



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

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? AG SERVICE EST

2. Have you had an Early Assistance Meeting? Yes, Case no. EAC2018-84 No

3. Are you:

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).

AG Manufacturing

ii. What are the dimensions (length, width, height) of new structure(s)?

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 _____

Annotation by Planner

AG Service Est.
EAC18-84

No customers on site

• Hog related conveyors

No new structures

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):

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

N/A

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

N/A

EMPLOYEES

6. Number of Full-time 4 Part-time _____ Seasonal _____

7. Maximum number at any given shift 4

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

- Monday Hours 8 - 4:30
- Tuesday Hours 8 - 4:30
- Wednesday Hours 8 - 4:30
- Thursday Hours 8 - 4:30
- Friday Hours 8 - 4:30
- Saturday Hours _____
- Sunday Hours _____

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

PARKING & LOADING (YCC 19.22)

10. How many existing parking spaces do you have? See Attached Site Plan

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

11. How many new parking spaces are you proposing? 0

a. Surface type (E.g., paved, 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 4th floor.

SIGNS (YCC 19.20)

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

wall sign on
SW side
4' x 8'

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 OFF COUNTY ROAD

STORMWATER

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

None Needed

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 _____
 - 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)? _____

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)?
- _____
- _____
- _____

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

What is the proposed source of irrigation water? NA

OUTDOOR LIGHTING (YCC 19.10)

26. Is any outdoor lighting proposed? Yes No

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)
- d. 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 _____
- c. Individual Septic System
- d. Other, explain: _____

Public Services (P)

