK, STORAGE TRUSS SYSTEM
 - TRUSS SYSTEM WITH CHANGING MEMBER SIZE

THIS PLAN IS TO BE USED FOR THE TRUSS ONLY. ALL MEMBERS SHALL BE MANUFACTURED TRUSSES UNLESS OTHERWISE NOTED. THE TRUSS SYSTEM SHALL BE AS SHOWN ON THIS PLAN. THE TRUSS SYSTEM SHALL BE AS SHOWN ON THIS PLAN. THE TRUSS SYSTEM SHALL BE AS SHOWN ON THIS PLAN. THE TRUSS SYSTEM SHALL BE AS SHOWN ON THIS PLAN.

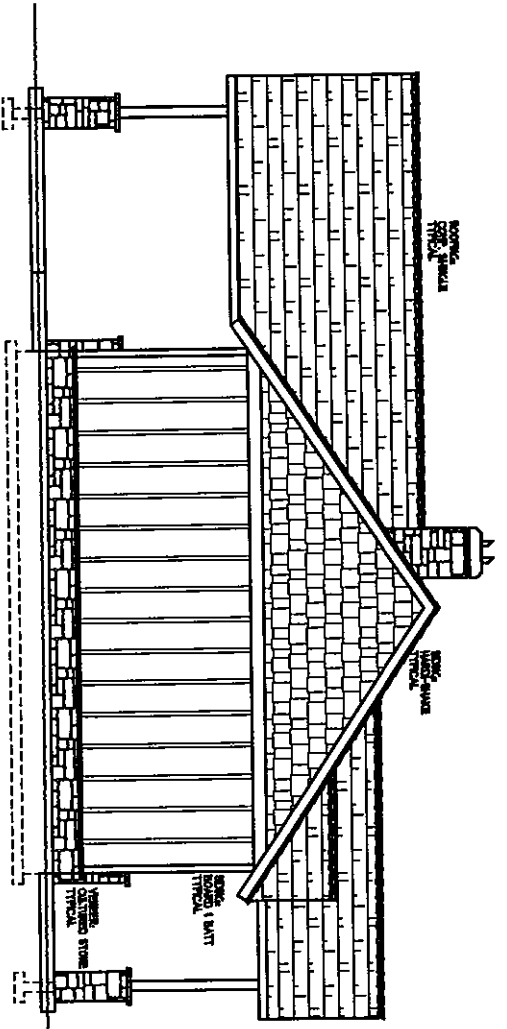
ROOF VENTS, CONTINUOUS ROOF VENTS OR (1) 1/2 ROUND ROOF VENTS @ 12" O.C. OR (2) 1/4 ROUND ROOF VENTS @ 24" O.C. WITH OVERLAP OF 2" BETWEEN VENTS.



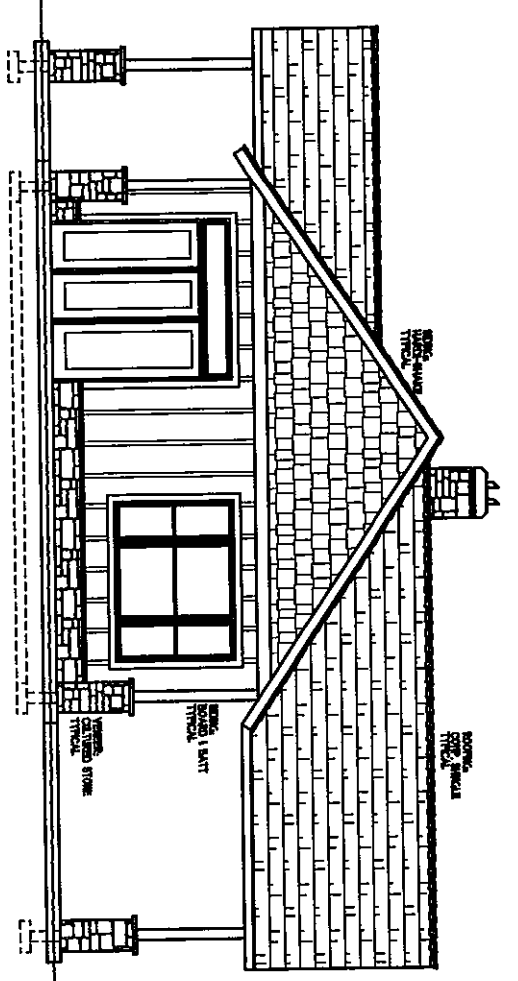
ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

