



# 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)

APPROX.

- 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? 1174 SQ FT OUTSIDE / 870 SQ FT INSIDE
- What is the total gross square footage (area) of the main residence? APPROX. 2100 SQ FT
- 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.*
- On which side of the ADU will the front entrance be located? EAST SIDE
- Are you proposing to use a park model for the ADU?  Yes  No MANUFACTURE HOME
- Will the ADU be constructed of material and paint color similar to the primary residence?  
 Yes  No, explain: COLOR IS WHITE - TO BE PAINTED SAME AS MAIN DWELLING
- 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: PRIVATE WELL  
 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: 191419-13007 Number of existing connections: 1  
 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.) INSTALLED ON PROPERTY  
2004 AND IS COMPATIBLE WITH NEB. NEIGHBORING PROPERTIES - AND HAS  
BEEN NO ISSUES ABOUT MOBILE HOME.
- 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

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](http://www.co.yakima.wa.us)

FINAL  
Revised 10/01/15

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.

2005, THE ADU WAS INSTALLED ON PROPERTY AT  
1531 NAGLER RD. SELAH, WA. IT WAS INSTALLED FOR (CONT.)

THE PURPOSE OF CARING FOR AGEING PARENTS WITH HEALTH PROBLEMS.

THE ADU, IS A SMALL, DOUBLE WIDE, MANUFACTURED HOME. IT WAS INSTALLED ON THIS PROPERTY ACCORDING TO ALL COUNTY FEES, CODES, SET BACKS AND WAS INSTALLED AT THE LOCATION THE COUNTY INSPECTOR APPROVED.

THE ADU, SHARES THE WATER AND SEPTIC TANK WITH MAIN HOUSE.

THE WATER IS FILTER THRU MAIN HOUSE CULLIGAN WATER SYSTEM

THE SEWAGE SHARES THE 1100 GAL, SEPTIC TANK AND 180 FT DRAIN FIELD, WITH THE MAIN HOUSE.

THE ADU, ALSO SHARES A 3 CAR UNCOVERED GRAVEL PARKING AREA, PLUS A 2 CAR COVERED PARKING SHED WITH GRAVEL FLOOR AND NO ELECTRIC. THE ADU SHARES THE ENTRANCE/DRIVEWAY, OFF NAGLER RD.

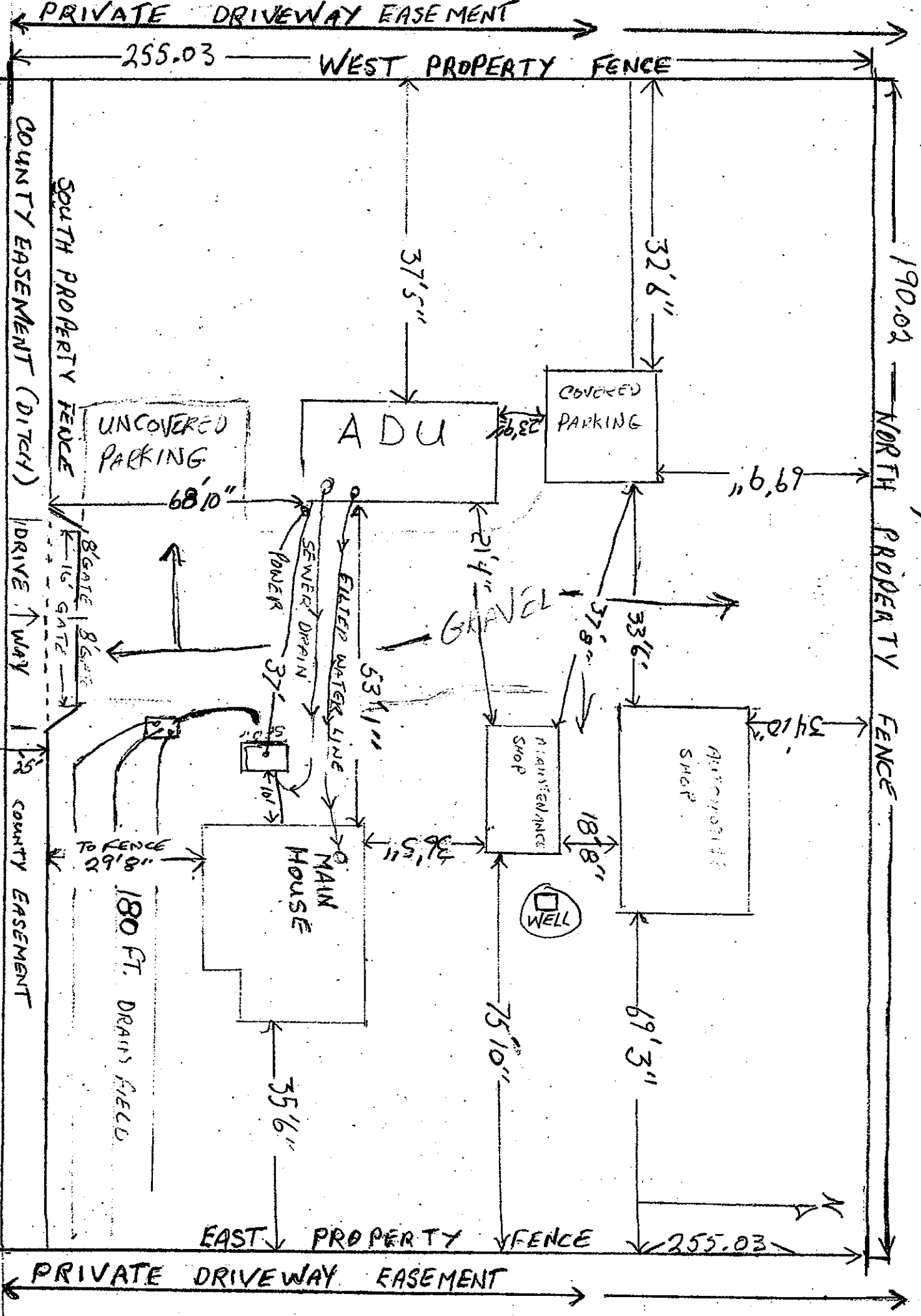
THE ADU WILL BE USED AS ADDITIONAL SPACE FOR THE MAIN HOUSE AND AS A GUEST HOUSE, OR AS A CARE HOME FOR FUTURE FAMILY WHO MAY NEED HELP.

