



# 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)

VERN M. REIDNER, PE. - Director

YAKIMA COUNTY PLANNING DIVISION  
**Administrative Adjustment**  
- DECISION -

**PROJECT NAME:** Thrush Administrative Adjustment to Road Setback

**REVIEW PROCESS:** Type 2

**FILE NUMBER:** VAR2018-00007


**ZONING:** Rural Transitional

**FUTURE LAND USE DESIGNATION:** Rural Transitional

**PARCEL NUMBER:** 181425-22003

**PROPOSAL:** To reduce the required 50-foot setback from the centerline of Thunder Road to 25 feet from centerline for a new manufactured home.

**PROPERTY OWNERS/  
APPLICANTS:** Amanda Thrush  
1811 Selah Loop Road  
Selah, WA 98942

**PREPARED BY:**  Jacob Clay, Planner

**DECISION:** Approved with the following conditions:

**The following conditions must be obtained within three years of the date of this decision. Please note that this decision and time limit pertains to conditional authorization for the subject land use only and failure to comply with all conditions will result in the revocation of this permit. This Final Decision includes the following conditions and the findings as described.**

1. The applicant shall obtain all necessary Yakima County Public Services: Building & Fire Safety Division permits prior to the placement of the manufactured home. Please contact the Building & Fire Safety Division at (509) 574-2300.
2. The owners, their grantees and assignees in interest will abide by the Compliance, Extension, Expiration and Reinstatement requirements as outlined in YCC 16B.07.050. The applicant shall complete all required conditions, submit documentation that all conditions were met and request

County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions.

**The following are ongoing conditions that apply to the project for the life of the permitted use. Failure at any time to comply with these conditions can result in the revocation of this permit.**

3. The project shall be completed in conformance with the project description and site plan submitted with the application referenced as file number VAR2018-00007. Any changes may require additional review. If changes are planned in the future, please contact the Yakima County Public Services Department: Planning Division at (509)574-2300 for assistance with the permitting process.
4. The proposed manufactured home shall not be closer than 25 feet from the centerline of Thunder Road.

Based upon information supplied by the applicant and a review of the Yakima County Comprehensive Plan – *Horizon 2040* and Yakima County Code Title 19 (the Unified Land Development Code), the Administrator enters the following:

### **FINDINGS AND ANALYSIS**

#### **Location**

1. 1811 Selah Loop Road. A corner lot on the northeast corner of the intersection of Selah Loop Road and Thunder Road, approximately 0.6 miles north of the City of Selah, WA.

#### **Project Description**

2. The applicant has proposed to adjust the structural setback from Thunder Road for the placement of a new manufactured home. The structural setback from a private road is 50 feet from planned centerline. The applicant is asking for an adjustment to be 25 feet from planned centerline of Thunder Road. The existing home is currently 35 feet from planned centerline and the new home will be 12 feet longer. The new home is being placed two feet towards the north and will encroach to the south 10 additional feet. Access to the manufactured home will be via Thunder Road.

#### **Zoning and Land Use**

3. Pursuant to the Yakima County Unified Land Development Code, Title 19, the subject parcels are within the Rural Transitional (RT) zoning district. The intent of the Rural Transitional (RT) zoning district is to “provide for rural development in areas near Urban Growth Area boundaries to encourage clustering, minimize public expenditures, and coordinate land uses with public infrastructure investment” (YCC 19.11.030(1)(c)).

In accordance with the Yakima County Comprehensive Plan – *Horizon 2040*, the property is designated Rural Transitional. The intent of this designation is to implement the Growth Management Act planning goal related to reducing sprawl, protecting the environment and providing adequate infrastructure. Rural Transitional policies are intended to maintain the sense of rural character, outside of Urban Growth Areas.

The 0.30 acre subject parcel has a house site and outbuildings. Surrounding parcels are also within the RT zoning district and range in size from 0.13 acre to 0.59 acres and contain residential uses.

