



NARRATIVE 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

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

**Shoreline Management / Critical Areas Narrative for Clearwater Village
(Supplement to Shoreline & Critical Areas Questionnaire)**

PROJECT DESCRIPTION

The project consists of the construction of five detached single-family residences as a part of planned development approved as modified in May 1992. That modification reduced the number of approved residential units on this property to six. One of the approved dwellings has been completed and is now occupied. In 1997, the property was configured as a condominium under RCW 64.34 with the individual homesites identified as "parcels" with parcel numbers assigned by the County Assessor and fixed in location and number. The project site consists of these parcels and the larger property on which they are located as common area for the utility, access and open space improvements, both proposed and existing.

The planned development also included an adjacent parcel to the south. That property is not part of this application because it is under separate ownership as an exempt owner-occupied single-family residence and no improvements to it are proposed. It was originally intended as a separate parcel containing the Pond Restaurant, but after the restaurant burned down, it was replaced by the existing residence in 2000¹. Since it is part of the planned development and still has this designation on the County zoning map it is being included in calculating project density.

Project components consist of the following:

1. Construct five single-family dwellings. Each two-story structure has a footprint to not exceed 1,656 square feet and will not exceed 25 feet in height. The dwellings are not exempt under RCW 90.58.030(3)(e) because as a single-project they do not meet the criterion of being built by an owner, lessee or contract purchaser for his own use or the use of his family. Construction of the proposed units are to begin within the statutory requirement of two years from the effective date of permit issuance and to be completed within five years. This does not rule out requests for extension, as allowed.
2. Enlargement or reconstruction of the drainfield for the community septic system.
3. Excavation for construction of foundations and extension of individual water and sewer connections to each dwelling unit.

¹ This was authorized by a minor modification of this planned development issued on June 13, 1997.

SHORELINE & CRITICAL AREAS QUESTIONNAIRE (ANSWERS TO SPECIFIC QUESTIONS)

Allowed Uses and General Standards

1. What is/are the existing use(s) of the property? (1.(A)). The existing use of the property is a partially completed planned development recorded under Auditor's File Number (AFN) 7007925. The approved and recorded development consists of six single-family residential "parcels" and surrounding common area. Existing improvements include one completed residence, access drive and approach to Highway 410, community water system (well and pumphouse with piping and electrical connections) and community septic system.

In terms of land uses and development allowed by Shoreline Master Program regulations, the existing and proposed uses are: single-family residences, access road serving permitted uses, utility services accessory to individual projects undergoing shoreline review.

As a condominium, the existing and proposed use is permitted by the Shoreline Master Program as it meets the definition of "Development" (YCC 16D.02.135) which "...includes the division of land into lots or parcels in accordance with the subdivision ordinance (Title 14)". Title 14 has been repealed and is replaced by YCC 19.34 as the County's subdivision code. YCC 19.34.012(e) identifies actions take under the Condominium Act as "Divisions of Land" that are not reviewed under the subdivision chapter, but subject to other applicable land use regulations. Condominiums are not listed as a prohibited use under YCC 16D.06.10 nor are they prohibited in the Conservancy Environment by YCC 16D.10.05².

2. What will the use(s) be after the project? (1.(B)). The project will complete the planned development as it is currently permitted. In terms of shoreline master program land uses it will consist of six single-family residences and their normal appurtenances and utility services accessory to individual projects undergoing shoreline review.
3. Written Response to standards (1.(E)(iii)).

RESIDENTIAL

The project is consistent with residential use standards. All utility lines are located underground. There is no shore vegetation on the site and no vegetation within 100 feet of the ordinary high-water mark (OHWM) of the Naches River is to be disturbed. Part of

² Zoning and other land use codes cannot prohibit the condominium form of ownership or impose requirements on it that they would not impose on other forms of ownership (RCW 64.34.050).

the access road and approach to Highway 410 is within this buffer area, but these are existing improvements. The site is separated from shore vegetation on the river shoreline by the State highway. There would be no erosion on the river bank for these reasons and it is controlled on the site as described in answers to other questions in this narrative.

Project density is about one dwelling unit per one-half acre and was approved by the Planned Development modification in 1992. The project conforms to the maximum density requirements of YCC 16D.06.27(4) as follows:

- a. The site, including common area and the proposed and existing residential sites is about three acres in size with a density of two units per acre or one unit per one-half acre.
- b. When the entire Planned Development is included in the calculation, with the property to the south that now contains a residence, the total area appears to be about four acres (old assessor records suggest that the Planned Development site may be as much as 7.3 acres). The density of seven dwelling units on four acres is less than two units per acre.
- c. Subsequent re-subdivision of the property that is the subject of this application is expressly prohibited by the requirements of the 1992 modification.
- d. Nothing in this Planned Development would authorize the adjacent property to the south to be re-subdivided and doing so would not be allowed by the underlying Comprehensive Plan designation of Rural Self-Sufficient, which requires a maximum density of one dwelling unit per five acres.

UTILITIES

All utility improvements are accessory to the proposed use and are reviewed along with the individual project. Utility extensions for this project are limited to the extension, if any, of individual water lines and sewer lines to the residential units. Septic tanks will also be installed. The community system is to consist of three tanks (one is existing) serving two dwelling units each. There are no utility extensions within the stream corridor as a part of this application. Utility extension from the highway to the site have already been made and are existing. There are no buried lines, existing or proposed, within a floodway, 100-year floodplain or channel migration zone.

TRANSPORTATION

The only transportation improvements are new driveways to each of the unfinished dwelling units. They are located entirely outside of the stream corridor.

