

# CONDITIONAL USE PERMIT FORM

Revised 07/26/18

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)

Please answer all the following questions with narrative when required (If a question is not applicable, write N/A.) Your narrative should be described in detail which will expedite the review process. You may refer to Yakima County Title 19 to show how your proposal meets the legal requirements in the code. <http://codepublishing.com/wa/yakimacounty/>

- 1. What are you proposing? Horse Barn and Veterinary Clinic
- 2. Have you had an Early Assistance Meeting?  Yes, Case no. \_\_\_\_\_  No
- 3. Are you:

**Annotation by Planner**  
LARGE ANIMALS ONLY (SEE AG SERVICE)

- a. Proposing a new structure(s).  Yes  No
  - b. Changing the Use of an existing structure?  Yes  No
- I. If you answered yes to either a. and/or b. above, what is the structure used for? Provide details (such as: type of business, estimated customers/guests, will the new structures be pertinent to any existing structures). Agricultural Service Establishment  
Large Animal Horse Veterinary Clinic and Barn  
Estimating 8-10 customers on busiest days  
4-5 customers on average day. Half of  
business is ambulatory calls. Some barn work
- II. What are the dimensions (length, width, height) of new structure(s)?  
40 ft by 100 ft

4. Check other permits that will be required, E.g.:
- Building  Fire & Life Safety
  - Grading  Manufactured Home Placement
  - SEPA  Critical Areas
  - Well Approval  Septic Approval
  - Other \_\_\_\_\_

5. Will the project be conducted entirely within a structure?  Yes  No

a. If No, describe the outdoor activities (E.g., outdoor eating, playground, park):

horses will be outside in paddocks

b. What is the approximate square footage, or seating capacity of your outdoor use area(s)?

4 12ft by 24ft paddocks  
2 30ft by 30ft paddocks

c. What type of noises will the outdoor use generate? (E.g. music, machinery, vehicles)

pickup trucks  
horses in outside paddocks, pens

**EMPLOYEES**

6. Number of Full-time 2 Part-time \_\_\_\_\_ Seasonal \_\_\_\_\_

7. Maximum number at any given shift 2

8. What are the days & hours of operation? (List all)

- Monday Hours 8-5
- Tuesday Hours 8-5
- Wednesday Hours 8-5
- Thursday Hours 8-5
- Friday Hours 8.5 in summer, none in winter
- Saturday Hours \_\_\_\_\_
- Sunday Hours \_\_\_\_\_

9. Will the operation be seasonal? If so, list months \_\_\_\_\_

busier in summer

PARKING & LOADING (YCC 19.22)

10. How many existing parking spaces do you have? none

a. Surface type (E.g., paved, gravel, dirt)? \_\_\_\_\_

11. How many new parking spaces are you proposing? 10

a. Surface type (E.g., paved, gravel, dirt)? gravel & dirt

12. Does the use require loading or unloading from trucks or other large vehicles?

Yes  No (If yes, designate areas on your site plan.)

Note: Depending on the proposed use, Americans with Disabilities Act (ADA) facilities may be required. Please contact the Building Division on the 4<sup>th</sup> floor.

horse trailers

SIGNS (YCC 19.20)

13. Will you have signage?  Yes  No (if yes, please use the separate sign form.)

PRIVATE ROAD OR SHARED DRIVEWAY (YCC 19.23)

14. If you are on a Private Road or Shared Driveway, is there an existing Road Maintenance Agreement?

Yes  No (If yes, please attach a copy to your application)

15. What is the name of the private road? \_\_\_\_\_

16. Is the road paved, gravel, dirt? \_\_\_\_\_

17. What is the width of the road? \_\_\_\_\_

18. Do you have a recorded access easement?  Yes  No Width? \_\_\_\_\_

19. Have you been told you may need to do Road Improvements?  Yes  No

a) If yes, have you met with the Transportation Division?  Yes  No

Please explain \_\_\_\_\_

STORMWATER

20. How are you proposing to manage your stormwater runoff?

on to the rest of the property

21. Will the proposal disturb more than one acre of ground?  Yes  No

**FENCES (YCC 19.10.040(9))**

22. Is there an existing fence?  Yes  No (If yes, answer the following)

- a. Fence Material \_\_\_\_\_
- b. Is the fence a view obscuring fence?  Yes  No
- c. Is there barbed wire on the top of the fence?  Yes  No
- d. What is the total height of the fence (including the barbed wire)?  
\_\_\_\_\_

