



ADMINISTRATIVE ADJUSTMENT FORM

FINAL
Revised 10/01/15

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

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

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

2. 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: 6' fence for site screening; landscaping S&E.
(example: 15-foot rear yard setback from southern property line, or 6-foot fence along west property line)

4. Proposed standard: No landscrap on south side
(example: 10-foot rear yard setback from southern property line, or 8-foot fend along the west property line)

5. Why is the proposed adjustment needed? Landscaping is not needed. Neighbors have requested no landscaping as it would drift into their space.

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: The sitescreening has been accomplished

8. How will the proposed adjustment impact your neighbors? They will be pleased

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: _____

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?

30' on the south, 20' on the east

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 No

If yes, describe size, location and type: Tall deciduous trees on East end



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.

This is a cold storage and loading dock (enclosed)
building located on 181431-14074.

The permit is CUP 2017-034. Within the CUP is a requirement for site screening and landscaping on the east & south sides of the new construction. The site screening has been completed and inspected by Jacob Clay of Yakima County. There are tall trees to the east of the building. On the south side, there is a 30' set back.

There are three houses; two with the owners living in them and one on the west end with a renter as tenant. The two owners do not want landscaping. One of these owners is the seller of the property that the new building is on. They do not want the landscaping as the building is a clean look, and secondly, they do not want limbs & other landscape debris on their property.

This area between Apple King LLC's building and the neighbors is a 30' alley and does not lend a reason for landscaping. The fence and site screening gives them protection against invaders, as well as subtle lighting & cameras to secure the area.

Please use additional pages as needed



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

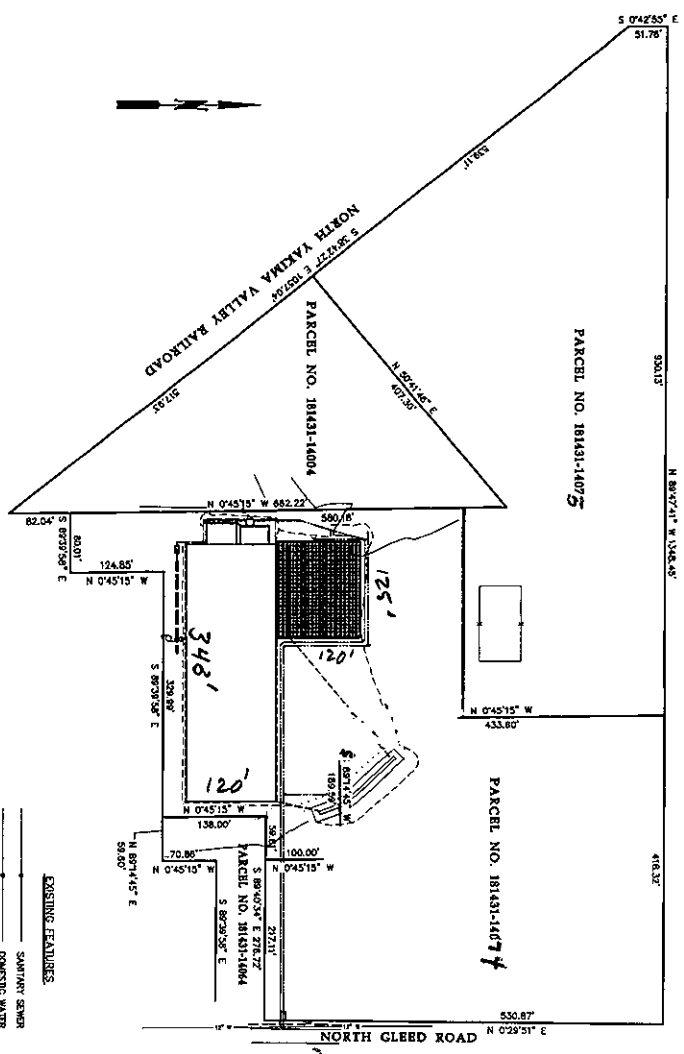
This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need 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 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Description of the extent to which any watercourse will be altered or relocated as a result of the proposal.
17	<input checked="" type="checkbox"/>	Proposed location and dimensions of community and other open space.
18	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
23	<input checked="" 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.

APPLE KING NEW SHIPPING DOCK & STORAGE ROOM

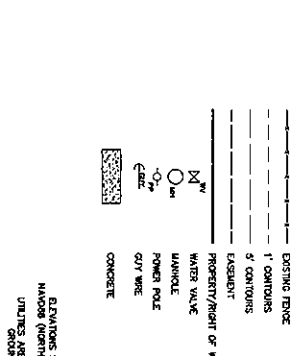
IN THE SE 1/4 OF THE NE 1/4 OF SEC. 31, T-14 N, R-18 E, W.M.