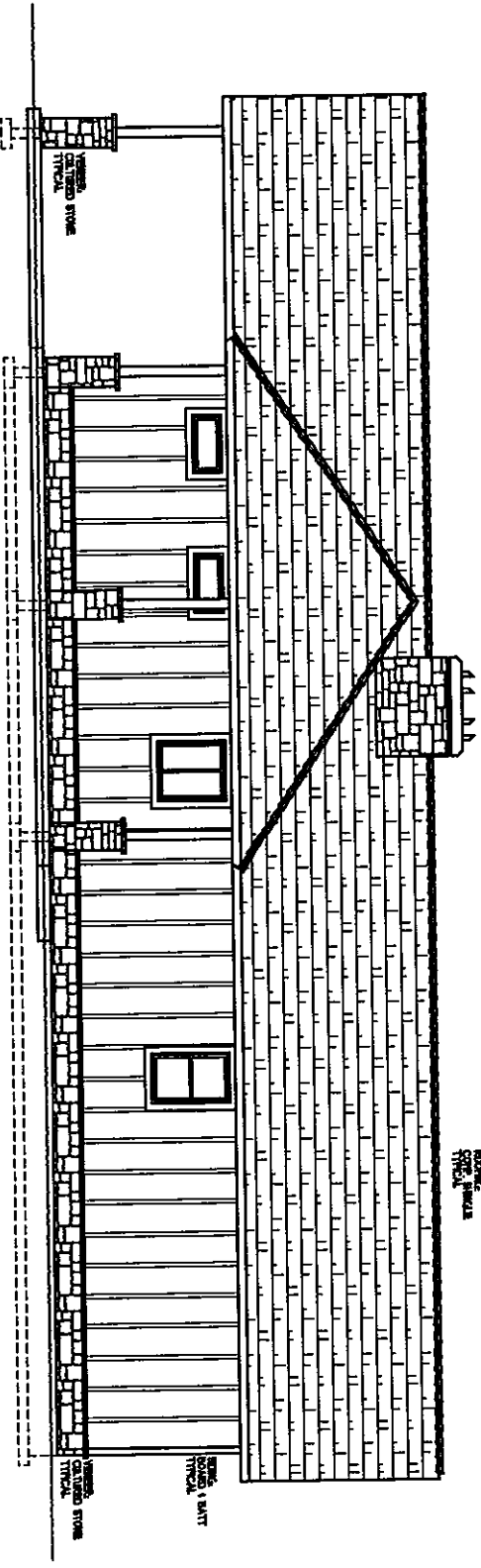
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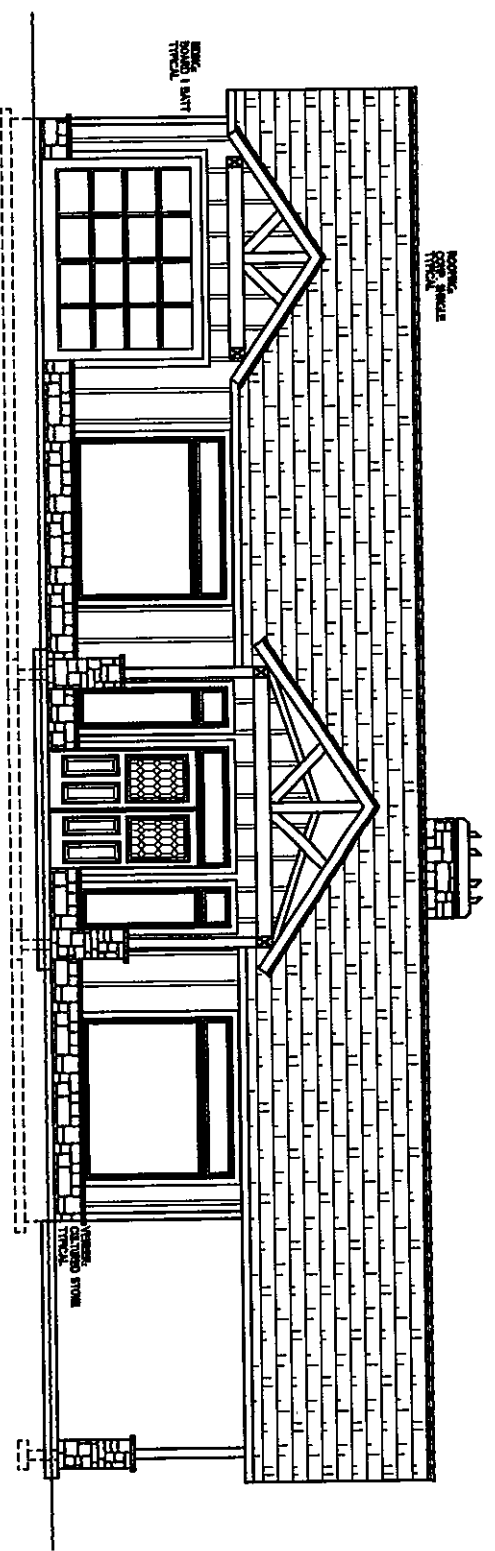
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