NOV 21 2018

Matt Lynn
Harold Lisa Carmen

CHUCK GOECKLER
(509) 949-5916

PARCEL NUMBER
1714143403
91 MCPHEE ROAD

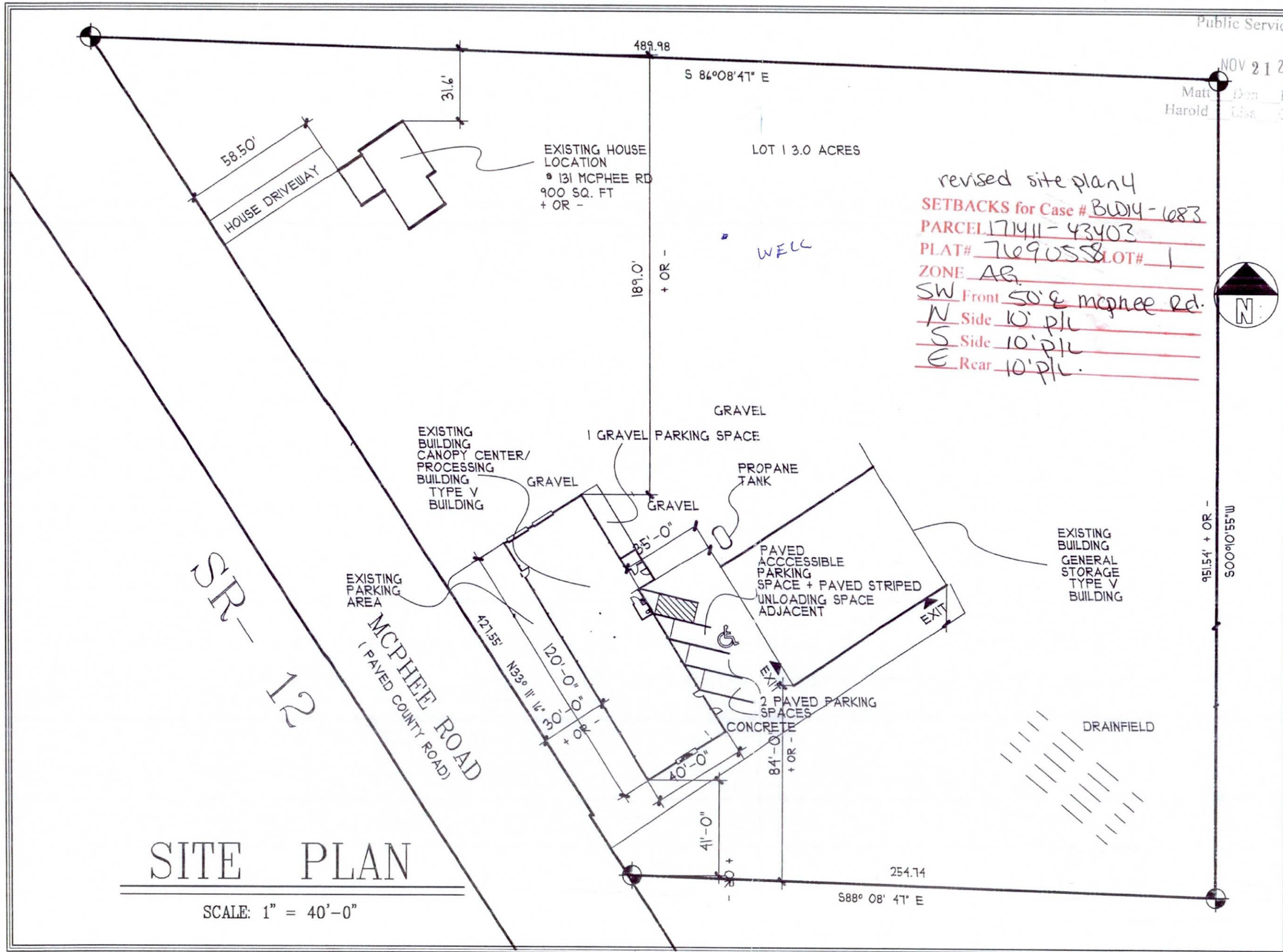
PLAN #
14004
NOV. 2018

WESTERN BUILDING DESIGN, LLC
CUSTOM RESIDENTIAL + COMMERCIAL DESIGN

MARTY SCHOOLCRAFT
OWNER/DESIGNER

PH. 509.944.8070
INFO@WESTERNBUILDINGDESIGN.NET

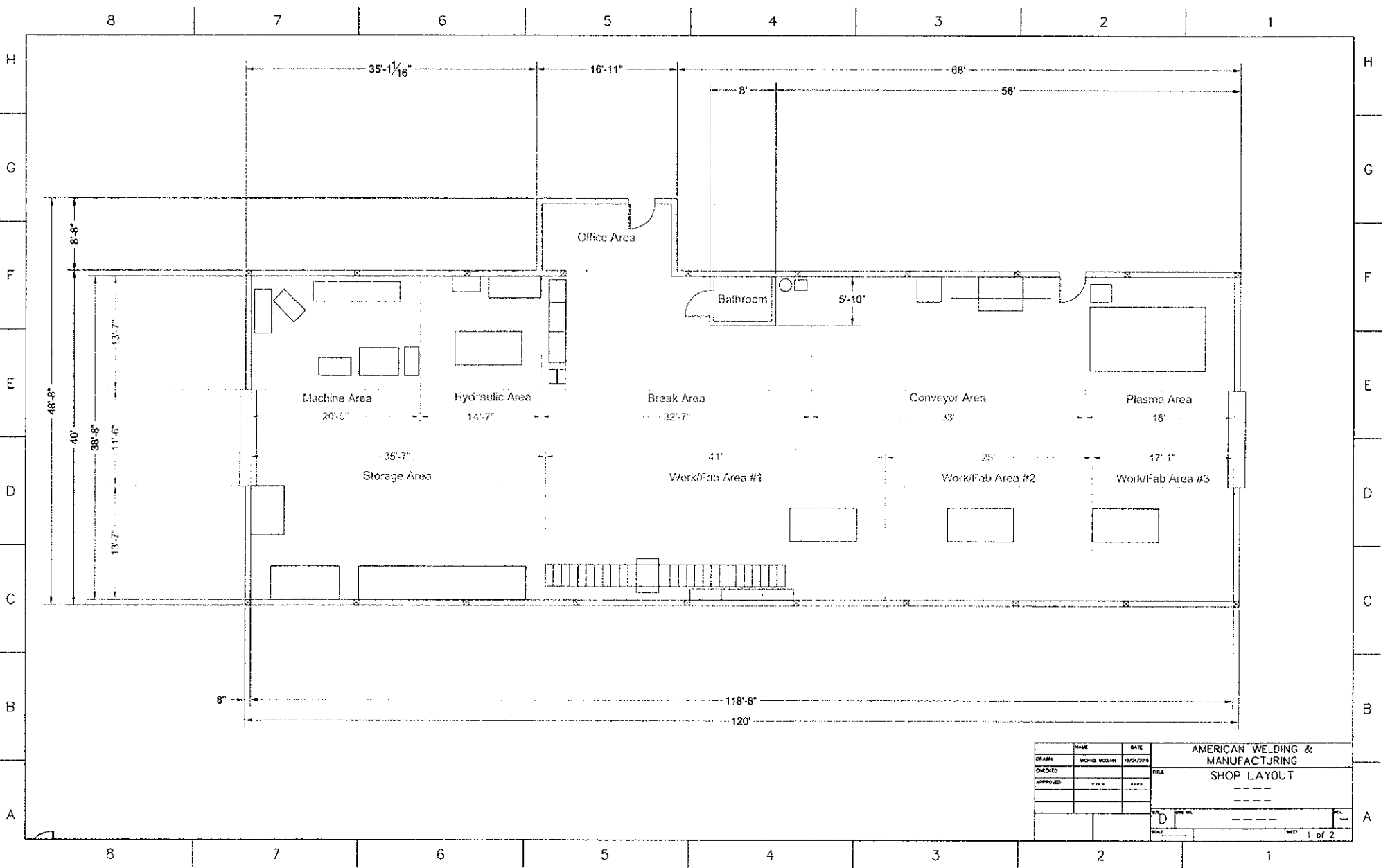
1015 S 40TH AVE, STE. 14
YAKIMA WA 98908