### **Jurisdiction and Process**

4. This proposal is being reviewed as an administrative adjustment to the setback required under YCC Table 19.11.030-2 for a private road in the RT zoning district. YCC 19.35.020(3)(a)(i) allows administrative adjustments to certain development standards under Title 19 with regards to setbacks, building height...contained in Section 19.10.040 General Development Regulations. Type 2 applications must be reviewed by the Administrative Official and may be conditioned to ensure compatibility and compliance with the zoning district and the comprehensive plan, *Horizon 2040* (YCC 19.30.030(2)).

### **Environmental Review**

5. The proposal was determined to be categorically exempt from State Environmental Policy Act (SEPA) environmental review. There were no identified designated critical areas that would be affected by this proposal.

### **Notice of Application**

6. After the application was submitted, an internal notice of project review was emailed to representatives of the Transportation Division, the Building and Fire Safety Division, the Environmental and Natural Resources Planning Section, the Water Resources Division, the Utilities Division, and the Yakima Health District. Internal comments were received from Transportation, with comments as follows:

“Thunder Road is a substandard private road as it is only partially paved and there are no pedestrian facilities which match the character of Selah Loop Road. In order to provide pedestrian facilities along with two-way traffic the easement property would need to be widened. At the same time, the lots for which Thunder Road serves, are already below the minimum lot size for the current zoning, and no expected development is possible until the time of a zoning change. Furthermore, private roads have a minimum design speed of 25 MPH and per AASHTO guidelines a vehicle traveling at 25 MPH has a breaking stop distance of 151.9 feet, which exceeds the minimum setbacks already in place. Yakima County Transportation cannot recommend that the variance be granted as it is in direct opposition to YCC 19.23.050 (5) “The safety, quality and lifespan of the transportation facilities are assured for the long-term benefit of future property owners and occupants of the proposed development.” which governs private road standards.”

*Staff Finding: Although Thunder Road is a substandard private road it currently serves seven lots of which none of them could be subdivided under the current zoning district. There is no requirement to match the character of Selah Loop Road, a public roadway. The new manufactured home will not be encroaching on the vision clearance triangle at the intersection of Thunder Road and Selah Loop Road. To the east of the subject parcel sits a garage that is approximately the same distance to the centerline of Thunder Road as the new manufactured home. Yakima County Planning Division does not see the placement of the manufactured having a negative impact on surrounding parcels and those people who utilize Thunder Road.*

A combined Notice of Application and Notice of Completeness was mailed to property owners within 300 feet of the property and to agencies having jurisdiction or interest in the proposal on May 10, 2018 with the comment period ending May 24, 2018. No comments were received from outside agencies.

### **Review Criteria for Administrative Adjustments**

7. The applicants have proposed to reduce the 50 foot setback from the centerline of Thunder Road to 25 feet. YCC 19.35.020(5) states Findings required to approve Administrative Adjustments may be adjusted if the Reviewing Official finds that the Administrative Adjustment is consistent with:

- a) The purpose and intent of Comprehensive Plan policies that relate to the specific adjustment being proposed and this Title;

*Staff Finding:* The land-use development purposes, goals, and policies of Horizon 2040 are implemented through the Yakima County Code (YCC). The adjustment of the development standards proposed as a part of this application is consistent with the portion of Horizon 2040 regarding Goal LU-R 5. Goal LU-R 5 states "provide a variety of residential lifestyles in the Rural area". Policy LU-R 5.3 states "vest existing lots of record with the right to construct a single-family dwelling, subject to all applicable requirements in effect at the time of building permit application". The applicant has the right to build a single-family residence on the subject parcel. Due to the size of the lot and existing infrastructure (i.e. septic tank, drainfield and well) there is insufficient space on the lot to replace the existing home. YCC 19.35.020 allows for administrative adjustments to development standards. This administrative adjustment will be consistent with the purposes, goals, and policies of Horizon 2040.