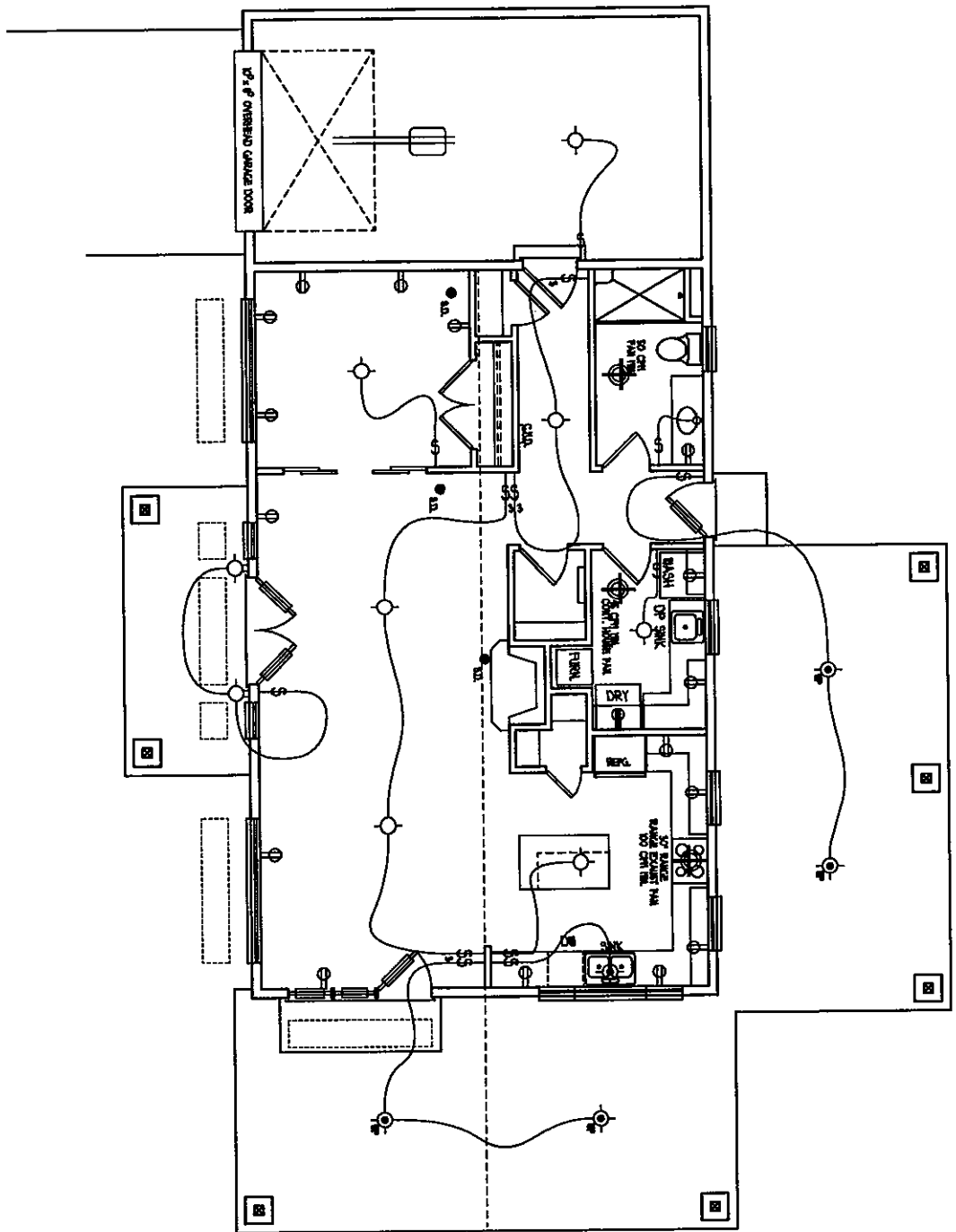


REAR ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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MAIN FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

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