FILLING AND EXCAVATION

Filling on the site is limited to excess material (if any) from the excavation of footings, foundations and utilities and will either be spread across the site and incorporated into landscaping, or removed from the site by the contractor for fill material in other locations. No filling or excavation will occur within 100 feet of the ordinary high-water mark or in any surface waters, wetlands, designated floodplain or floodway areas. Fill is not going to be used to increase the elevation of building sites.

Excavation is limited to that necessary to construct building foundations, footings, buried domestic water and sewer connections, installation of two septic tanks and enlargement or reconstruction of the drainfield, as required by the Health District. All excavation is limited to that necessary to make these improvements. Construction access is limited to previously cleared or improved areas of the site and areas outside of the stream corridor (more than 100 feet from the OHWM). Any excess material from excavation not used to cover trenches and excavations will be used for grading and landscaping outside of the stream corridor.

4. Are the critical area features marked on the ground? (2.(C)). The edge of the 100-foot buffer from the OHWM corresponds to the existing hard-surfaced access drive on the property with all areas between the access drive and the State Highway known to be within the buffer. The drive effectively marks the critical area features on the ground. This is shown on the site plan.
5. How will you protect other riparian vegetation (water loving plants growing because there is a stream or wetland nearby) on the property? (2.(D)). No riparian vegetation will be removed as a part of this project. Existing vegetation on the site that is within 100 feet of the OHWM will be left undisturbed.
6. How will you avoid disrupting fish habitat and wildlife habitat? (2.(E)). This is a small and already improved development site. Existing vegetation along the highway and the slopes to the east above the homesites will not be disturbed by this project.
7. Describe how you are minimizing the amount of disturbance on the property (2.(H)). Disturbance is limited to that necessary to construct the homes on the previously determined sites, surrounding landscaped areas, including areas for wildland fire protection. Also, driveways, septic system improvements and the extension of utilities. No disturbance will occur within the 100-foot buffer from the Naches River since the necessary road approach and utility crossings have already been made.

8. Describe your erosion control measures and your stormwater runoff control measures (2.(J)). The site is flat, excavation is minimal, limited to footings, foundation and utility improvements. The access road is existing and designed with stormwater runoff to surrounding areas on the site. Trenches and excavations will be filled and covered as soon as work is completed.
9. Is the project near an eroding bend in a stream or near a Channel Migration Zone (for larger streams)? (2.(N)). It is not in a CMZ. While the river across from the site might be considered an eroding bend, the site is protected from it by the State highway, which is armored along the shoreline and as an important State facility, it is considered highly likely to be maintained and protected from flood and erosion events.
10. Will there be a well used? If yes, provide details on the depth and casing/lining. (If existing, provide the well log). (2.(O)(i)). There is an existing well and Group B public water system. The well is located more than 100 feet from the ordinary high-water mark of the Naches River (approximately 120 feet) so it would be outside of the stream corridor³.
11. Does the project include the subdivision of land? (2.(O)(i)). It is not a subdivision, but it meets the definition of "development". See response #1 above under "Allowed Uses and General Standards".
12. When will you restore disturbed areas? (3.(C)). As soon as each part of the project is completed.
13. How will you restore disturbed areas (if you have prepared a restoration plan, just refer to it)? (3.(D)). Trench and excavated areas will be refilled and covered. areas surrounding the homes will be landscaped in a manner typical of single family residences in this area.
14. Describe how you will make the final site topography stable. (3.(E)). Project site is flat, so instability if any, would not be significant. Also, none of the land areas being disturbed are in the stream corridor as defined by County Code. Control of dust and erosion as described in this narrative.

³ YCC 16D.02.380; YCC 16D.06.03. Under these Code provisions, the stream corridor consists of special flood hazard areas, perennial and intermittent streams within the OHWM, certain naturally occurring and manmade ponds, wetlands, specifically cited flood-prone areas outside of designated floodplain and floodway areas, vegetative buffers and lakes and ponds under Shoreline Management jurisdiction. The only one of these features that occurs on the project site is the 100' vegetative buffer from the Naches River.

15. What plants will you use to re-vegetate the different areas of the site? (3.(F)).
Residential landscaping including trees and shrubs around the individual units. Trees and shrubs have been planted throughout the site and between the access road and the highway as required by the 1992 shoreline permit approval decision.
16. Describe what mitigation you are proposing to compensate for impacts to the critical areas or shorelines? (3.(G)). No disturbance of areas within 100 feet of the ordinary high-water mark or in the steeply sloping areas to the east.

Supplemental Page – Transportation

1. Why do you need to locate the transportation facility in the critical area or shoreline? (1.(A)). Individual driveways for each residential unit (the transportation facility in question) cannot be located outside of Shoreline Management jurisdiction, because the homesites they are serving and the access road they connect to are within Shoreline jurisdiction.
2. Describe the ways you could place the facility further away from or outside of the critical area or shoreline? (1.(B)). There are no practical ways of doing so. It would require crossing the steep slope to the east, separately owned private property to the north or south or a combination of both.

Supplemental Page – Utilities

1. Why do you need to locate the utility facility in the critical area or shoreline? (1.(A)). No new utilities are proposed within the stream corridor. Utilities being located within Shoreline Management jurisdiction (i.e., 200 feet from the OHWM) are necessary because there is no other way to extend them to the proposed residential units.
2. Describe the ways you could place the facility further away from or outside of the critical area or shoreline (1.(B)). There are no other ways to provide utilities to areas within Shoreline Management jurisdiction or farther away from the stream corridor. Utility lines are being extended the shortest distance possible to serve each residential unit and the drainfield is located as far away from the river as possible without locating it in the steep slope.
3. Will the utility result in elevated ground or structures that can block/divert flood flows? (1.(C)). No.
4. Where will the excess material that is displaced by lines and bedding material or foundations be deposited? (1.(D)). Excess material from excavation, if any and the amount is expected to be minimal, will be incorporated into grading and landscaping for the new residences or removed from the site by the contractor and used for fill in other

locations. Excavation will be limited to areas that are more than 100 feet from the OHWM and should pose no impact, since none of the site is in the floodplain, floodway or has wetlands.

