



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? 9305F
3. What is the total gross square footage (area) of the main residence? 22735F
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? West
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.)
Existing Building so no changes to property line OR exterior construction
14. 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.

Property consists of 2 buildings. 1 home and 1 garage/shop. Garage is located 30' north of main residence. Original 1950s use of shop was built to support an orchard and would store equipment and fruit. It has an existing bathroom and office to support business of that time. Shop is 30'x 84.5'. Proposed use will be for a 30'x31' (total of 930sf) adding 1 bedroom, kitchen, and living room ADU built in middle of current shop, making use of current bathroom. There is a 2 car garage on the south end and a single garage, shop area the north end of shop. Use of ADU will consist of housing for 1 parent, currently 93 years old. No changes will be made to current access to property. There is substantial space, black topped, capable of parking multiple vehicles. We do not foresee using this facility for anything other than the care of my mother.

1371 smith rd
Zillah wa. 98953

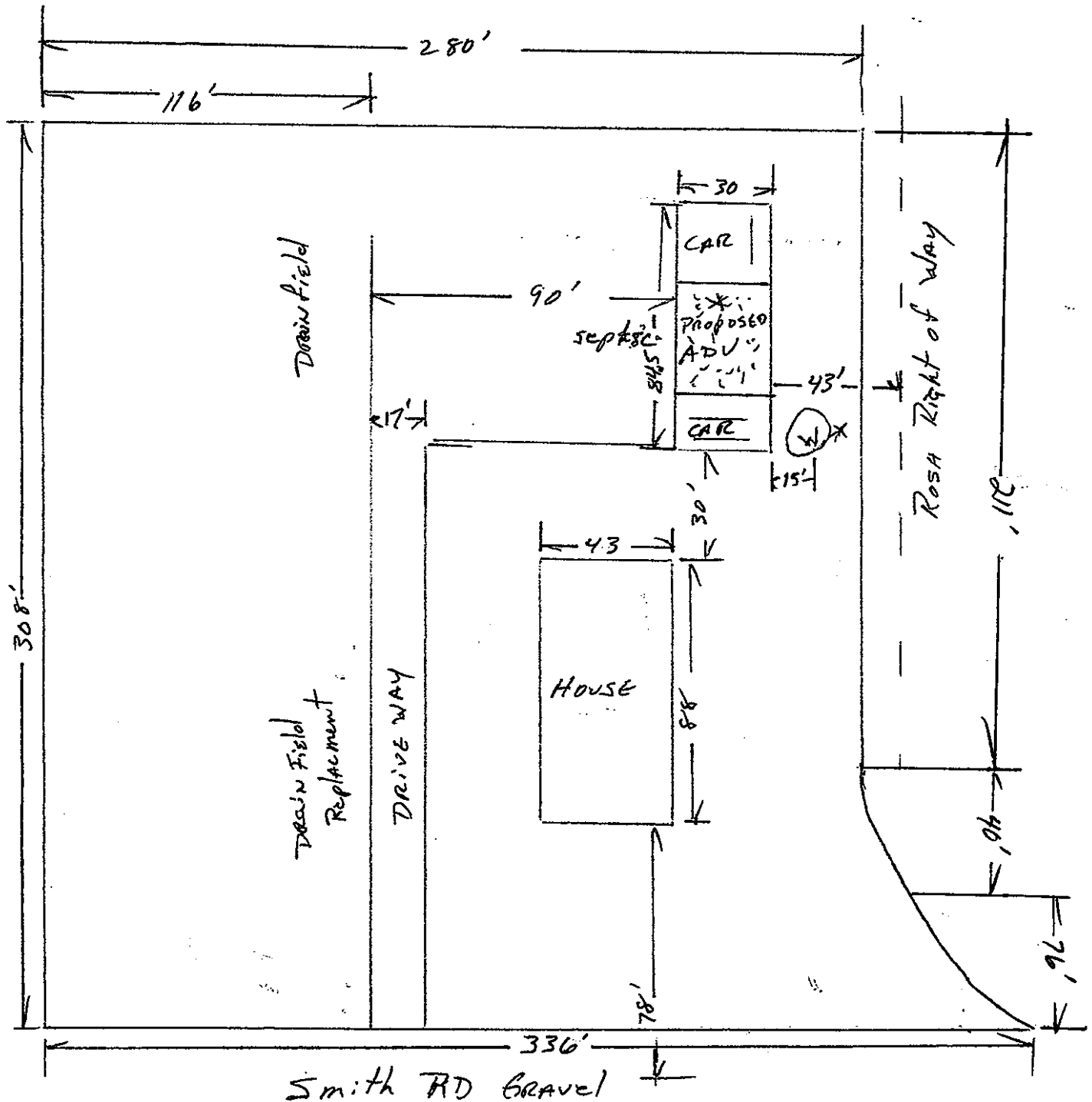
Britton Whipple
509-961-5765C
Whipple.britton@spk.sysco

