



## SHORELINE & CRITICAL AREAS Submittal Checklist

Form # PLN ENR 001-SC1- A  
Revised 7-1-16

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)

(For staff use only)

APPLICANT: <b>ELLEN ROY</b>	PROJECT #:
PHONE: <b>248-1565</b>	CASE #:
PROJECT DESCRIPTION (from application form):	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 Items (supplied by applicant)	INTAKE STAFF COMMENTS (reviewed by Staff)	Intake Verification
1. <b>Pre-Application Meeting and Site Visit to review application materials with Planner</b> <b>YES</b>		<input type="checkbox"/>
2. <b>Complete Shoreline/Critical Areas Application Form</b> <ul style="list-style-type: none"> <li>• Did the property owner of record sign? <b>YES</b> NO</li> <li>• Is there a contact phone number listed? <b>YES</b> NO</li> </ul>	List other related applications (zoning, subdivision, etc.):	<input type="checkbox"/>
3. <b>Complete Shoreline/Critical Areas Questionnaires</b> <ul style="list-style-type: none"> <li>• Is questionnaire for floodplains, wetlands, streams, and ponds needed? <b>YES</b> NO</li> <li>• Is Geologic Hazards questionnaire needed? <b>YES</b> <b>NO</b></li> <li>• Are all questions answered? <b>YES</b> NO</li> <li>• Did the property owner of record sign? <b>YES</b> NO</li> </ul>		<input type="checkbox"/>
4. <b>Determine if Special Review Criteria Responses are needed</b> <ul style="list-style-type: none"> <li>• Is response for SMP Variance needed? <b>YES</b> NO</li> <li>• Is response for SMP Conditional Use needed? <b>YES</b> <b>NO</b></li> <li>• Is response for CAO Adjustment needed? <b>YES</b> <b>NO</b></li> </ul>		<input type="checkbox"/>
5. <b>Complete written description of the project.</b>		<input type="checkbox"/>
6. <b>Proposed Mitigation for Shoreline/Critical Areas Impacts</b>		<input type="checkbox"/>
7. <b>Site Plan/Cross-Sections</b> <ul style="list-style-type: none"> <li>• Are all Site Plan Requirements met? <b>YES</b> NO</li> <li>• Are all structures shown? (see air photos) <b>YES</b> NO</li> <li>• Are all Critical Areas present shown? <b>YES</b> NO</li> <li>• Have reproducible copies been provided? <b>YES</b> NO</li> </ul>		<input type="checkbox"/>
8. <b>Staff consultation to determine if project is exempt from SEPA</b>	Exempt from SEPA? <b>YES</b> NO SEPA file #:	<input type="checkbox"/>
9. <b>Appropriate fees paid</b>		<input type="checkbox"/>

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

Landowner Representative Signature: *BHL* Date: 7-27-17

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



# SHORELINE VARIANCE SUBMITTAL SUPPLEMENTAL

Form # PLN ENR 004-SS2-A  
Revised: 4/1/10

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

(FOR STAFF USE ONLY)

PROJECT #: \_\_\_\_\_

CASE #: \_\_\_\_\_

DATE: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_

RELATED FILES/COD: \_\_\_\_\_

**PROPERTY INFORMATION**

Parcel Number(s):  
A. 141730-34403 Zone: RUDP  
B. \_\_\_\_\_ Zone: \_\_\_\_\_

Are multiple property owners parties to this development project? YES  NO

Property Address(es):  
LWA ASSIGNED

Have you completed your required pre-application meeting with natural resources staff?  
YES  NO

A Shoreline Variance may be authorized relating to specific bulk, dimensional, or performance standards set forth in these regulations where there are *extraordinary or unique circumstances* relating to the property such that strict implementation of these regulations would result in undue hardship. Once Yakima County finishes its review of the proposal, it is forwarded to the Washington State Department of Ecology (DOE) for their review and subsequent approval or denial.

Criteria – All of the criteria below must be met or the project will be denied (16D.5.20). Please attach your responses on a separate piece of paper.