- b) The purpose and intent of the specific zoning district and the standard being adjusted;

*Staff Finding:* Table 19.11.030-2 requires that structures be at least 50 feet from the centerline of private roads in the RT zoning district. The applicant is proposing to reduce the structural setback from the centerline of the private road to 25 feet in order to support the size of the new manufactured home. The intent of required setbacks in any zoning district along roadways are meant to protect both roadway users and property owners from hazard. The administrative adjustment being sought does not interfere with the purpose and intent of the RT zoning district and the standard being adjusted. Although the private road is substandard according to YCC 19.23, no further subdivisions will occur along the road while the surrounding lots are within the RT zoning district and the private road is serving seven lots.

- c) Maintaining the minimum administrative adjustment necessary to accommodate the proposed use;

*Staff Finding:* The applicant's proposal is to administratively adjust a setback for a new manufactured home that is 12 feet longer than the existing home. The requested adjustment is the minimum necessary because the home can only be moved two feet to the north due to an existing drainfield that cannot be relocated. The balance of the new home must be located closer to the private road. The minimum administrative adjustment necessary is being applied for to accommodate the proposed used.

- d) Balancing the flexibility of the administrative adjustment with the health, safety and general welfare of individual neighborhoods and the community; and

*Staff Finding:* The subject road, Thunder Road, is a private road which is not maintained by Yakima County. Adjacent property owners within 300 feet of the subject parcel were notified of the new manufactured home being placed closer to Thunder Road and no

*comments were received in opposition to this project. A site visit was conducted on June 4, 2018 to visually look at the width of the road, and to see where the new home would extend to. Thunder Road is a substandard private road according to Yakima County Code 19.23.050. Thunder Road serves approximately seven lots. The lots it serves are located in the RT zoning district and are all below the minimum lot size. Therefore, the lots being served by Thunder Road could not be subdivided until the zoning district is changed. Provided all conditions to this decision and all standards set forth in Title 19 are met, the adjustment of the setback to the private road will not adversely affect the health, safety, and general welfare or the neighborhood and/or community.*

- e) The placement or design of structures will maximize solar access for the production of solar energy;

*Staff Finding: The location of the new manufactured home will not impact solar access for the production of solar energy in the vicinity of the project.*


### DECISION

Based upon the above findings, the Yakima County Administrative Official hereby Conditionally Approves the application of Amanda Thrush to reduce the structural setback for a new manufactured home from the centerline of Thunder Road to 25 feet.

**If you have any questions regarding this decision or the appeal process, please contact Jacob Clay, Planner, at (509)574-2300.**

**Administrative Official:** LYNN DEITRICK, AICP

**Designee:**

  
\_\_\_\_\_  
Jason Earles  
Planning Section Manager / Zoning and Subdivision

**Date:**

06/07/18

### NOTICE OF APPEAL

In accordance with Section 16B.09 of the Yakima County Code, any person of standing may appeal the Administrative Official's decision to the Yakima County Hearing Examiner. A notice of such appeal shall be filed in writing and delivered to the Planning Division on the 4th Floor of the Yakima County Courthouse, Yakima, Washington on or before 4:00 p.m., 06/07/18. The appeal shall be in writing, shall be accompanied by the filing fee, and shall include:

- A. The appellant's name, address, and telephone number.
- B. Appellant's statement establishing standing to initiate the appeal under Section 16B.09.020 of this Chapter;
- C. An identification of the specific proposal and specific actions, omissions, conditions or determinations for which appeal is sought;
- D. Appellant's statement of the particular grounds for the appeal, setting forth the principal points of appeal and addressing why the appellant believes the decision to be wrong; and
- E. The desired outcome or relief sought by the appellant.

**Attachments:**

- A. YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement
- B. Administrative Adjustment Form
- C. Narrative
- D. Site Plan
- E. Internal Comments

[file:///G:/Development%20Services/Projects/2018/VAR/007%20Thrush%20RT%20Road%20Setback%20Reduction/00007\\_RT\\_Thrush\\_RoadSetbackReduction\\_jcc\\_jwe.docx](file:///G:/Development%20Services/Projects/2018/VAR/007%20Thrush%20RT%20Road%20Setback%20Reduction/00007_RT_Thrush_RoadSetbackReduction_jcc_jwe.docx)

*Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.*

*If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.*



## Compliance, Extension, Expiration and Reinstatement (YCC 16B.07.050)

(1) *Compliance with Conditions and Subsequents of Project Permit.* It is the affirmative duty of a project permit holder and the land owner (as applicant) to comply with any conditions made a part of the terms under which the approval of a project permit was granted as authorized by Yakima County Code. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions. When the conditions of the project permit have been met within the timeframe specified by the applicable code, the applicant shall provide a letter certifying that the conditions were met to the Administrative Official to document compliance.