23. Are you proposing a new fence?  Yes  No (If yes, answer the following)

- a. Fence Material pipe coral, acrylic (vinyl)
- b. Will the fence be a view obscuring fence?  Yes  No
- c. Will you be placing barbed wire on the top of the fence?  Yes  No
- d. What is the total height of the fence (including the barbed wire if proposed)? 4 to 5 ft

24. Are you proposing, or do you have a retaining wall and/or recreational screen?  
 Yes  No (If yes, please describe)

\_\_\_\_\_  
\_\_\_\_\_

**SITESCREENING AND/OR LANDSCAPING (YCC 19.21)**

25. Does your proposed use require?

Sitescreening?  Yes  No (E.g, fences, walls)

Landscaping?  Yes  No (E.g, trees/shrubs/groundcover)

If yes, what type (E.g., trees/shrubs/groundcover/view obscuring)?

trees/shrubs around barn eventually  
not view obscuring

**Indicate the locations on your site plan, E.g. parking areas, along street frontages, perimeters.**

What is the proposed source of irrigation water? well and  
irrigation water rights

OUTDOOR LIGHTING (YCC 19.10)

26. Is any outdoor lighting proposed?  Yes  No

front and back of building

*If yes, indicate type and the locations on your site plan.*

WATER

27. Does this project require potable water?  Yes  No

28. What is the proposed source of potable water?

a.  Public Water: Name of provider: \_\_\_\_\_

b.  Community Well: What is the well ID number? \_\_\_\_\_

i. Parcel # where the well is located? \_\_\_\_\_

ii. Is there an existing Well Maintenance Agreement?  Yes  No

*(If yes, please attach a copy with this application)*

c.  Shared Well

i. Parcel # where the well is located? \_\_\_\_\_

ii. Is there an existing Well Maintenance Agreement?  Yes  No

*(If yes, please attach a copy with this application)*

Individual Well

e.  Other, explain: \_\_\_\_\_

SANITARY DISPOSAL

29. Does this project require sanitary disposal?  Yes  No

30. What is the proposed method of sanitary disposal?

a.  Public Sewer: Name of provider: \_\_\_\_\_

b.  Community Septic System:  
Parcel where the septic system is located \_\_\_\_\_

Individual Septic System

d.  Other, explain: \_\_\_\_\_

1 toilet

COMPLETION OF PROPOSAL

31. What is your proposed timeline for completing your proposal? If phases are proposed, please describe in detail.

We want to build as soon as possible. The manufactured barn will be available in December of 2018.

There are no phases. Preparation of site with excavation, pouring the foundation and erecting the barn. Once the barn is up, the finish work will be done inside.