Apple King, LLC
3201 Hudson, Grima, WA 98906
181431-1407

NO.	DATE	DESCRIPTION	BY	CHECKED
1	07/07/2017	COVER SHEET	J. GAMACHE	S.D.G.
2	07/07/2017	GRADING & DRAINAGE PLAN	J. GAMACHE	S.D.G.
3	07/07/2017	UTILITY PLAN	J. GAMACHE	S.D.G.
4	07/07/2017	CONSTRUCTION DETAILS	J. GAMACHE	S.D.G.

SITE MAP
OF SCALE



LEGEND

EXISTING FEATURES:

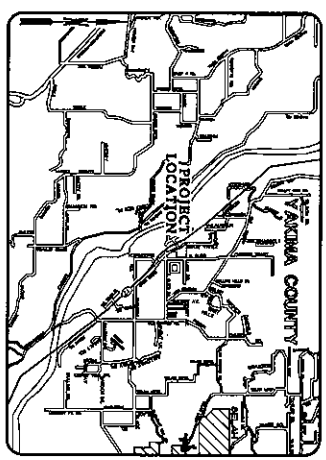
- SWIFTWAY SEWER
- DOMESTIC WATER
- NATURAL GAS
- UNDERGROUND POWER
- UNDERGROUND TELEPHONE
- EXISTING FENCE
- EXISTING CONTOURS
- EXISTING ELEVATION
- PROPERTY RIGHT OF WAY LINE
- WATER VALVE
- MANHOLE
- POWER POLE
- UTILITY WIRE
- CONCRETE

PROPOSED FEATURES:

- STORM DRAIN
- WATER
- SEWER
- DRENCHES & CONTOURS
- SEWER CLEANOUT
- FIRE HYDRANT
- WATER METERS
- VALVE
- TELEPHONE
- TRUST BLOCK
- CAP
- CONCRETE

ELEVATION SYMBOL ON THE PLAN ARE REFERENCED TO THE HANGAR NORTH AMERICAN VERTICAL DATUM 881 M COASTAL GEOD. UTILITIES ARE APPROXIMATE AND ARE LOCATED FROM ABOVE GROUND ELEVANCE AND UNDERGROUND LOCATE.

- SHEET INDEX**
- C1.0 COVER SHEET
 - C2.0 GRADING & DRAINAGE PLAN
 - C3.0 UTILITY PLAN
 - C4.0 CONSTRUCTION DETAILS
 - C4.1 CONSTRUCTION DETAILS



CITY OF YAKIMA
PROJECT NO. 181431-1407

PLSA
ENGINEERING-SURVEYING-PLANNING
222 NO. 29TH AVE. SUITE 9 YAKIMA, WASHINGTON 98901-8749



PARCEL NO. 181431-1407
NEW SHIPPING DOCK & STORAGE ROOM
COVER SHEET
YAKIMA, WASHINGTON
PREPARED FOR
APPLE KING, LLC.
2801 MAPLEWAY ROAD YAKIMA WA, 98906 (509) 946-6830