owner: Britt Whipple
 1371 Smith Rd Zillah WA.
 509-961-5765
 # 21120-32402
 6-30-2018

1/4" = ~~100~~ 10 FT



x proposed/sec attached
 * PRIVATE WELL





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:

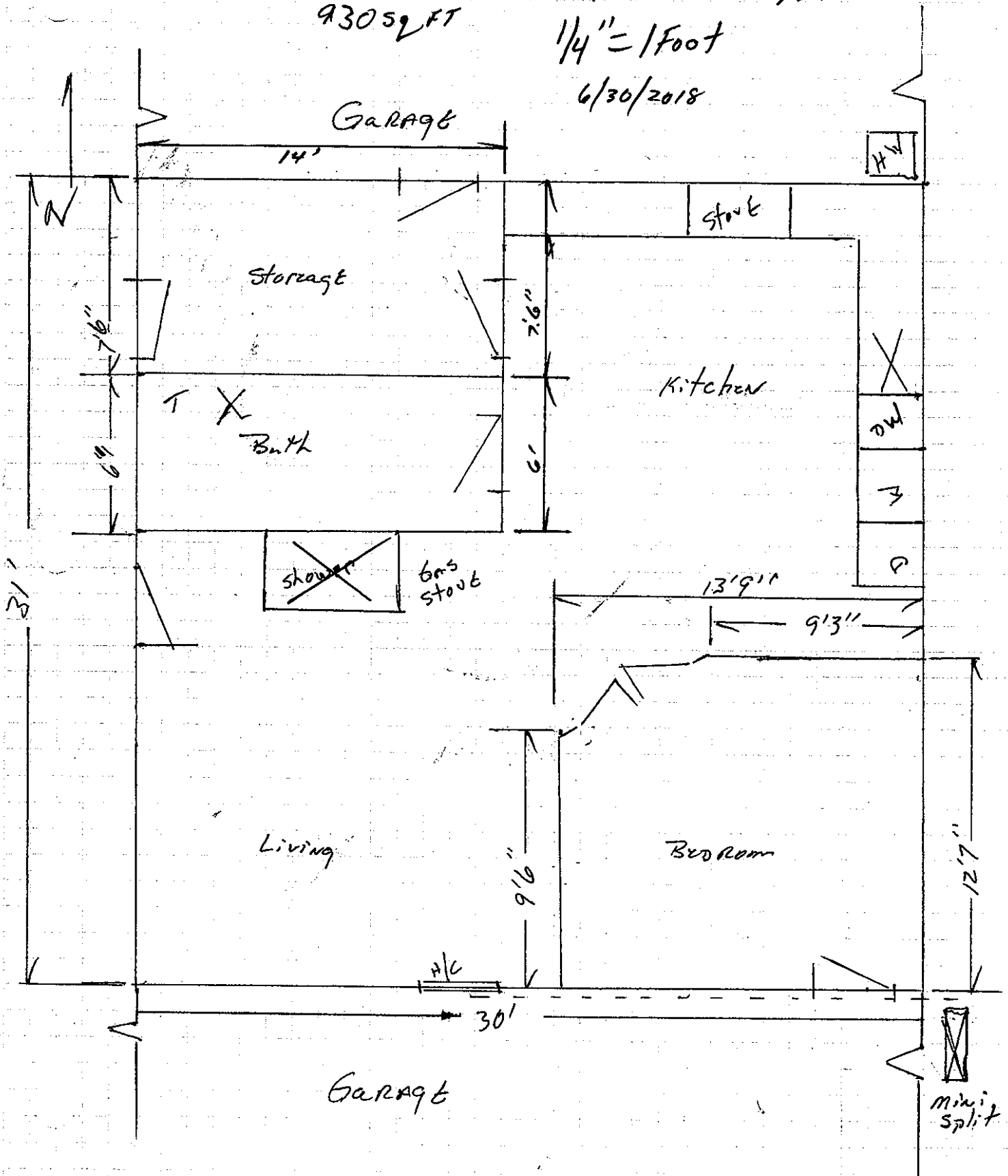
1	<input type="checkbox"/>	Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. Grid paper or picture backgrounds are not acceptable, the map must be reproducible
2	<input type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
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.