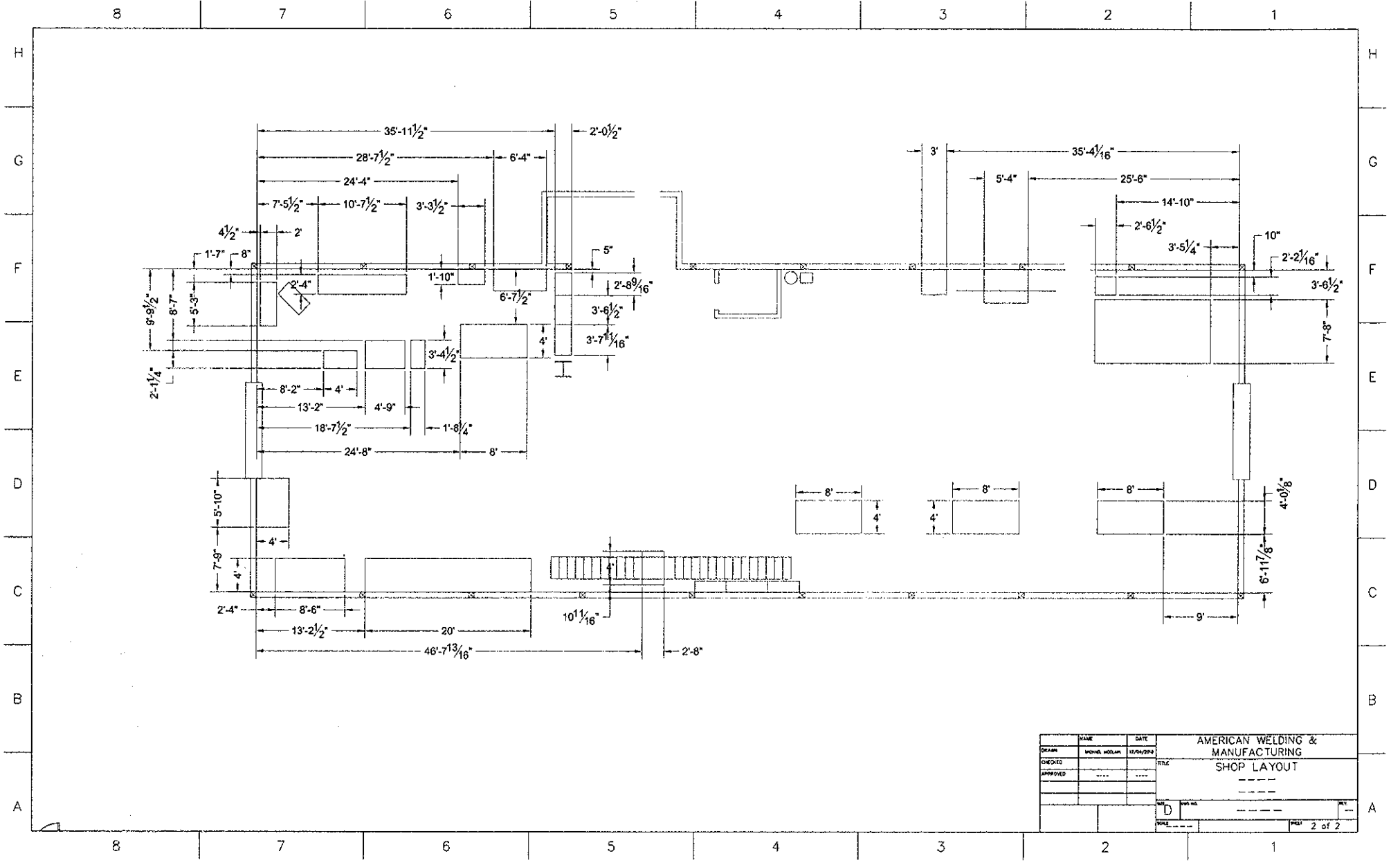
SITE PLAN

SCALE: 1" = 40'-0"

revised site plan 4
SETBACKS for Case # BWD14-1683
PARCEL 171411-43403
PLAT# 7690558 LOT# 1
 ZONE AR
SW Front 50' to MCPHEE RD.
N Side 10' PL
S Side 10' PL
E Rear 10' PL



NAME	DATE	AMERICAN WELDING & MANUFACTURING	
DRAWN	MOHD. MOHAM	13/01/2018	FILE
CHECKED	----	----	----
APPROVED	----	----	----
		D	
		1 of 2	



NAME	DATE	AMERICAN WELDING & MANUFACTURING SHOP LAYOUT
DESIGN	12/04/2014	
CHECKED	-----	
APPROVED	-----	
TITLE SHOP LAYOUT		SHEET NO. 2 OF 2



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

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 not 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 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 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Location of structures on the adjoining lots, which may cause compatibility issues.
15	<input checked="" 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.