5. Does the utility facility handle hazardous materials or potential pollutants? If yes, describe them (1.(E)(i)). Individual lines from the residential units to septic tanks carry domestic residential wastewater and typically associated potential pollutants. Otherwise, no.
6. Is the utility facility above ground or below ground? (1.(G)). Below ground.
7. If below ground (pipelines, etc.) describe its depth and the method of installation (bored, or trenched, or 'plowed') (1.(G)(ii)(a)). Individual sewer lines trenched to the depth necessary to connect to septic tank determined as a part of system design. Individual water lines trenched to a depth of at least four feet. Electrical and communication lines trenched to the depths required by service providers. None of the new utility lines are within the stream corridor as defined by County Code. All lines will be installed by trenching.
8. Describe how you will prevent the trench from acting like a "french-drain" in high groundwater areas? (1(G)(ii)(a)). All utility lines will be placed above the high groundwater.
9. Is there a Channel Migration Zone or indications of historic channels in this location? (1.(G)(ii)(c)). No.

Supplemental Page – Fill, Excavation and Dredging

1. What use is the excavation for? (1.(B)(i)). Minimal excavation limited to that needed to construct footings, foundation and trenches for utilities.
2. Where will the excavated material go? Most of it will be used to refill excavated and trenched areas. Any remaining material will be incorporated into grading and landscaping of the residential sites but will not be deposited within 100 feet of the ordinary high-water mark. Any excess material will be removed from the site by the contractor for use as fill in other locations.
3. Describe how you are minimizing the amount of dredging/excavation needed (1.(C)). Only excavation as necessary to construct footings and foundation and trenches for utilities. This is the only excavation that is expected to be needed.

4. Is there fill placed in the floodplain or floodway? If yes, what use is it for? (2.(B)(i)). No.
5. Describe how you are minimizing the amount of fill needed. (2.(D)). The only expected fill would be excess material from the excavation of footings, foundations and installation of utilities on the project site.
6. What volumes and material are you using for the fill? (2.(E)). See previous response.
7. What erosion control will you use for the fill area? (2.(F)). The site is flat, so fill material would be at a gradient that should not promote excess erosion. The site is graded in such a manner that any sediment would not leave the site during project construction and site development.



CRITICAL AREAS, SHORELINE, & FLOODPLAIN SITE PLAN SUBMITTAL CHECKLIST

Form # PLN 011-SC3-A
Revised 7-1-16

Planning Division

Yakima County Public Services

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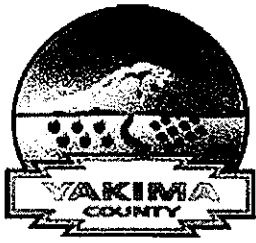
This supplemental checklist is a required submittal for your flood plain or critical areas proposal. Check the box beside those items you have included on your site plan. Cross through the entire line of an item if you think it does not apply. The Administrative Official may require additional information.

A sample site plan is available for your assistance. For additional information or assistance, please contact the Public Services Department at (509) 574-2300

Required Site Plan Information:			
	Yes	No	
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All required items on the Site Plan Minimum Requirements Submittal Checklist.
2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Boundary and area of 100 year floodplain, and floodway, if delineated. The location of floodplains and floodways can be found on the website www.yakimap.com .
	<input type="checkbox"/>	<input type="checkbox"/>	<i>Floodplain</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<i>Floodway</i>
3	<input type="checkbox"/>	<input type="checkbox"/>	The location of all wetlands located within 200 feet of the project area along with vegetative buffer(s). A formal delineation (see Critical Areas Report Bulletin) of all wetland areas may be required.
4	<input type="checkbox"/>	<input type="checkbox"/>	Boundary of vegetative buffer, as determined by Natural Resource Planner. Refer to the Critical Areas Ordinance, Yakima County Code Title 16C.06.16 for more information.
5	<input type="checkbox"/>	<input type="checkbox"/>	Location of all vegetation found near a stream or wetland.
6	<input type="checkbox"/>	<input type="checkbox"/>	Channel Migration Zones (CMZ), or the areas within which a river channel is likely to move over a period of time (see Natural Resources Planner).
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed use areas. (Ex: yard, garden, dog house, gazebo, parking/storage, etc.)
8	<input type="checkbox"/>	<input type="checkbox"/>	Any proposed filling and excavation in the floodplain.
9	<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed land contours. The contours shall be at intervals sufficient to accurately determine the existing character of the property, slopes, and the extent of proposed change to the land.
10	<input type="checkbox"/>	<input type="checkbox"/>	Area where development could occur without a Shoreline Variance or Critical Areas Adjustment. (if applicable)
11	<input type="checkbox"/>	<input type="checkbox"/>	Mitigation areas for impacts associated with the proposed project.(if applicable)

By signing this form you are certifying that the above information is attached and accurate.

