



GENERAL APPLICATION FORM

Public Services 

FINAL
Revised 4/14/2017

For 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
Vern Gary Don Lynn
Harold Lisa Carmen

(Staff Use Only)

Zoning District: RT Date: 7/14/17
 Receipt #: RECPW 76364/76365 Reviewed By: B)G
 Proposed Land Use: Admin Adjustment Project #: PR) 2017 - 00659
 Case #(s): VAR 2017 - 00040

CHECK ALL THAT APPLY AND ATTACH THE APPROPRIATE SUPPLEMENTAL FORM(S)

<u>Zoning</u>		<u>Subdivision</u>		<u>Shoreline</u>	
<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Admin. Adjustment	<input type="checkbox"/> Exemption (SSE)	<input type="checkbox"/> Short Subdivision	<input type="checkbox"/> Shoreline Substantial Dev.	
<input type="checkbox"/> Type 2	<input type="checkbox"/> Variance	<input type="checkbox"/> Subdivision (Long)	<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Shoreline Conditional Use	
<input type="checkbox"/> Type 3	<input type="checkbox"/> Modification	<input type="checkbox"/> Alteration/Vacation	<input type="checkbox"/> *Amendment	<input type="checkbox"/> Shoreline Variance	
<input type="checkbox"/> Type 4	<input type="checkbox"/> Non-Conforming Use	<input type="checkbox"/> Sub Variance		<input type="checkbox"/> Shoreline Exemption	
<input type="checkbox"/> Reduce Resource Setback	<input type="checkbox"/> Interpretation			<input type="checkbox"/> Shoreline Non-Conforming	
<input type="checkbox"/> Accessory Dwelling Unit	<input type="checkbox"/> Dairy			<input type="checkbox"/> Shoreline Minor Revision	
<input type="checkbox"/> Minor Rezone	<input type="checkbox"/> Mining				
<input type="checkbox"/> Major Rezone					
<u>Other</u>		<u>Critical Areas</u>			
<input type="checkbox"/> Environmental Checklist	<input type="checkbox"/> Plan/Dev. Reg. Map Ad.	<input type="checkbox"/> CA Standard Development			
<input type="checkbox"/> Appeal - HE <input type="checkbox"/> BOCC <input type="checkbox"/>	<input type="checkbox"/> Plan/Dev. Reg. Text Ad.	<input type="checkbox"/> CA Adjustment			
<input type="checkbox"/> Development Agreement		<input type="checkbox"/> CA Reasonable Use Except.			
		<input type="checkbox"/> CA Minor Revision			
		<input type="checkbox"/> CA Non-Conforming Use			

Parcel Number(s): A. 181424 - 11408 B. _____ C. _____

Subject Property Address: 306 BRATHOUDE RD SELAH

Are you requesting the Optional Consolidated Permit Review Process as provided under YCC 16B.03.060? Yes No

* In accordance with YCC16B.04.020(2)(a) please submit verification with your Short Subdivision Amendment or Subdivision Amendment that the majority of those persons having an ownership interest in the lots, tracts, parcels, or portion thereof to be revised or altered has signed the proposed application.

Applicant Information: (Please check the box indication the primary contact person)

By signing this form, I hereby state as true that all ownership interests of the property have reviewed the proposal as presented in the application materials and support the proposed change(s) in land use and hereby give Yakima County permission to enter my property during the course of this review to inspect my property as needed. **Additionally, I hereby agree to pay all additional fees associated with the processing of this application including Hearing Examiner Fees, Transportation Fees or any other fees that may be associated with the proposed project.**

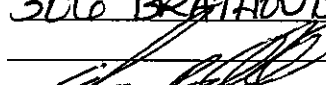
(If the property is owned by a corporation or LLC please attach documentation showing that the person signing has the authority to sign on behalf of the corporation or LLC.) **Please Fill Out In Blue or Black Ink and Original Signatures only.**

Property Owner: ALAN BOSCHKER

Day Phone: () _____ Company (if any) _____

Mailing Address: 306 BRATHOUDE RD City: SELAH State: WA ZIP: 98942

E-mail Address: _____


Signature:  Date: _____

Applicant/Agent (if different): BILL HORDAN

Day Phone: () 249-1919 Company (if any) HORDAN PLANNING SERVICES

Mailing Address: 410 N. 2nd ST City: YAKIMA State: WA ZIP: 98901

E-mail Address: _____

Signature:  Date: 6-26-17

If there are additional owners, provide an attachment in the same format and with the same declarations