(2) *Extension of Any Approved Project Permit.* A valid project permit, other than a preliminary plat, may be extended one time only for up to one additional year by action of the Administrative Official.

(a) Requests for extensions shall be made in writing, shall be submitted to the Planning Division prior to the expiration date and shall be accompanied by the final approved site plan showing the location and size of any development or work already completed on the project. Such extension request shall present a timeline that identifies when each of the conditions of the decision has or will be completed and shall detail unique and special circumstances that prohibited the commencement or completion, or both, of the use authorized.

(b) The Administrative Official shall review the request without public notice or hearing and issue the decision within fourteen days from the receipt of the completed request. The Administrative Official may:

(i) Approve the extension based on a work schedule provided by the applicant to assure the work will be completed according to a modified schedule, or

(ii) Disapprove the extension.

(c) The Administrative Official shall mail the decision to the applicant and shall specify the decision as final unless appealed to the Hearing Examiner under the provisions of Chapter 16B.09 of this Title. Conditions of approval listed previously in the Notice of Decision issued pursuant to 16B.07.010 through 16B.07.030 of this Chapter may be appealed only according to the procedures and time periods specified in YCC 16B.09.010 and are not subject to appeal again following any decision or determination of the Administrative Official made under this Section 16B.07.050.

Attachment:   A

- (3) Failure to complete Approved Permit Conditions within specified timeframes and  
Failure to comply with Permit Decisions or Conditions.
- (a) Expiration. If compliance with the terms of the project permit approved has not occurred within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the project shall be considered expired by time limitation and the land use approved by Yakima County Code shall not be subject to appeal.
  - (b) Violations. A project permit issued or processed pursuant to any applicable title listed in YCC 16B.01.020 will be deemed in violation of this code if it is ascertained that the application included any false information material to the project permit approval, or if it develops that the conditions and safeguards made a part of the terms under which the project permit approval shall be subject to Chapter 16B.11 and other remedies available to Yakima County under any applicable law to enforce conditions of permit approvals, remedy land use and code violations or abate those violations including without limitation YCC Title 16.  
E).
  - (c) Compliance agreement. The applicant and the County may enter into a compliance agreement to complete the required conditions subject to appropriate fees to compensate the County in preparing, recording and implementing the compliance agreement. On terms acceptable to the Administrative Official, in his or her sole discretion, the County may offer an extension of time to complete the required conditions of approval subject to appropriate fees to compensate the County in preparing, recording and implementing any such compliance agreement; provided, however, that no compliance agreement may be used in lieu of the permit process to remove or negotiate conditions of approval.
- (4) Reinstatement. Where a project permit has expired, the applicant may apply to have the permit reinstated and the work authorized by the original permit can be recommenced, provided the following are met:
- (a) The applicant submits a written request not more than sixty days after the original permit or authorized extension expired.
  - (b) The applicant provides a timeline for successful achievement of all conditions upon which the Administrative Official can agree.
  - (c) The codes under which the original permit was issued and other laws which are enforced by Yakima County have not been amended in any manner which affects the work authorized by the original permit.
  - (d) No changes have been made or will be made in the original plans and specifications for such work.
  - (e) The applicant submits a reinstatement fee. The fee for a reinstated permit shall be seventy percent of the amount required for a new project permit pursuant to YCC Title 20.
  - (f) Where the request for reinstatement does not comply with all of the preceding criteria in this Subsection, a new project permit application must be submitted and processed as a new project, at full permit fees.