**All answers to the above questions must be on this form.**

**However, if additional space is needed, you may attach additional narrative.**



# MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL  
Revised 10/01/15

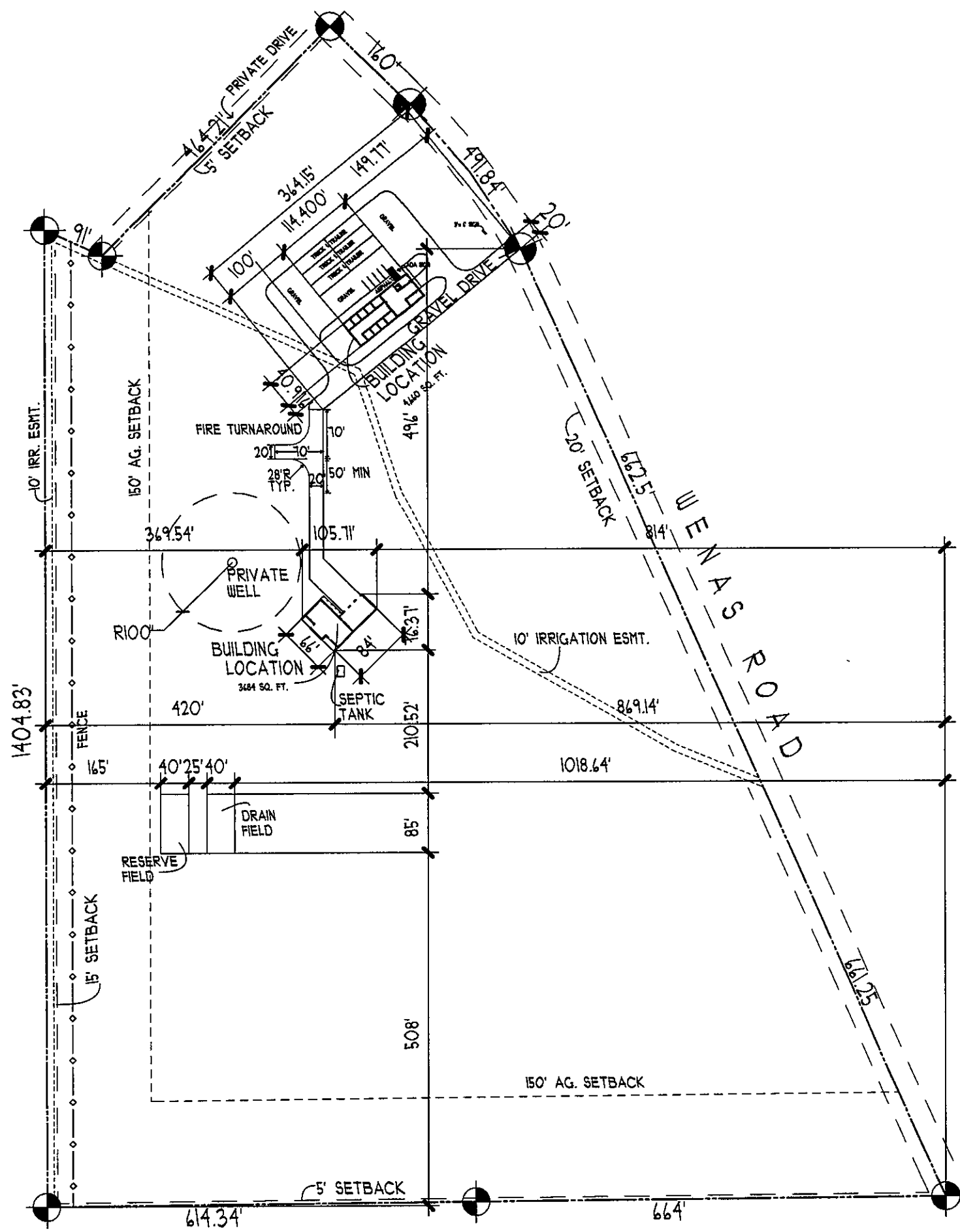
## Land Use Actions

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 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 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. <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.



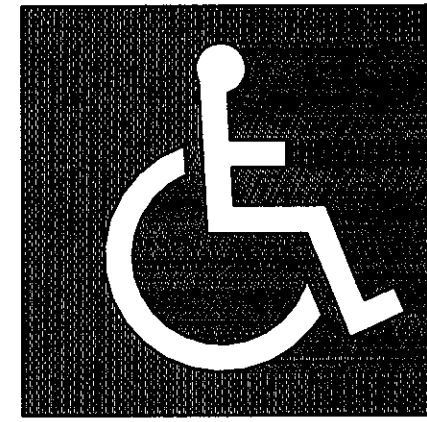
### LOT COVERAGE CALC'S

PARCEL: # 17153-14402  
ADDRESS: WENAS ROAD, WA

1,452,059	- TOTAL LOT AREA
2,414	- ASPHALT AREA
4,660	- BUILDING & COVERED AREAS
( 0.49% ) 7.074	- TOTAL COVERAGE
( 99.51% ) 1,444,985	- TOTAL LANDSCAPING

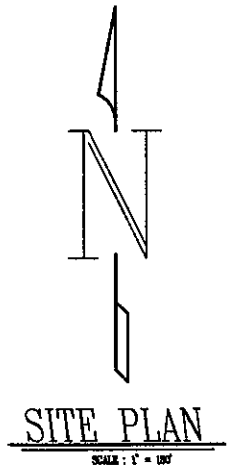
ORIGINAL TRACINGS OF THESE PRINTS ARE THE PROPERTY OF TRADITIONAL DESIGN. REPRODUCTION OF THESE PLANS IN ANY FORM WILL SUBJECT PARTY VIOLATING THIS OWNERSHIP TO CIVIL COURT ACTION. ALL CHANGES SHALL BE VERIFIED WITH DESIGNER BEFORE CONSTRUCTION. VERIFY ALL DIMENSIONS ON JOB SITE AND REPORT ANY DISCREPANCIES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

**RESERVED  
PARKING**



**STATE DISABLED  
PARKING PERMIT REQUIRED**

**VAN-ACCESSIBLE**



CUSTOM DESIGN FOR:  
**BOB SCHNEIDER**  
(208) 596-0121

**JENNIFER KING**  
(509) 654-0651

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

DATE: 9/20/18	PLAN# SP-18302
REVISED	SHEET NUMBER
1	<b>SP</b>
2	
3	
4	
5	
6	