Signature: Date: 3/28/18



Yakima County Public Services

Invoice

128 North 2nd Street * Fourth Floor, Courthouse *
 Yakima, WA 98901
 (509) 574-2300 * 1 (800) 572-7354 * FAX (509) 574-2301

Owner Name: PARTCH DEVELOPMENT E
 Prepared by: JUDYP
 Invoice Printed: 3/21/2018 9:10:40 AM

Case	Invoice #	Parcel	Case Description	Fee Description	Account Code	Assessed Fees	Invoiced Fees Due Now	Balance
WET2018-00003	102628	15160724443	MARSHALL - SHORELINE AND SUBSTANTIAL DEVELOPMENT PERMIT	Public Notice Costs	001 34034581007	\$13.68	\$13.68	\$13.68
				Account Code Sub Total:		\$13.68	\$13.68	\$13.68
				Substantial Develop Permit	001 64034529002	\$3,080.00	\$3,080.00	\$3,080.00
		Account Code Sub Total:		\$3080.00	\$3,080.00	\$3080.00		
		Case Fee Sub Totals:		\$3,093.68	\$3,093.68	\$3,093.68		
		FEE TOTALS:		\$3,093.68	\$3,093.68	\$3,093.68		



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

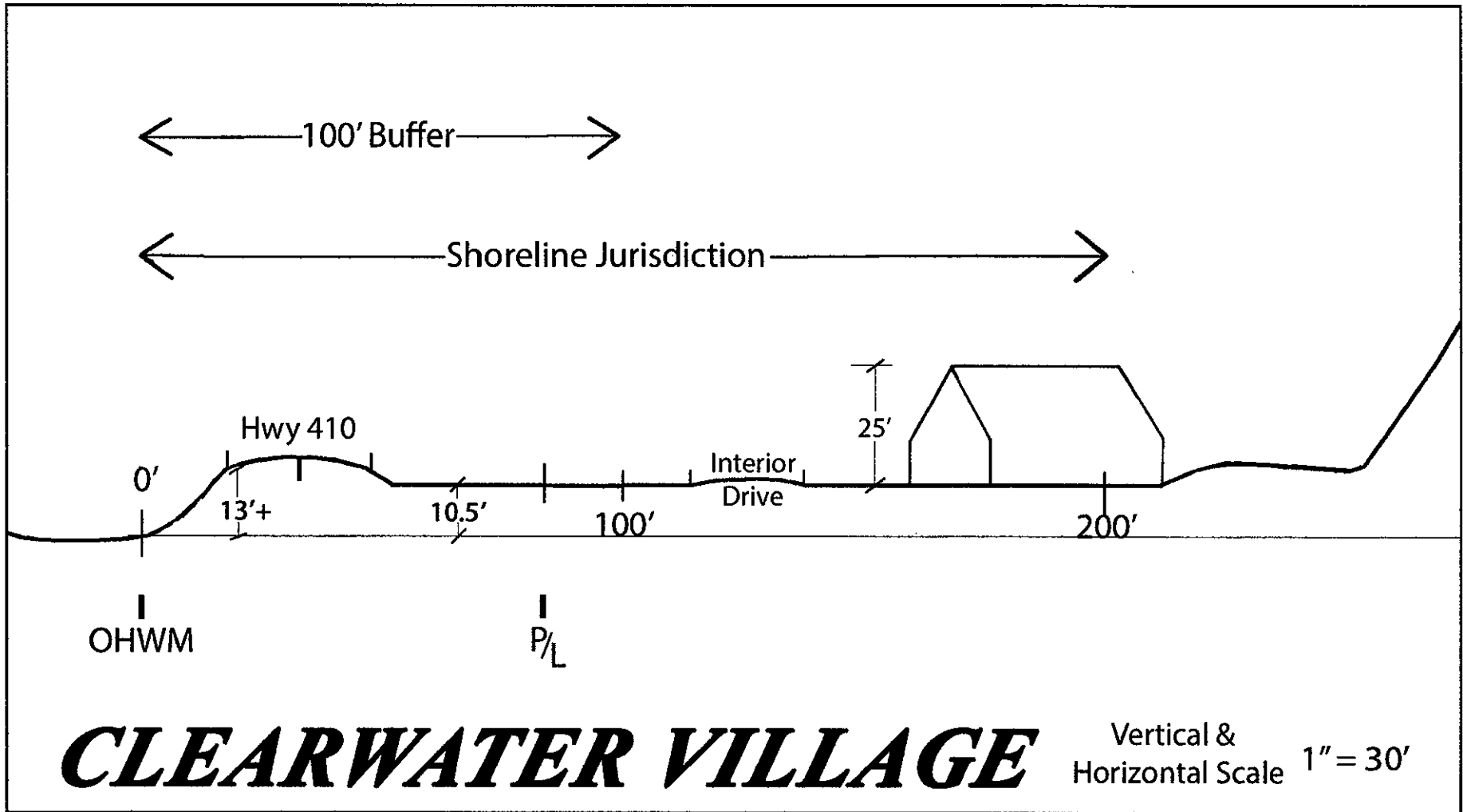
Yakima County Public Services

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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 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 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 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 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 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 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 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.



LOT COVERAGE CALC'S

PARCEL: # 15160724446
ADDRESS:

129,668 - TOTAL LOT AREA
882 - EXIST. ASPHALT/ CONC. AREA
1,490 - EXIST. BUILDING & COVERED AREAS
4,107 - NEW ASPHALT/ CONC. AREA
8,880 - NEW BUILDING & COVERED AREAS

(11.8%) 15,299 - TOTAL COVERAGE
(88.2%) 114,369 - TOTAL LANDSCAPING

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.