ADMINISTRATIVE ADJUSTMENT FORM

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Revised 10/01/15

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Zoning Ordinance Requirement and Adjustment Requested: (Answer the following)

1. Is this adjustment being processed under the Optional Consolidated Permit Review Process?

Yes No

2. Type of Adjustment Requested (Check as applicable)

Setbacks: Which setback is proposed to be adjusted? Front Side Rear

Parking: **Loading**

Sign height **Building height**

Fence height **Walls and Recreational Screens**

Site screening **Landscaping**

Lot coverage **Waste and Recycling Storage**

Siting Criteria for manufactured homes located outside UGA, and outside RT, RS zoning districts: Roof Pitch Roof materials
 Pit setting Siding materials

Other: _____

3. Zoning standard requires: 10-FOOT FRONT YARD SETBACK FROM EASEMENT ON NORTH.
(example: 15-foot rear yard setback from southern property line, or 6-foot fence along west property line)

4. Proposed standard: 0-FOOT FRONT YARD SETBACK FROM EASEMENT ON NORTH.
(example: 10-foot rear yard setback from southern property line, or 8-foot fence along the west property line)

5. Why is the proposed adjustment needed? TO CONSTRUCT A NEW GARAGE

6. Are there other alternatives to your design that could be made in order to meet the standard? Yes No
If Yes, explain: _____

7. What is the minimum adjustment needed to accommodate the proposed use?
If Yes, explain: 0-FOOT SETBACK

8. How will the proposed adjustment impact your neighbors? NO IMPACT TO NEIGHBORS, AS EASEMENT REMAINS UNENCUMBERED.

9. Are there developments in the neighborhood that are similar to your proposal? Yes No
If Yes, explain: _____

10. Are there physical features, such as topography, right-of-way, and existing constraints on the property?

Yes No

If Yes, explain: SEE ATTACHED NARRATIVE

Answer the following questions if you are requesting an adjustment to the sign standards:

11. What is the proposed sign: Height: _____ Size: _____ Shape: _____ Color: _____

12. How many signs are proposed? _____

13. What is the proposed location of the sign? _____

14. What is the proposed landscaping associated with the sign? _____

15. How does the proposed sign relate to the immediate area? _____

16. Is the sign associated with a multiple-use complex? Yes No

If yes, explain how the available sign area will be allocated between tenants or leasable spaces:

Answer the following questions if you are requesting an adjustment to Site Screening or Landscaping standards:

17. Is the adjustment needed due to inadequate sunlight? Yes No

18. What is the distance between the proposed structure and the existing structures on the adjoining property?

19. What is the proposed setback from the front of the new structure? _____

20. Does the area in front of the building have any of the following: Decorative paving/pavers Trees

Planters Other Amenities (*explain*) _____

21. Are you proposing to utilize Xeriscape (drought tolerant) landscaping? Yes No

22. Is there existing vegetation within the required landscaping areas? Yes Yes

If yes, describe size, location and type: _____



NARRATIVE FORM

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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.

SEE ATTACHED WRITTEN NARRATIVE

WRITTEN NARRATIVE

The proposal is to construct a 1901 square foot attached garage to an existing residence. As proposed, the new garage would be constructed zero (0) feet from an existing 30 foot wide access, utility and irrigation easement. The new garage is proposed to replace the existing garage which is proposed to be converted into a family room and storage area for the Boschker Family. The Boschker family has grown to eight people (2 adults & 6 children) and the 1,872 square foot 3-bedroom home has become too small to comfortably accommodate the family. The conversion of the existing garage to a family room and storage area will give the Boschker's the additional space they need for their family and the proposed garage will replace the existing garage with a slightly larger garage, which is also needed.

The site of construction for the new garage has been determined by a number of factors. The existing site is level and is located next to the existing garage and can easily be attached to the existing structure. The new garage is also located at the end of the existing large asphalt driveway that is needed to maneuver vehicles so they can turn around in the front yard and exit the property. Approximately 11 feet has been left between the southeast corner of the new garage the east property line to leave room to access the on-site domestic well. The need to access the well head at this location prevents the new garage from being moved back and away from the 30 foot wide easement, as this is the only way to service the well head which is behind the house. The well head can only be serviced from this 11 foot gap due to an elevation change on the property between the front yard which is higher in elevation and the back yard which is lower in elevation. Additionally, the septic drain field system prevents access to the well from behind the existing residence, as a drill rig would need to drive over the septic system to service the well.