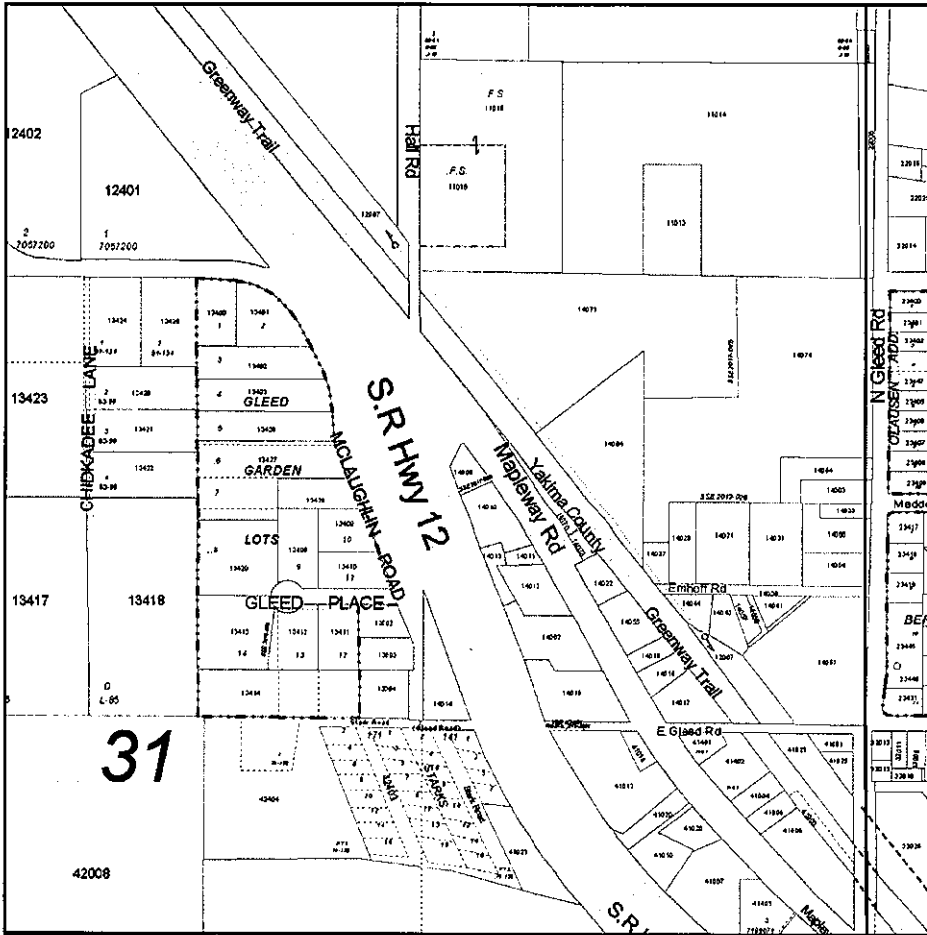
REVISION	DATE
REVISED TO CITY PLAN PER CITY OF YAKIMA COMMENTS	02/14/2018

*Mike Saunders
946-4836
3581 Mapleway*

Yakima County GIS - Washington
Land Information Portal

[Print Map]
[Close Map]

Yakimap.com



Map Center: Range:18 Township:14 Section:31

City Limits
Sections

WWW.YAKIMAP.COM
Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2862



One Inch = 400 Feet

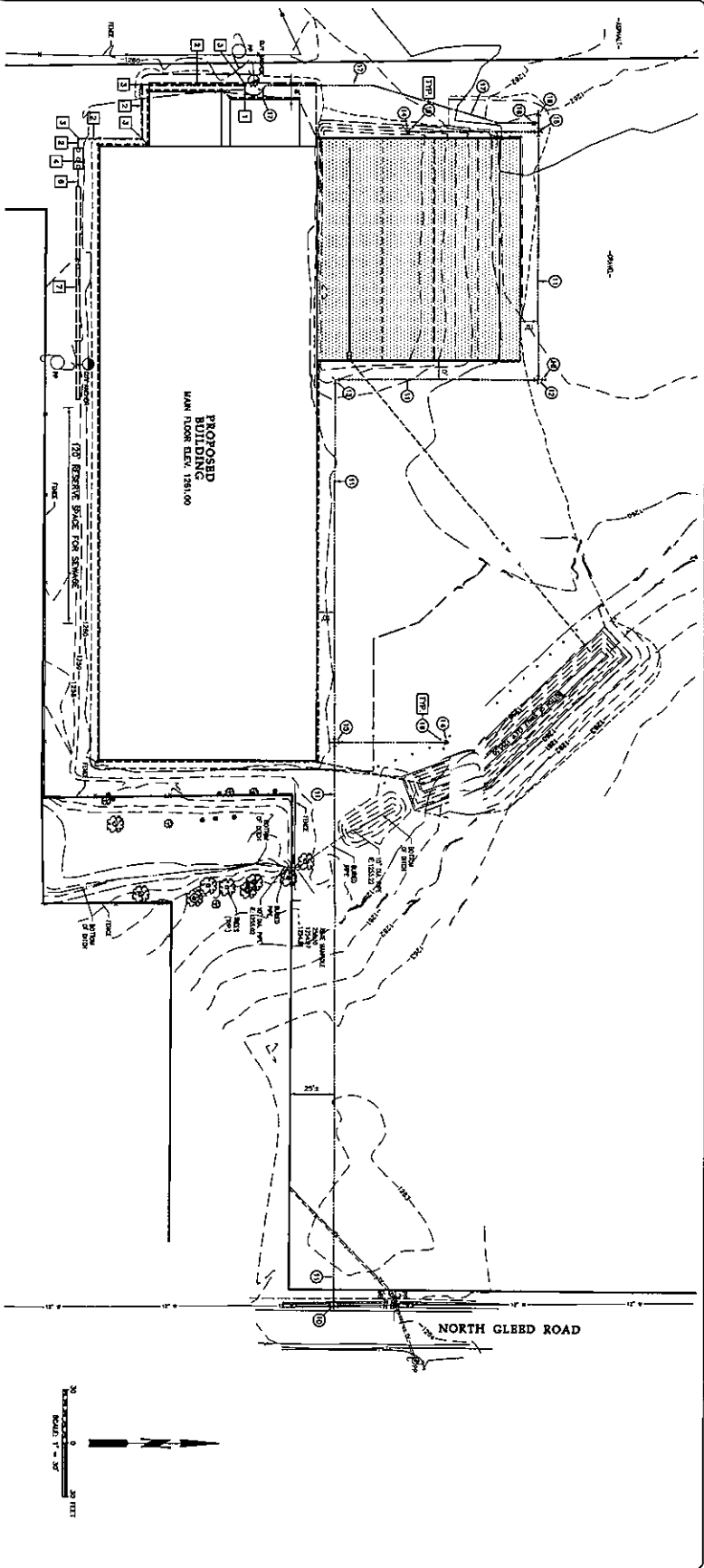
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MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED. THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION.