THE ADU HAS CURRENTLY BEEN ON THIS PROPERTY FOR 14 YEARS AND IS A PART OF THE NEIGHBORHOOD.

THE ADU PAINT IS WHITE BUT WILL BE PAINTED TO MATCH COLOR OF MAIN HOUSE WITHIN 12 MONTHS OF THE COUNTY APPROVAL.

*Please use additional pages as needed*

WILLIAM H. DR + PATRICIA LAWSON  
1531 NAGLER RD, SEAH, WA. 98942  
(509) 698 5301  
PARCEL NO. 19141913007 AS OF JULY 2018



255.03



# MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL  
Revised 10/01/15

## Land Use Actions

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](http://www.co.yakima.wa.us)

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. <b>Grid paper or picture backgrounds are not acceptable, the map must be reproducible</b>
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 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 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 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. ( <b>*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.</b> )
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.

CUP 18-79  
Public Services (R)

AUG 21 2018

Matt Don Lynn  
Harold Lisa Carmen



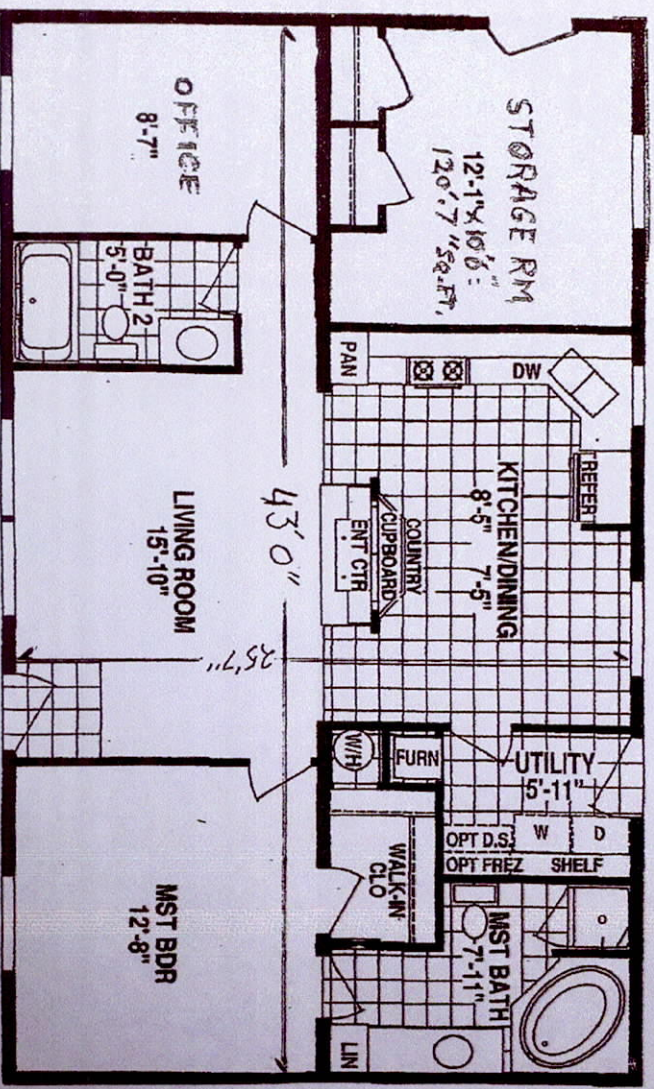
Public Services  
VINN W. REDFERN, P.E., DSWP

Jacob Clay  
Planner

Subdivision / Zoning

(509) 574-2300 / FAX: (509) 574-2301  
E-mail: jacob.clay@co.yakima.wa.us  
128 N. 2nd St. • Fourth Floor Courthouse • Yakima, Washington 98901

ADU



FILE # CUP 2018-00079  
APPROX. 984.3 SQ. FT. INTERIOR