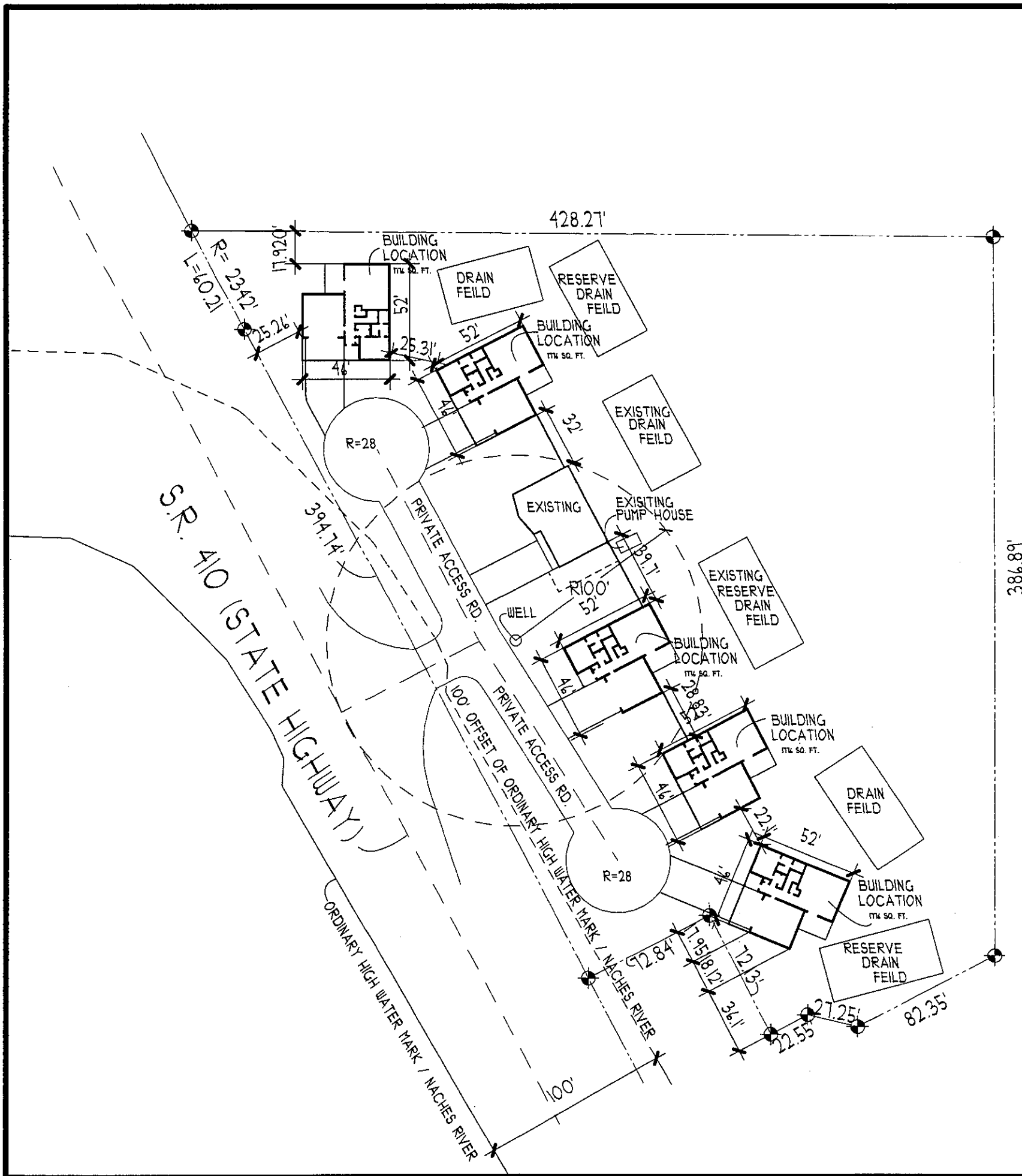
CUSTOM DESIGN FOR:
JOHN MARSHALL
(509) 728-1438

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

DATE: 03/12/18 PLAN# SP-18043

REVISED SHEET NUMBER

1	SP
2	
3	
4	
5	
6	



SITE PLAN
SCALE: 1" = 60'



SHORELINE & CRITICAL AREAS

Submittal Checklist

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

Form # PLN ENR 001-SCI - A
 Revised 7-1-16

(For staff use only)

APPLICANT: <i>John Marshall Construction</i>	PROJECT #:
PHONE: <i>728-1438</i>	CASE #:
PROJECT DESCRIPTION (from application form): <i>Five Single-Family Dwellings</i>	INTAKE:
	DATE:

NOTE: Your application will not be placed on the review work list until all applicable items have been submitted.

NOTE: It is recommended that construction plans not be submitted until after Planning permits are obtained since your permit may be denied or changes may be require to the construction plans, resulting in wasted or additional consultant and permit fee costs.

SEE INSTRUCTIONS ON PAGE 2

Required Item (provided by applicant)	INFORMAL COMMENTS (OPTIONAL)	DATE
1. Pre-Application Meeting and Site Visit to review application materials with Planner		<input checked="" type="checkbox"/>
2. Complete Shoreline/Critical Areas Application Form <ul style="list-style-type: none"> Did the property owner of record sign? YES NO Is there a contact phone number listed? YES NO 	List other related applications (zoning, subdivision, etc.):	<input checked="" type="checkbox"/>
3. Complete Shoreline/Critical Areas Questionnaires <ul style="list-style-type: none"> Is questionnaire for floodplains, wetlands, streams, and ponds needed? YES NO Is Geologic Hazards questionnaire needed? YES NO Are all questions answered? YES NO Did the property owner of record sign? YES NO 		<input checked="" type="checkbox"/>
4. Determine if Special Review Criteria Responses are needed <ul style="list-style-type: none"> Is response for SMP Variance needed? YES NO Is response for SMP Conditional Use needed? YES NO Is response for CAO Adjustment needed? YES NO 		<input checked="" type="checkbox"/>
5. Complete written description of the project.		<input checked="" type="checkbox"/>
6. Proposed Mitigation for Shoreline/Critical Areas Impacts		<input checked="" type="checkbox"/>
7. Site Plan/Cross-Sections <ul style="list-style-type: none"> Are all Site Plan Requirements met? YES NO Are all structures shown? (see air photos) YES NO Are all Critical Areas present shown? YES NO Have reproducible copies been provided? YES NO 		<input checked="" type="checkbox"/>
8. Staff consultation to determine if project is exempt from SEPA	Exempt from SEPA? YES NO SEPA file #:	<input checked="" type="checkbox"/>
9. Appropriate fees paid		<input checked="" type="checkbox"/>

By signing this form you are certifying that the above information is attached and accurate.

