



RESOURCE SETBACK 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

1. Which resource type are you requesting a reduction:

- Agricultural Resource from Agricultural zoned property.
- Agricultural Resource from Rural zoned property.
- Mineral Resource
- Forest Resource

2. Amount of Adjustment Requested:

Zoning Standard requires: 150' (Ag zoned) 60' (From Rural) 500' (Mineral) 200' (Forest)

Proposed setbacks from all property lines {setbacks cannot be reduced by more than 50%, or less than 60', unless otherwise allowed under YCC 19.35.020(6)(d)}:

40' from the north property line
_____ from the east property line
_____ from the south property line
_____ from the west property line

3. Under the current configuration of your lot are you able to meet the required resource setback? Yes No

4. Is there a physical barrier on the property that impacts resource setback? Yes No

If Yes, what is the physical barrier? Existing driveway and slope

5. Have you talked with the affected neighbor and discussed any possible mitigation to reduce any potential conflicts? (If so, you may attach a letter of support from the adjoining resource property owner.) Yes No

6. Was the property created through a subdivision? Yes No

If yes, please list the subdivision recording number: 7785059

7. Are there residences on the subject property and/or adjoining parcels that encroach into the same setback? Yes No

If yes, please indicate the location and the setback: _____

8. Is the adjoining lot, from which the reduction is requested, equal to or small than 3 acres? Yes No

9. Does the adjoining lot, from which the reduction is requested, contain an existing residence? Yes No

10. Is there a road and/or canal right-of-way separating the subject property from the property in which the reduction is requested? Yes No

11. Will the strict application of the required setback result in a greater impact to the commercial resource operation? Yes No

12. What measures are proposed to mitigate for the potential conflicts between the proposed use and the resource activity?