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APPLE KING LLC
3581 Mapleway
Yakima, WA 98908

Mike Saunders
966-4830



GENERAL NOTES

1. [E] [O] DENOTES CONSTRUCTION NOTE CALLOUT.
2. UNDERGROUND FEATURES SHOWN HEREON REPRESENT BEST AVAILABLE INFORMATION AS OBTAINED FROM LOCAL RECORDS AND FIELD SURVEY. THE LOCATION AND DEPTH OF ALL UNDERGROUND FACILITIES SHALL BE RECORDED FOR THE RECORDATION FROM WHICH THE FACILITIES THROUGH A ONE NUMBER LOCATOR SERVICE: 1-800-424-5558.
3. INSTALL ALL WORK IN ACCORDANCE WITH THE MOST CURRENT MUNICIPAL ORDINANCES PREPARED BY THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.
4. CONTRACTOR TO PRESENT ANY SUT CONTAMINATION OF STREAM CONSTRUCTION.

CONSTRUCTION NOTES - SEWER

1. CONNECT TO BUILDING SEWER LINE SEE PLUMBING PLAN FOR CONNECTION LOCATIONS.
2. CONSTRUCT 4" ASTM D-3035 SDR 35 PVC SEE SEWER PER MANUAL OF PRACTICE.
3. CONSTRUCT 4" SANITARY SEWER CLEAN OUT.
4. WOOD JOIST DRAIN FROM DEVELOPMENT TO BE SEWER DOWN MUST REJECT TO SEWER.
5. CONSTRUCT TO BUILDING SANITARY SEWER WITH FITTINGS AS NECESSARY. CONSTRUCT TO YARD WITH 12" RISE TO DISTRIBUTION.
6. CONSTRUCT 2" O.A. 4200 PVC EFFLUENT LINE.
7. INSTALL 60" DIA. 4" DIA. STANDARD CHAMBER SEWERAGE INFILTRATION SYSTEM SPAN FIELD WITH 6" DIA. 4" DIA. SANITARY SEWER.

CONSTRUCTION NOTES - WATER

1. CONSTRUCT 8" O.A. 4200 PVC WATER MAIN PER CITY OF YAKIMA DETAIL WE ON SHEET C.A.I.
2. CONSTRUCT 4" O.A. 4200 PVC WATER MAIN PER CITY OF YAKIMA DETAIL WE ON SHEET C.A.I.
3. CONSTRUCT 1/2" O.A. 4200 PVC WATER MAIN PER CITY OF YAKIMA DETAIL WE ON SHEET C.A.I.
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20. CONSTRUCT 1/2" O.A. 4200 PVC WATER MAIN PER CITY OF YAKIMA DETAIL WE ON SHEET C.A.I.