Landowner/Representative Signature: *John Marshall* Date: *3/21/2018*

NOTE: Representatives must be listed on the Application Form, with their signature.

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
 (Required Page – Allowed Uses and General Standards)

NOBROW

Project description (from application form): Five Single-Family Dwellings

Owner Name: John Marshall Construction Phone #: 728-1438

(Be sure to sign this form on last page.)

For Staff Reference

Project #: _____ Case #: _____

NOTE: *If you answer NO to the questions in the shaded boxes of the questionnaire, you will need to either change your plans to conform to the requirement, or obtain an Adjustment or Variance from the standard that is not met. Such reviews require separate forms and materials to be prepared, and may delay the project.*

QUESTION SHEETS TO INCLUDE IN THIS QUESTIONNAIRE

All projects must answer questions on the 5 REQUIRED sheets regarding Allowed Uses and General Standards. Answer the questions below to determine what supplemental sheets you also need to fill out. If you answer YES, then that sheet of questions must be included. If there is a supplemental sheet of questions which do not apply to your project, you may remove that sheet from the questionnaire.

- Suppl. A - Does your proposal disturb land or water areas; or revegetate critical areas? NO YES
- Suppl. B - Does your proposal include work on a transportation facility? NO YES
[EXAMPLES include driveways, parking areas, roads, bridges, etc.]
- Suppl. C - Does your proposal include work on utilities? NO YES
[EXAMPLES include sewer/septic, water, electrical, communication, etc.]
- Suppl. D - Does your proposal include in-channel work, bank stabilization, or flood protection? NO YES
[EXAMPLES include bank barbs, weirs, groins, jetties, dikes/levees, large wood, etc.]
- Suppl. E - Does your proposal include excavation on land or dredging in water? NO YES
[NOTE: Be sure to consider the material excavated for foundations and crawl spaces.]
- Suppl. F - Does your proposal include placing fill material on the land or in the water so it elevates the surface? NO YES
[NOTE: Be sure to consider the material excavated for foundations and crawl spaces.]
- Suppl. G - Does your proposal involve gravel mining? NO YES

I certify that the pages indicated above are filled out and attached as part of this application:

LANDOWNER'S SIGNATURE: John Marshall DATE: 3/21/2018

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Required Page – Allowed Uses and General Standards

HAWAII

1. Is the proposed use either an **Allowed Use** or an existing **Non-Conforming Use**? YES NO
(See YCC 16C.06.10; 16C.05.32.020; 16C.05.36.020; 16C.06.11(23); & SMP Sections 9 & 15)

(A) What is/are the existing use(s) of the property?
see attached

(B) What will the use(s) be after the project?
see attached

(C) Does the project include an activity that is a **Prohibited Use** that will be located within a stream, wetland, vegetative buffer, floodplain, or floodway? *(See YCC 16C.06.10)* YES NO

Prohibited uses include:

- Storage/handling of dangerous/hazardous materials
- Draining/filling a wetland (except under certain cases)
- Wells that are shallow or uncased
- Confined Animal Feeding Operations
- Vehicle and material storage within a floodway
- Waste disposal facilities (includes stormwater wells/ponds, but doesn't include filtration swales)
- Construction or storage of objects in a floodway that can float or move during a flood
- Structures and fill in a floodway, except in certain circumstances
- Damming a watercourse in a floodway, except in certain circumstances
- New and expanded Mobile Home Parks in the floodplain
- Storage/handling of waste materials
- Excavation to obtain fill
- Mine tailings, spoilage, mining waste
- Automobile wrecking yards
- Dwellings/residences in a floodway

(D) Does the project involve **changing from one use-type to another**? YES NO
(See YCC 16C.06.11(23)) (Examples include residential to commercial, agriculture/vacant to residential, commercial to recreation, etc.)

If YES:

- (i) How will the conversion reduce impacts to the critical area or shoreline?
- (ii) How will the conversion restore/enhance the critical area or shoreline functions and values?

(E) Is the project within Shoreline Jurisdiction? YES NO
[NOTE: Please consult with a Natural Resources Planner for assistance on Shoreline matters. The Shoreline Master Program regulations apply in Shoreline jurisdiction.]

If YES:

(i) What Shoreline environment is it in? *Conservancy*

(ii) Is the project an allowable use for the Shoreline environment? YES NO

(iii) Does the project meet the special requirements for the applicable uses and activities listed below? Circle all appropriate uses and activities and provide a written response to standards.

Agriculture	Aquaculture	Forestry	Mining	Recreation
Commercial	Industrial	<input checked="" type="radio"/> Residential	<input checked="" type="radio"/> Transportation	<input checked="" type="radio"/> Utilities
Filling	<input checked="" type="radio"/> Excavation/Dredging		Signs	Shore Stabilization

(F) If this project qualifies for an **exemption**, please list it: _____

TABLE OF USES AND CRITICAL AREAS – Get assistance from your Natural Resources Planner to fill out the table on the next page using the instructions near the top.