we will plant trees along property line to mitigate noise and sprays



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

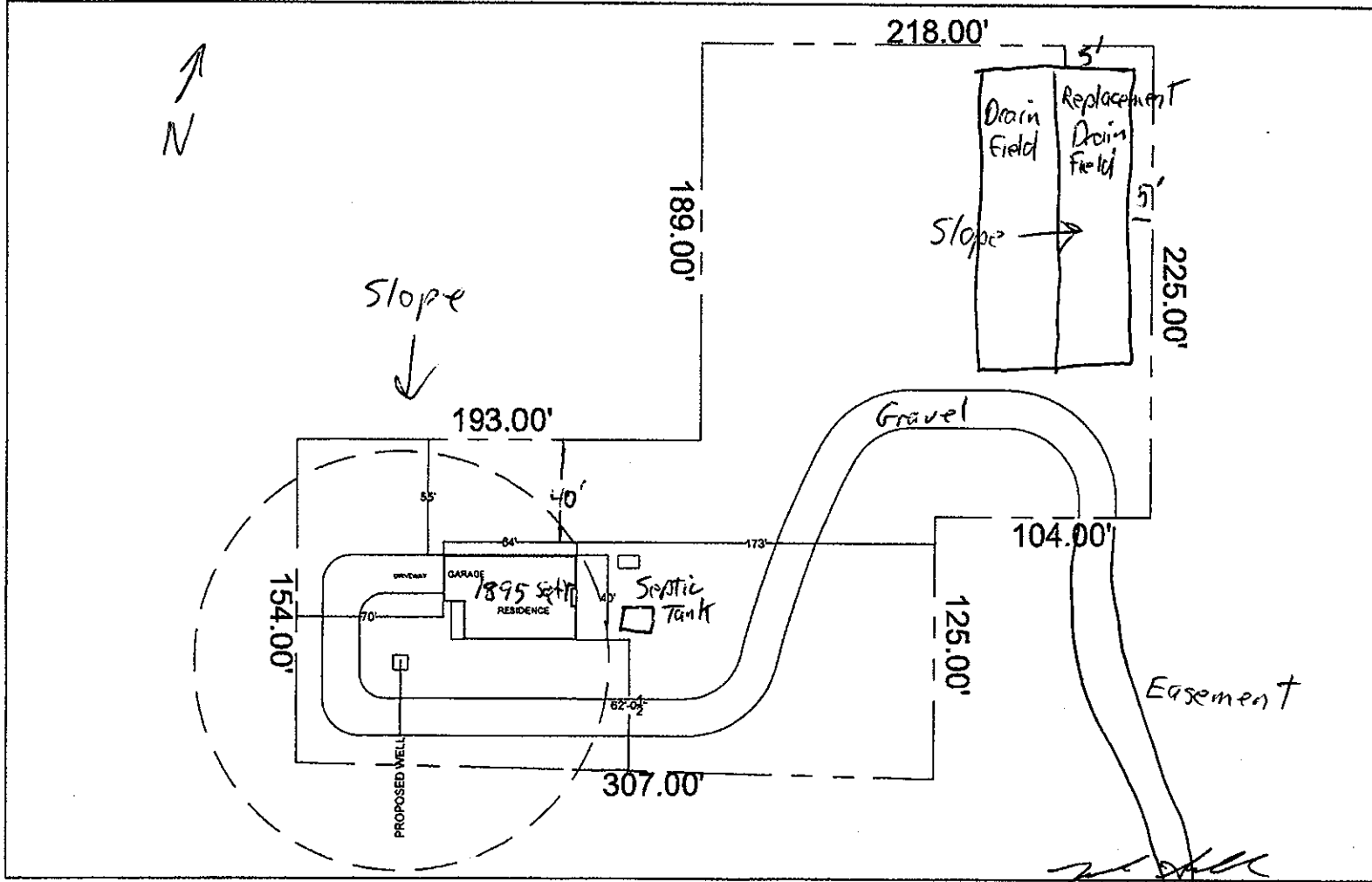
To Whom It My Concern,

We are applying for a setback variance so we can build our house on property we purchased for that reason. We purchased parcel # 18142333412 in 2015 and it currently has no permanent structures. The property is on a hillside with lots of trees and bushes which is what made it appealing for us. A former owner, about 7 years ago, had leveled a landing for a house and excavated a driveway to it. To keep the driveway from becoming too steep, they ran it between the landing and the southern property line past the landing then looped back to enter the landing on the west end. This limits the available room on the landing and does not allow the landing to be moved south as the driveway is up against the southern property line. Moving the building site to a different location on the property would cost more than \$10,000 and put the whole project out of reach for us financially as well as make it more difficult to resell the property. The only other possible site on the property would also butt up to the orchard. That site is also steeper and the downside slope would infringe on the only area that perked and is set aside for the septic drain field. We bought the property with the expectation of building on the existing landing saving us time and money. We are not building a huge house, only 1895 sq ft, and it is long and skinny to fit the existing landing. We are proposing to crowd the house as far south as possible and will be at least 40' from the north property line (60' from the tree line) and 70' from the west property line. The house will sit at a slight angle to the north property line so 40' will be the closest point and 55' at the farthest. The orchard has been in operation for a number of years with the same property line divided by a fence so they are used to working within the confines of the property lines. I have talked to the orchard owner and he has no objections to us building on the proposed site. We have also lived several years surrounded by orchard so are well aware of the normal operations of an orchard and have no problems with that. I know we would be good neighbors to each other.

3-17-17

Bruce & Wanda Jespersen
1091 Pleasant Valley Rd
Yakima WA 98908
509-985-8551

Parcel # 18142333412



project
BRUCE & WANDA JESPERSEN
381-BAKER-LOOP-RD.
SELAH, WA
PARCEL # 18142333412

NO.	DATE	REVISIONS

Drawn by: MCL
Date: 10/10/16



Scale: N.T.S.

Baker Rd Paved



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

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Land Use Actions

Yakima County Public Services

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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 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 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 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 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.