



MANUFACTURED HOME FORM

FINAL
Revised 10/1/15

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 (Please attach a separate sheet if needed):

1. Will the proposed manufactured home be a: Single Wide Multi-Wide
2. What is the year of the proposed manufacture home? 1977
3. What is the make/model of the proposed manufactured home? Van Dyk
4. What is the size and use of structures currently located on the property? See Narrative
5. Are you replacing an existing manufacture home/mobile home with a manufacture home? Yes No
 - a. What is the previous manufacture home/mobile home: Size: _____
Year: _____
Model: _____
6. The proposed manufactured home:
 - a. Has a roof slope that is greater than two-foot rise for each 12 feet of horizontal run? Yes No
 - b. Has roofing materials that are compatible in appearance with the surround site-build homes and meet fire safety standards? Yes No
 - c. Has siding that is constructed out of wood, Masonite or other materials compatible with the surrounding site-built homes? Yes No
 - d. Is "pit-set" with the bottom of the floor joist or frame no more than 12 inches above the finished grade with a depth to accommodate an 18 inch clearance below the frame of the unit with crawl space access? Yes No

If you answered **No** to any of the above please explain: _____

Note: manufactured home placement not meeting the above criteria may be subject to an Administrative Adjustment process

7. How many parking spaces are: Existing: 2+ Proposed: None
8. What is the parking space surface type? Existing: Gravel Proposed: _____
9. What is the name of the road that the property accesses onto? Sunnyside-Mabton Hwy
- a. Is the road a: County Road State Highway Private Road
- If the road is a private road, is there an existing Road Maintenance Agreement? Yes No
(If yes, please provide a copy)
- b. Is the road constructed out of: Pavement Gravel Dirt
- c. How wide is the Right-of-Way/Easement? 150' +
- d. How wide is the surface of the road? 30' +/-
10. What is the proposed source of domestic water?
- a. Public Water: Name of provider: _____
- b. Community Well: What is the well number: _____
- i. Where is the well located? _____
- ii. Is there an existing Well Maintenance Agreement? Yes No
(If yes, please provide a copy)
- c. Individual Well
11. What is the proposed method of sewage disposal?
- a. Public Sewer: Name of provider: _____
- b. Community Septic System: Where is the septic system located? _____
- c. Individual Septic System



NARRATIVE FORM

FINAL
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The Narrative Form is designed to help you, the application reviewer, 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

PARCEL NUMBER: 231031-32009

TYPE 2 REVIEW FOR MANUFACTURED HOME

APPLICANT/OWNER: Jim & Kathy Bogert

This is an application to authorize the permanent siting of a 1977 previously-titled double-wide manufactured home that has been on the site since 1999 when it was authorized as a temporary residence for aged or incapacitated relative. It is to be occupied by the current residents of the property. As a part of the proposal an existing conventional residence shown by County Assessment records to have been constructed in 1910 will be converted to non-residential use. The existing 66' by 28' manufactured home will remain in its current location; no changes are to be made under this application except for the previously-described decommissioning of the existing house.

Other structures currently located on the property include the 1910 conventional home (640 square feet), two garages, measuring 312 and 810 square feet, a 2,400 square foot utility building, 299 square foot canopy cover and 225 square foot storage shed. These structures are in part to support agricultural use of the property.

An existing individual well and on-site sewage disposal system will be used for the manufactured home. We have a letter from the City of Sunnyside demonstrating that City sewer and water service is "not available" and the Yakima Health District has determined that the existing well is not approvable as a two-party shared well. Since the well has been used for domestic purposes since prior to 2018, we have been advised by County staff that a determination of water rights is not required.

The manufactured home meets required siting standards including pitched composition roof compatible with nearby residential development, lap siding that is likewise compatible and pit set with required 18" crawl space. It is in a location surrounded by full grown trees and other vegetation and is mostly obscured from view from surrounding properties due to its location above I-82 to the north, and behind the elevated approaches to the Sunnyside-Mabton Highway overpass across the freeway.

Access to the site is from Sunnyside-Mabton Highway using an existing 24-foot wide paved driveway.

City of Sunnyside
(509) 837-7999 Office
(509) 836-6383 Fax



Planning Division
818 E. Edison Avenue
Sunnyside, WA 98944

September 17, 2018

Request for water and sewer Availability for parcel 231031-32009, 1844 Sunnyside Mabton Highway

The owner of said property is attempting to divide the property into two lots in doing so they have inquired as to whether or not City water and sewer service are available to serve the two dwellings. The short answer is no, water and sewer service is not available to this property.

There is a 6" force main sewer line that flows west down Allen road. In order to tie into this sewer line it would require a private pump system, and check valves, the city does not typically allow connections into a force main the sewer is usually required to gravity to the nearest lift station, which for this project is not feasible. Water is located at the intersection of Allen Road and Sunnyside Mabton Road. The closest point of the property is approximately 400 feet from this location and approximately 1000 feet from the existing dwellings . water is not feasible to extend to this property at this time.

If you have any questions concerning this matter, please call Jamey Ayling @ 509-837-7999.