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
 Required Page – Allowed Uses and General Standards



Features of the proposed project	Water Related Natural Features on or Adjacent to Property								
	FEMA Floodplain	FEMA Floodway	Channel Migr. Zone	Flood channel or swale	River/stream channel & side channel	Lake/Pond	Wetlands/wet areas (incl. w/in swale or flood channel)	In buffer of stream or wetland: (list distance)	Clearing riparian vegetation – trees or shrubs
<input checked="" type="checkbox"/>								100'	
Instructions: (1) Mark the natural features existing on-site or near the site using the shaded row above. <i>Get assistance from staff</i> to ID some features. (2) Mark the proposed project parts using the shaded column to the left. (3) For each project part, fill in the table based on whether it is within or crosses the natural feature. Use an 'X' in the appropriate boxes. (4) <i>Be sure</i> that the listed natural features and project parts are <i>shown on the site plan</i> .									
Structure/Utility									
<input checked="" type="checkbox"/> Home/Office/Busin.									
Garage/Shop/Shed									
Deck/porch/patio									
Barn/processing bld									
<input checked="" type="checkbox"/> Utility lines									
Propane Tank									
<input checked="" type="checkbox"/> Septic tank/drainfd									
<input checked="" type="checkbox"/> Well/Pumphouse: (Indicate depth and if cased)									
Stormwater facil.									
Signs									
Other:									
Yard/Grounds									
Lawn/mowed area									
Gardens									
Playset/Gazebo									
BBQ/Picnic area									
<input checked="" type="checkbox"/> Excavated areas									
Filled areas									
<input checked="" type="checkbox"/> Vegetation Planting									
<input checked="" type="checkbox"/> Cleared areas/ vegetation removal									
Ditch/berm/dike									
Animal pen/corral									
Pasture/farm area									
Fences									
Other:									
Access									
<input checked="" type="checkbox"/> Driveway/Road									
Bridge/culvert									
Trail/Path/Sidewalk									
Parking areas									
Other:									
In-Water/ On-Bank Work									
Bank Barb/Weir									
Bank Armoring									
Revegetation									
Dock/water access									
Other:									

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Required Page – Allowed Uses and General Standards

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2. Does the project meet the **General Standards** (see YCC 16C.06.11), the **Vegetative Buffer Standards** (see YCC 16C.06.12-.16; & SMP 15), and the **General Critical Areas Protective Measures** for subdivisions (see YCC 16C.03.27(3))?
 YES NO

(A) **Water Dependency** - Are parts of the project particularly dependant or related to the water? (See YCC 16C. 06.12-.16) YES NO

(i) If YES, which ones?

(B) Will all **Non-Water Oriented** parts of your project meet the vegetative buffer and setbacks in YCC 16C.06.16? YES NO

[NOTE: The questions below cover common project elements to consider.]

(i) Does your vegetation management zone (a width around the structure) for Wildland-Urban fire protection meet the buffer requirements? YES NO

(ii) Does your septic tank/drainfield, well and well house, power poles, and all utility lines meet the buffer requirements? YES NO

(iii) Does your driveway/access road meet buffer requirements? YES NO

(iv) Do your yard, outdoor use areas, landscape features, recreation facilities, etc. meet buffer requirements? YES NO

(v) Do the construction areas for the items above meet buffer requirements? YES NO

(C) Are the critical area features marked on the ground? YES NO

see attachment

(D) How will you protect *other* riparian vegetation (water loving plants growing because there is a stream or wetland nearby) on the property?

see attachment

(E) How will you avoid disrupting fish habitat and wildlife habitat?

see attachment

(F) Can you avoid critical areas by placing the project away from them? YES NO

(G) Can you reduce the size of the project (amount of fill, size of structures, etc.)? YES NO

(H) Describe how you are minimizing the amount of disturbance on the property.

see attachment

(I) Are you obtaining a local/federal/state/or tribal stormwater permit? YES NO
 (If not or if you are exempt from them, you must meet the CAO's stormwater standards.)

(J) Describe your erosion control measures and your stormwater runoff control measures.

see attachment

(K) Are chemicals, nutrients, wastes, or toxins currently present on the site, or used during development, construction, or operation of the property? YES NO

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Required Page – Allowed Uses and General Standards



(L) Will the project change or cross a stream channel or wetland? YES NO

(i) If YES, describe what changes are proposed?

(M) Will the project change or cross the floodplain, floodway, or any flood overflow channels?
 (i) If YES, describe what changes are proposed? No

(N) Is the project near an eroding bend in a stream or near a Channel Migration Zone (for larger streams)? YES NO

see attachment

(O) Will there be a well used? YES NO

(i) If YES, provide details on the depth and casing/lining? (If existing, provide the well log.)

(P) Does the project include the subdivision of land? YES NO

see attachment

(i) If YES, are the lots configured to protect critical areas as required by 16C.03.27(3)? (For example critical area lots, building envelopes, lot size, restoration of degraded areas, etc.) YES NO

3. For proposals that involve disturbing land or water areas, or replanting critical area vegetation, does the project meet the Reclamation standards? <input checked="" type="radio"/> YES <input type="radio"/> NO <input type="radio"/> NONE PROPOSED (See YCC 16C.06.23)	SUPPLEMENT A
---	-----------------

(A) Will there be disturbances in the water or wetlands? YES NO

(B) Will there be disturbances on land? YES NO

(C) When will you restore disturbed areas? *see attachment*

(D) How will you restore disturbed areas (if you have prepared a restoration plan, just refer to it)? *see attachment*

(i) Will you need to add fill to ensure that vegetation has a growing medium? YES NO

(E) Describe how you will make the final site topography stable. *see attachment*

(F) What plants will you use to re-vegetate the different areas of the site? *see attachment*

(G) Describe what mitigation you are proposing to compensate for impacts to the critical areas or shorelines? (If you need assistance, contact a natural resources planner.) *see attachment*

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Supplemental Page -- Transportation

1. For proposals that include establishing a transportation facility, does the project meet the Roads and Railroads standards?
(See YCC 16C.06.17; 16C.05.36.010(7) & (2); SMP 15.09)
(Examples include driveways and parking areas.)