* PROPOSED ADU
930 SQ FT

Britt Whipple
1371 Smith Rd Zillah
509-967-5765
N # 211126-32402

1/4" = 1 Foot

6/30/2018



Parcel Number: 211120-32402
 Situs Address: 1371 Smith Rd Zillah
 Property Use: 11 Single Unit
 Tax Code Area: 542
 Property Size: 2.00
 Neighborhood: 260
 Owners: Bretton H & Kathleen J Whipple

Abbreviated Legal Description:
 Section 20 Township 11 Range 21 Quarter SW: LOT - 2 SP 7298622

Details for Residence #1

Building Style:	Traditional	Quality:	Good/Very-Good	Condition:	Average
Year Built:	1952	Stories:	1.00	Bedrooms:	2
Main Floor:	2,273	Upper Floor:		Add. Area:	
Full Baths:	2	3/4 Baths:		Half Baths:	
Fixtures:	8	Basement:		Finished Bsmt:	
Attached Garage:		Built in Garage:		Wood Deck:	
Patio:	488	Cover:		Masonry Trim:	
Roof Type:	Hip	Roof Material:	Composition	Flooring:	Carpet
Exterior Wall:	Brick-Veneer	Foundation:	Concrete	Fuel Type:	Oil
Heat Type:	Forced-Duct	Central Atr:		Wood Stove:	
Fireplace:	2	Prefab Fireplace:			

Utility Information:(indicates utility is available at parcel boundary)

Gas: No
 Sewer/Septic: Septic
 Electricity: Yes
 Water: Well

Site Information:

Property Type: Residential
 Street Finish: Gravel
 Curbs: No
 Zoning: Ag
 Traffic: Light
 Location: Road-Frontage
 Street Type: Two-Way
 Side Walk: No

Details for Land Record #1

Land Flag: MDL
 Water Source: Well
 Lot Shape: Irregular
 Landscaping: Average
 SquareFeet: 2,000
 Soil Class: Septic
 Sewer Source: Sloping
 Topography: Acres
 Value Method: 2,000
 Calc CU: No
 Flood Plain: No
 Land View: Limited View
 Lots: 1