PLSA

ENGINEERING-SURVEYING-PLANNING
1128 WEST LINCOLN
YAKIMA, WASHINGTON (509) 575-6950

Tom Durant <tdurant@plsaofyakima.com>

Bogert Short Plat

Julia Loudon <julia.loudon@co.yakima.wa.us>
To: "tdurant@plsaofyakima.com" <tdurant@plsaofyakima.com>

Wed, Sep 5, 2018 at 11:41 AM

Hello Tom,

Regarding the water and sewer situation, if the 1910 house is converted to storage and the manufactured home is to become the permanent residence, proof of legal water right would not be required. It would be considered a replacement of a residential structure and therefore exempt. The water and sewer availability from YCC Table 19.25-1 and YCC Table 19.25-2 (YCC 19.25.020(1) and YCC 19.25.040) would still be required with the Type 2 CUP application to show what options are available. As there is an open code case (COD2017-00204), the Type 2 CUP application fee would be doubled.

Sincerely,

Julia Loudon
Planner, Zoning and Subdivision
Yakima County Public Services
128 North Second Street
4th Floor, County Courthouse
Yakima, WA 98901
(509)574-2300

From: Julia Loudon
Sent: Thursday, August 30, 2018 5:29 PM
To: 'Tom Durant' <tdurant@plsaofyakima.com>
Subject: RE: Bogert Short Plat

Hello Tom,

[Quoted text hidden]



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

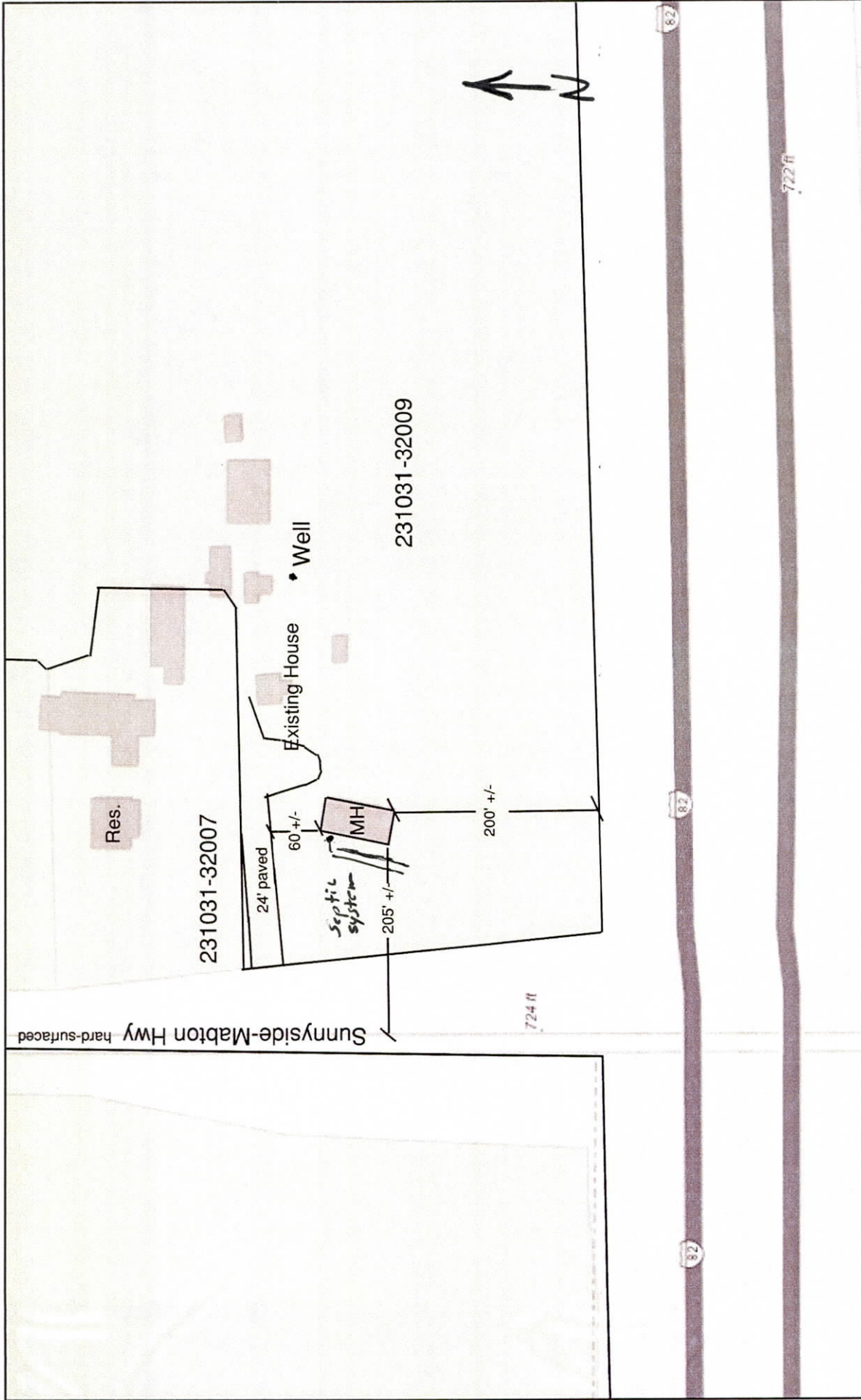
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This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site 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 <u>not</u> 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 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 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 checked="" 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 checked="" 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 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 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.

Yakima County Planning



9/14/2018 4:22:29 PM

Site Plan for Jim & Kathy Bogert

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Yakima county boundary is from the Washington State Department of Ecology, but the City limits is from Yakima County Records. | Yakima County