YES NO



- (A) Why do you need to locate the transportation facility in the critical area or shoreline?
see attachment
- (B) Describe the ways you could place the facility further away from or outside of the critical area or shoreline?
see attachment
- (C) Will fill be used to elevate the facility, or will it be constructed at grade?
- (D) Will any fill used in the facility include construction waste or other debris? YES NO
- (E) Is the facility located in any designated floodplain or floodway area, or in a flood overflow channel? YES NO
 - (i) If YES, has a floodway been defined at this location? YES NO
(See YCC 16C.05.36.010(7) & (2A/B/G))
- (F) Does the project involve a bridge or other crossing over a stream or wetland? YES NO
If YES:
 - (i) Is there a way to provide access without using a new crossing (to a different road, etc.)? YES NO
 - (ii) Is there an existing crossing nearby? YES NO
 - (iii) Describe how the crossing location was chosen to use the most direct route, and have the least impact possible?
 - (iv) Will the crossing constrict the stream channel (the width between the channel banks) or impede the stream flow? *(See YCC 16C.06.17(5))* YES NO
 - (v) Will the crossing constrict the width of any defined floodway? *(See YCC 16C.05.36.010(7 & 2B))* YES NO
 - (vi) Describe how have you have designed your crossing's approaches to allow high floodwaters to pass around them without destroying the crossing or approaches (using a road dip, returning to grade quickly, extra culverts, etc.)? *(See YCC 16C.06.17(3 & 10))*
 - (vii) Is the crossing a culvert? YES NO
If YES:
 - (a) Does the culvert parallel the stream's flow and match the channel bed? YES NO
 - (b) Does the culvert provide for a natural material channel bottom (arch pipes, squash pipes, open bottom)? YES NO

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Supplemental Page -- Utilities

1. For proposals that include **Utilities or Transmission Lines**, does the project meet the **Utility standards**? YES NO
(See YCC 16C.06.18; 16C.05.32.010; 16C.05.36.010(2); SMP 15.10; SMP 15.06; SMP 15.07)
(Examples include: sewer/septic, water, electrical, communication, etc.)



(A) Why do you need to locate the utility facility in the critical area or shoreline?
see attachment

(B) Describe the ways you could place the facility further away from or outside of the critical area or shoreline?
see attachment

(C) Will the utility result in elevated ground or structures that can block/divert flood flows?
No

(D) Where will excess material that is displaced by lines and bedding material, or foundations be deposited? [NOTE: That location may also require zoning, critical areas, or other review.]
see attachment

(E) Does the utility facility handle hazardous materials or potential pollutants? YES NO
 (i) If YES, describe them.
see attachment

(F) Does the facility only provide service to individual customers in the immediate area? YES NO
(see YCC 16C.05.32.010 & 16C.05.36.010) N/A

(G) Is the utility facility above ground or below ground?
 [NOTE: Most utilities in shoreline jurisdiction must be buried underground.]

(i) *If above ground* (overhead lines, connecting to bridge, etc.):
 (a) Are supports placed as far upland as possible or (if within the floodwaters) YES NO
 in areas safest from high flood velocities and depth?

(ii) *If below ground* (pipelines, etc.):
 (a) Describe its depth and the method of installation (bored, or trenched, or 'plowed').
see attachment

(b) Describe how you will prevent the trench from acting like a "french-drain" in high groundwater areas.
see attachment

(c) Is there a Channel Migration Zone or indications of historic channels in this location? (NOTE: Contact a staff planner for assistance.) YES NO

(d) Will it be placed in a sleeve for easy repair outside any stream/wetland? YES NO N/A

(H) Does the utility facility involve a bridge or other crossing over a stream or wetland? YES NO N/A
If YES:

(i) Is there a way to provide the utility service without a new crossing by connecting from another direction? YES NO

(ii) Are you using an existing crossing location? (See YCC 16C.06.18(4)) YES NO

(iii) Describe how the crossing location was chosen to use the most direct route, and have the least impact possible.

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Supplemental Page -- Fill, Excavation, and Dredging

1. For proposals that include excavation on land or dredging in the water, does the project meet the Dredging and Excavation standards? **YES** **NO**
 (see YCC 16C.06.20; SMP 15.16) **NONE PROPOSED**



[NOTE: Be sure to consider the material excavated for foundations and crawl spaces.]

(A) Will there be dredging in the water or a wetland? **YES** **NO**

If YES:

(i) What use is the dredging for?

(ii) Where will the dredge spoils go?

(iii) Have you attached a dredging plan? **YES** **NO**

(B) Will there be excavation on the land? **YES** **NO**

If YES:

(i) What use is the excavation for? *see attachment*

(ii) Where will the excavated material go? *see attachment*

(iii) What volume of excavation is proposed? *see attachment*

(C) Describe how you are minimizing the amount of dredging/excavation needed.

See attachment

2. For proposals that include Fill, does the project meet the Filling standards? **YES** **NO**
 (See YCC 16C.06.21; 16C.05.36.020(2); SMP 15.14) **NONE PROPOSED**



[NOTE: Be sure to consider the disposal of material excavated for foundations and crawl spaces.]

(A) Is there fill placed in the water or a wetland? **YES** **NO**

(i) If YES, what use is it for, and what type of material is to be used?

(B) Is there fill placed in the floodplain or floodway? **YES** **NO**

(i) If YES, what use is it for?

(C) Is there fill placed in other land areas? **YES** **NO**

(i) If YES, what use is it for? *see attachment*

(D) Describe how you are minimizing the amount of fill needed.

see attachment

(i) Are you using fill to elevate a structure? **YES** **NO**

If YES:

(a) Is it possible to use pilings/piers rather than fill? **YES** **NO**

(b) Is it possible to elevate any structure on a foundation rather than on fill? **YES** **NO**

(E) What volumes and materials are you using for the fill? *see attachment*

(F) What erosion control will you use for the fill area? *see attachment*