# 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](http://www.co.yakima.wa.us)

Public Services (34)  
VAR 18-007

MAR 26 2018

Zoning Ordinance Requirement and Adjustment Requested: (Answer the following) Vern \_\_\_ Gary \_\_\_ Don \_\_\_ Lynn \_\_\_

Harold \_\_\_ Lisa \_\_\_ Carmen \_\_\_

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,  Roof Pitch  Roof materials

and outside RT, RS zoning districts:

Pit setting  Siding materials

Other: \_\_\_\_\_

3. Zoning standard requires: front set back 50 feet from planned center line  
(example: 15-foot rear yard setback from southern property line, or 6-foot fence along west property line)

4. Proposed standard: 25 foot set back from planned center line, 10 feet from side set back  
(example: 10-foot rear yard setback from southern property line, or 3-foot fence along the west property line)

5. Why is the proposed adjustment needed? New home is slightly longer than existing home

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: 10 feet more than existing home (25' ok)

8. How will the proposed adjustment impact your neighbors? will not impact neighbors

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

Attachment: B

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?

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

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: \_\_\_\_\_

APR 19 2018

Vern Matt Don Lynn  
Harold Lisa Carmen

my name is Amanda Thrush. I live at 1811 Selah loop rd. I have lived here since 2000. In the winter of 2016 my current home was damaged by heavy snow and ice. The damages were beyond repair. My current home is a 1985 28x48 foot double wide home. I would like to replace it with a 2018 30x60 double wide home. My current home sits 32 feet north of Thunder rd and 12 feet off my property line east of Selah loop rd.

After exhausting all other options with the Health department and City of Selah I am asking for an administrative adjustment to place the new home 22 feet off thunder rd and 12 feet from my property line on the west side of the home.

The Health department informed me that my lot was too small to reconfigure the location of my drainfield. It would not meet their minimum set back requirements in any other location on my lot.

The City of Selah said it was not a plausible option for me to hook up to the City sewer system at this time.

I will only be able to place 2 feet of the new home closer to the drainfield to meet the health departments minimum set back requirements. I am asking to place the other 10 feet closer to thunder rd.

Attachment: C

I am also asking to stay 12 feet off my property line towards Selah loop rd by putting the extra

2 feet in width to the east of the new home.

Thunder rd is a private rd located outside of the urban development area. It is shared by 6 lots all under 5 acres and can not be subdivided. Some of the homes are closer to Thunder rd than I am proposing to place my new home. By placing my new home 10 feet closer to Thunder rd it will not impact the view triangle of any of the neighbors or people on the roadway.

Selah loop rd is west of my current home. My current home sits 12 feet off the property line towards Selah loop rd. The new home will also sit 12 feet off the property line towards Selah loop rd. I will be placing the extra 2 feet to the east. So I am asking for the same adjustment I currently have now on the new home.

By granting me the administrative adjustments I am asking for I will be able to place my new home at the only location possible at this time.

Thank you for considering my requests.