*Mike Saunders
9166-4830*

DATE 07/07/2017
 DRAWN BY J. GAMACHE
 CHECKED BY J.L.B.
 JOB NO. 17105
 DWG NAME 17105PL1.DWG

C3.0

YAKIMA COUNTY PROJECT

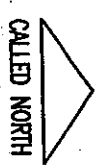
PLSA
 ENGINEERING-SURVEYING-PLANNING
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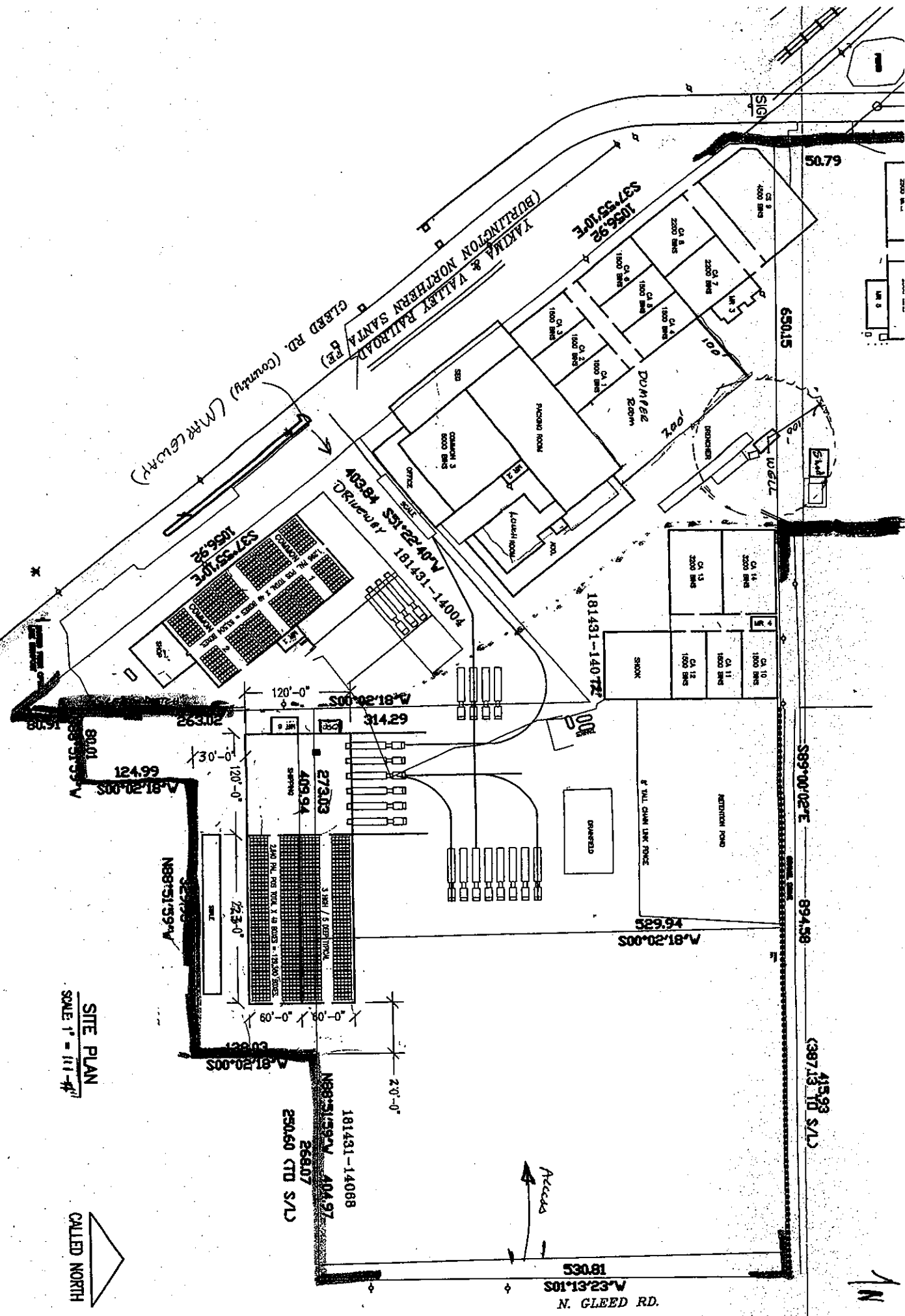
PARCEL NO. 181431-14072
 NEW SHIPPING DOCK & STORAGE ROOM
 UTILITY PLAN
 YAKIMA, WASHINGTON
 PREPARED FOR
 APPLE KING, LLC.
 1361 MAYLEWAY ROAD YAKIMA WA, 99202 (509) 244-6830

REVISION	DATE

SITE PLAN
SCALE 1" = 111'-4"



EMHOFF RD.



530.81
S01°13'23"W
N. GLEED RD.

415.93
S87°13'10" S/L

894.58

S89°00'02"E

181431-140722

40384 S/L
181431-1404
181431-1404

S37°33'10"E
1056.92

GLEED RD. (County) (MRL/LOAN)
YAKIMA & VALLEY RAILROAD
(BURLINGTON NORTHERN SANTA FE)

124.99
S00°02'18"W

N88°51'39"W

181431-14088
268.07
250.60 (TD S/L)

A 81°20'00S

314.29

273.03

405.94

S89°02'18"W

DISPERSED

ADDITIONAL POND

8' TALL CHAIN LINK FENCE

SMOKE

CA 10
1800 SWS

CA 11
1800 SWS

CA 12
1800 SWS

CA 13
2000 SWS

CA 1
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