Details for Detached Structure #1

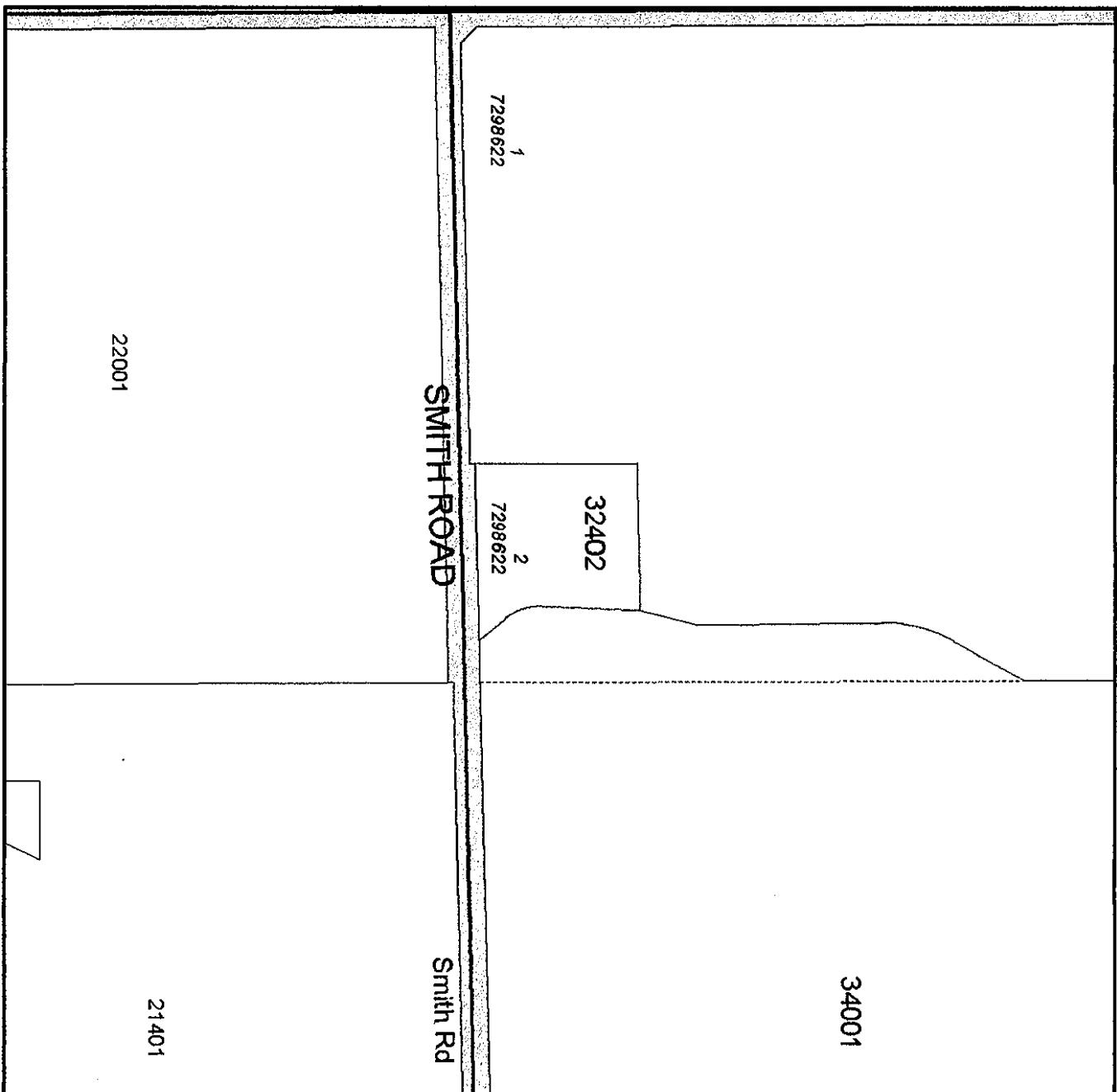
Structure Type: Garage
 Construction: Masonry-Wall
 Ext. Wall Type: Block
 Flooring: Cnctr-Slab
 Measure1: 30
 Wood Stove(s): 1
 Quality: Ave/Good
 Const. Type: Block
 Roof Type: Gable
 Year Built: 84
 Measure2: 84
 Condition: Average
 Foundation: Concrete
 Roofing Material: Metal
 Stories: 0
 Main Finished: 2,520

Excise Transactions on Parcel Number 211120-32402

Excise #	Grantor Name	Excise Date	Sale Price	Document Type	Portion (Y/N)	Parcel(s) Sold
349298	Yakima Fruit & Cold Stg Co	Nov 21, 2002	\$202,500	Statutory Warranty Deed	No	1

Segregations or Mergers on Parcel Number 211120-32402

Seg/Merge #	Seg/Merge Type	Status Date	Status	Parcel Involvement
SM030037	Short Plat	Nov 14, 2002	Completed	Child



Map Center: Range: 21 Township: 11 Section: 20