Amarda Thrush

4-15-18

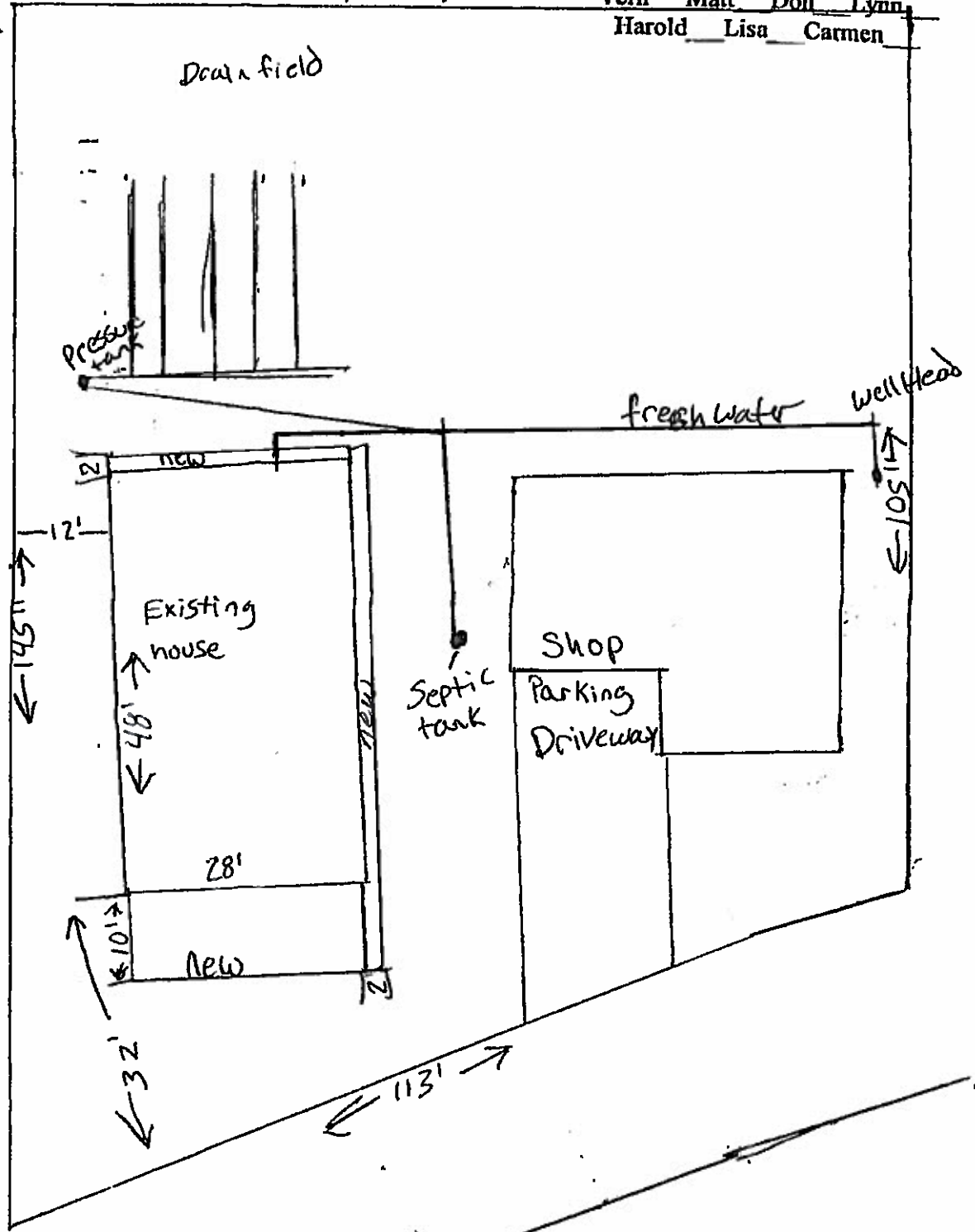
North

VAR18-007  
Public Services (2)