In essence, the front yard and driveway area are about 10 to 15 feet higher in elevation than the property in the back yard of the residence, depending on where the measurement is taken. This limits the construction of the new garage to the higher elevated area of the property. Other improvements that limit the construction area of the new garage are an existing block wall near the driveway entrance to the property, front yard landscaping and an existing waterfall feature, all of which are located in the front yard.

One additional note is that the access, utility and irrigation easement that crosses the north 30 feet of the subject lot appears to be placed at the desire of the original subdivider of the property. A review of the original short plat indicates that the existing 30 foot easement on the face of the short plat is only intended for access, utilities and irrigation purposes for the lots located within the original short plat. All those lots lie west of the subject property. Therefore, the "access" portion of the easement could have ended at the west property line of the subject property and not extended beyond that point. Ending the access portion of the easement at the west property line would still have provided access to all the lots within the short plat. Other specific

easements for irrigation and utility purposes could then have been extended along the north property line without the need for ingress and egress activities.

Currently, the only utility located in the easement is a Naches-Selah Irrigation District mainline (Willard #35) and only encumbers the north 8 feet of the existing easement – see attached letter. No other use occurs within the easement. In fact, the easement has been fenced and gated with an electronic gate at the west property line of the subject property because no other property owners in the short plat use this portion of the easement for access to their lots.

Access to all lots within the short plat comes from Brathovde Road to the west, thus making this eastern section of the easement, as it crosses the subject property, a dead-end on the subject property. Additionally, lying to the east end of the 30-foot wide easement are irrigation boxes, valves and a weir box for district distribution facilities. These facilities have prevented the improvement of this area of the easement from being improved beyond its current location.

In short, the property owner desires to construct a new garage that can be built up to the edge of the existing access, utility and irrigation. The subject easement was reserved for the lots within Short Plat 85-188. The easement is not used by any other property owners within the designated short plat because all other lots within the short plat have access from Brathovde Road to the west. The 30 foot wide easement, as it crosses the subject property, is currently controlled by an electronic gate which limits access across the easement and the subject property. The easement is not intended to serve property lying to the east of the short plat. The east end of the easement is encumbered with irrigation district valves, boxes and a weir box which limit access over the end of the easement and its improvement for access purposes in the future is unlikely.

This application does however retain the easement rights of all property owners within the subject short plat, so that, if in the future, there is ever a need to use the easement, it will not be encumbered with any structures. The proposed garage addition also does not affect the existing irrigation district mainline located within the easement and will permit public utilities to be placed within the easement, if they are ever necessary.

Based on the factors above, and due to uneven topography, existing improvements such as the location of the existing garage, driveway, block wall, domestic well, landscaping and the waterfall feature, the property owner has determined that this is the best location on the property to construct the new garage.

Naches-Selah Irrigation District

620 GUINAN ROAD
SELAH, WASHINGTON 98942

TELEPHONE (509) 697-4177
FAX (509) 697-5255

December 19, 2016

Mr. Alan Boschker
306 Brathovde Road
Selah, WA 98942

RE: Access, Public Utility and Irrigation Easement Parcel 181424-11408

Mr. Boschker:

The 30 feet wide Access, Public Utility and Irrigation Easement dedicated across the north portion of your Parcel 181424-11408 in Short Plat 80-142 includes a portion of the District's easement for the Willard #35 pipeline. The District holds a 15 feet wide easement centered on this pipeline that proceeded the short plat and exists separately.

The Willard #35 pipeline runs along the north boundary line of your parcel with no more than an 8 feet width of easement being on your property for this length. The District does not require a set back from this easement nor a set back from the 30 feet easement dedicated by the short plat.

Yakima Public Services is welcome to contact the District if there are further questions on this matter.