APR 19 2018

Vern Matt Don Lynn  
Harold Lisa Carmen

Amanda Thrush  
1811 Selah Loop  
#18142522003  
3/32 = 3'  
509 6540519



Attachment:   D



## Division Comments

### VAR2018-00007

TASK ▲	ACTION BY NAME FML#	STATUS	COMMENTS
Address Review	Jase K Testerman	Comments Not Required	
Assign Planner	Jason W Earles	Assigned	
Building Review	Jacob X Clay	Comments Not Required	
Code Enforcement Review	Janna C Jackson	Comments Not Required	
Current Planning Review	Jacob X Clay	Complete w/Conditions	
Current Planning Review	Jacob X Clay	Incomplete	<p>1. Please submit a site plan that meets the following: a. Drawn to scale with standard engineering scale. b. Minimum setbacks of all structures to property lines. c. The north property line is approximately 110 feet and your site plan states 122 feet. Please provide documentation that your property line is 122 feet or make the appropriate change on the site plan. d. The west property line is approximately 145 feet and your site plan states 138 feet. Please provide documentation that your property line is 138 feet or make the appropriate change on the site plan. e. The south property line is approximately 113 feet and your site plan states 130 feet. Please provide documentation that your property line is 130 feet or make the appropriate change on the site plan. f. The east property line is approximately 105 feet and your site plan states 125 feet. Please provide documentation that your property line is 125 feet or make the appropriate change on the site plan. g. As your home sits today, the home is approximately 12 feet to the west property line. There is space between the sidewalk of Selah Loop Road and your property line. Please provide a site plan with the appropriate property lines. 2. The minimum setback to Selah Loop Road is 25 feet to edge of right-of-way. Right-of-way along Selah Loop Road is 25 feet on the east side. Please show this on your site plan and provide a narrative as to why the application material asks for 10 feet from right-of-way. Are you proposing to move the home closer to Selah Loop Road? 3. During the internal comment period our Transportation Division had the following comment: "Thunder Road is a substandard private road as it is only partially paved and there are no pedestrian facilities which match the character of Selah Loop Road. In order to provide pedestrian facilities along with two-way traffic the easement property would need to be widened. At the same time, the lots for which Thunder Road serves, are already below the minimum lot size for the current zoning, and no expected development is possible until the time of a zoning change. Furthermore, private roads have a minimum design speed of 25 MPH and per AASHTO guidelines a vehicle traveling at 25 MPH has a breaking stop distance of 151.9 feet. which exceeds the minimum setbacks already in place. Yakima County Transportation cannot recommend that the variance be granted as it is in direct opposition to YCC 19.23.050 (5) "The safety, quality and lifespan of the transportation facilities are assured for the long-term benefit of future property owners and occupants of the proposed development." which governs private road standards." Please provide additional narrative to support your need for an administrative adjustment to the front setback from Thunder Road. To approve the administrative adjustment, we must find the following remains consistent: • The purpose and intent of Comprehensive Plan policies that relate to the specific adjustment being proposed and this Title; • The purpose and intent of the specific zoning district and the standard being adjusted; • Maintaining the minimum administrative adjustment necessary to accommodate the proposed use; • Balancing the flexibility of the administrative</p>

Attachment:   E

## VAR2018-00007

TASK ▲	ACTION BY NAME FML#	STATUS	COMMENTS
			adjustment with the health, safety and general welfare of individual neighborhoods and the community; and • The placement or design of structures will maximize solar access for the production of solar energy; 4. With the concerns of the Transportation Division in mind, you may want talk with Yakima Health District to explore the idea of moving the septic drainfield to the west of the house. If this seems too costly or they don't want the manufactured home closer to the drainfield/pressure tank please include that in your narrative.
Environmental Review	Byron J Gumz	Comments Not Required	
Environmental Review	Byron J Gumz	Comments Not Required	
Environmental Review	Byron J Gumz	Comments Not Required	
Fire Review	Chris M Pedersen	Complete	
Health Review	Jacob X Clay	Comments Not Received	
Intake	Bridget Pechtel	Routed for Review	
Intake	Garrett Fife	Routed to Scanning	Routed to scanning. GLF
Intake	Judy E Pozarich	Routed to Admin	
Long Range Review	Tua Vang	Comments Not Required	
Technical Review	Jacob X Clay	Information Received	
Technical Review	Jacob X Clay	Notice of Incompleteness	
Transportation Review	Jamie D West	Complete	Thunder Road is a substandard private road as it is only partially paved and there are no pedestrian facilities which match the character of Selah Loop Road. In order to provide pedestrian facilities along with two way traffic the easement property would need to be widened. At the same time, the lots for which Thunder Road serves, are already below the minimum lot size for the current zoning, and no expected development is possible until the time of a zoning change. Furthermore, private roads have a minimum design speed of 25 MPH and per AASHTO guidelines a vehicle traveling at 25 MPH has a breaking stop distance of 151.9 feet. which exceeds the minimum setbacks already in place. Yakima County Transportation cannot recommend that the variance be granted as it is in direct opposition to YCC 19.23.050 (5) "The safety, quality and lifespan of the transportation facilities are assured for the long-term benefit of future property owners and occupants of the proposed development." which governs private road standards.
Utility Review	Joe E Stump	Comments Not Required	
Water Resources Review	Dianna L Woods	Comments Not Required	

Amanda Thrush  
1811 Selah Loop Road  
Selah, WA 98942