Sincerely,

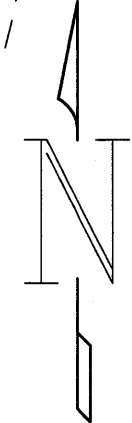
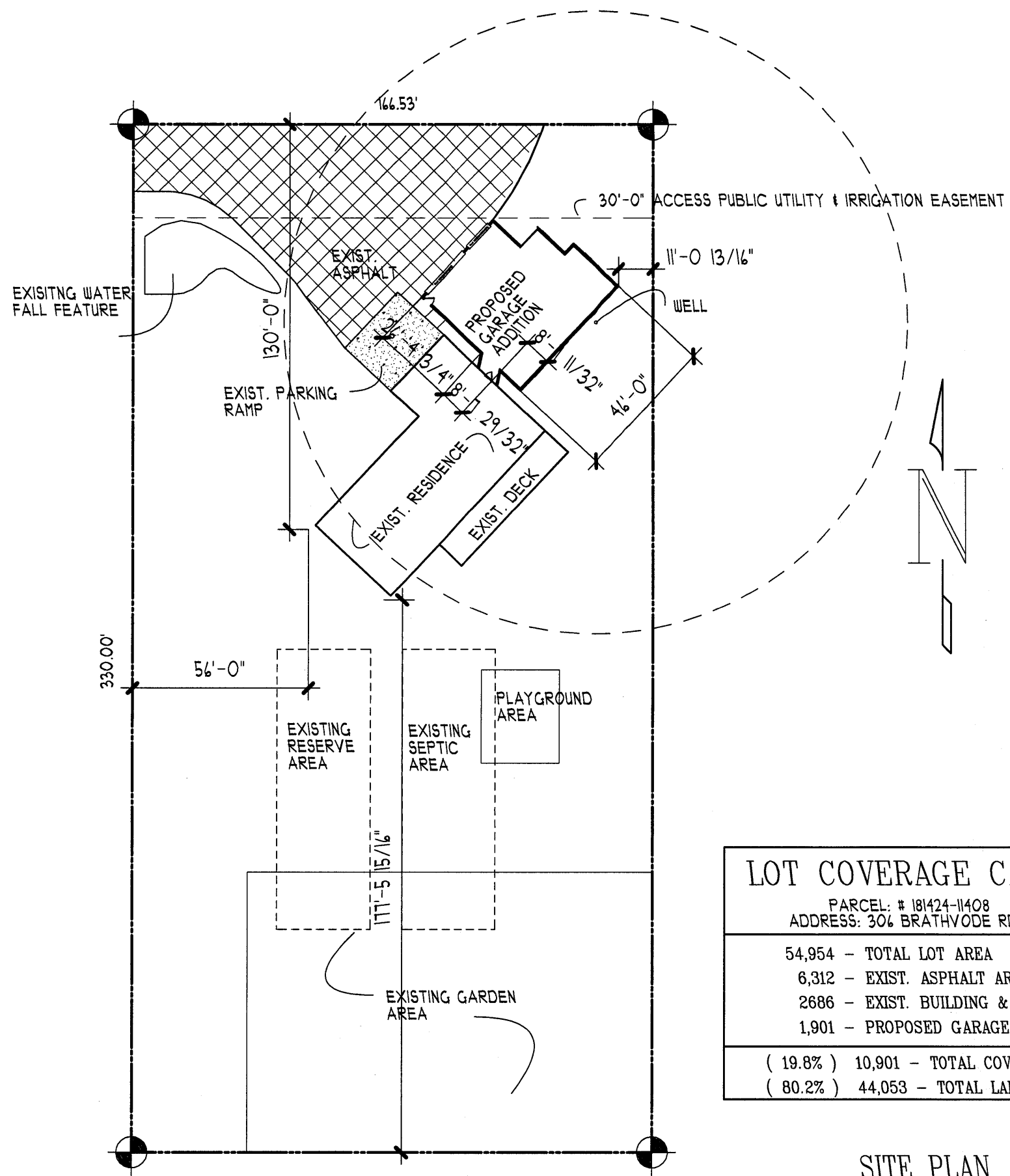
Naches-Selah Irrigation District



Justin Harter
District Manager



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.



LOT COVERAGE CALC'S	
PARCEL: # 181424-11408 ADDRESS: 30% BRATHVODE RD	
54,954	- TOTAL LOT AREA
6,312	- EXIST. ASPHALT AREA
2686	- EXIST. BUILDING & COVERED AREAS
1,901	- PROPOSED GARAGE ADDITION
(19.8%)	10,901 - TOTAL COVERAGE
(80.2%)	44,053 - TOTAL LANDSCAPING

SITE PLAN
SCALE: 1" = 40'

CUSTOM DESIGN FOR:
ALLEN BOSCHKER
(509) 945-5672

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

DATE: 3/17/17 PLAN# SP-16232
REVISED SHEET NUMBER

- 1
- 2
- 3
- 4
- 5
- 6

SP



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

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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 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 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 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 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 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 checked="" 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.