- 1. Special Conditions. There is a hardship identified in (b) below, that is specifically related to a unique natural or physical condition associated with the project site, such as irregular lot shape, size, or natural features, which is not the result of a deed restriction, a lack of knowledge of requirements involved when the property was acquired, or other actions resulting from the proponent's own actions;
- 2. Unnecessary Hardship. The strict application of a standard would deprive the proponent of a reasonable use of the land or rights commonly enjoyed by other properties in the same area. That greater profit would result if a variance were granted is not evidence of a hardship;
- 3. General Compatibility. The project is generally compatible with other permitted or authorized uses in the immediate project area and with uses planned for the area under the comprehensive plan and/or the Shoreline Master Program and granting the variance will not cause adverse effects to abutting and adjacent properties or the critical area;
- 4. Special Privilege. The requested variance would not constitute a grant of special privilege not enjoyed by other abutting and adjacent properties and the variance is the minimum necessary to afford the requested relief;
- 5. Public Interest. The requested variance will not endanger the public safety or health and that the public interest will not be compromised;
- 6. Cumulative Impact. In the granting of any variance, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if other variances were to be granted in the area where similar circumstances exist, the total cumulative effect of the variances shall also remain consistent with the policies of this chapter and shall not produce substantial adverse impacts to the designated critical area; and
- 7. That the public rights of navigation and use of the shorelines will not be adversely affected.

### APPLICANT INFORMATION

By signing this form, I hereby state as true that all ownership interests of the property have reviewed the proposal as presented in the application materials and support the proposed change(s) in land use. Please also identify any persons that may act as an agent on your behalf. The agent is empowered to represent the owner.

Owner/Representative: BILL HORDAN Day Phone: 509 249-1919

Company (if any): HORDAN PLANNING SERVICES Owner of Above Parcel(s) A B

Address: 410 N. 2<sup>ND</sup> ST YAKIMA State: WA ZIP: 98901

Email: \_\_\_\_\_

Signature: BILL Date: 7-27-17

If there are *additional property owners*, provide an attachment in the same format and with the same declaration. An additional owner sheet is available upon request.

## Variance Criteria

- (1) Special Conditions. There is a hardship identified in (3) below, that is specifically related to a unique natural or physical condition associated with the project site, such as irregular lot shape, size, or natural features, which is not the result of a deed restriction, a lack of knowledge of requirements involved when the property was acquired, or other actions resulting from the proponent's own actions;

There are several special conditions and hardships which are related to this property, specifically, the small size of the lot. The lot was legally created in 1935 through a long plat known as Anderson's Summer Home Tracts. The long plat was created prior to the establishment of rules and regulations for the subdivision of property in Yakima County. Thus, the lot is a legal nonconforming lot based on its small size for the zoning district in which it lies. The lot is under an acre in size (.62 acres) which is an unusually small lot size for property that is to be served with an individual well and on-site septic system. An unusually small lot size creates problems with the required separation between an individual well and on-site septic system, as they need 100 feet of separation.

It is also required that on-site septic system drain fields and reserve areas must be located at least 100 feet away from "open" water to prevent the possibility of contaminating the water. In this case, the open water is the Naches River. The location of the individual well, on-site septic system and reserve area generally dictate where the residential structure can be constructed on the property because it is necessary to establish the well and septic areas prior to locating the residential structure. This ensures that all setbacks for health reasons between wells and septic systems are met.

Other factors to be considered in locating on-site wells and septic systems, are the locations of surrounding wells and septic drain field systems. In this instance, there are two existing wells located to the east where the required 100-foot setback encroaches onto the subject parcel. These encroachments encumber about the east one-quarter of the parcel. Due to this condition, the proponent has designed the placement of the future well and future septic system/reserve area so that the drain field areas are over 100 feet from the Naches River and the required 100 foot well setback from the wells to the east. This results in the proposed well site near the southwest corner of the property at a safe and sanitary location. It also limits the area where the new residence can be constructed.

The site has very dense native vegetation along the south portion of the property. This vegetation is very well established and could most likely not be replicated if removed. The vegetation provides an area for wildlife, as noted by the proponent's observation. It is the intent of the proponent to not disturb this area and maintain it in its natural environment.

The property also has two large forest trees, at least 3 feet in diameter each. A review of the site plan shows the location of the trees. The new residence is proposed to be constructed between the two trees, so that they can be retained on the property. These trees help maintain the natural environment on the lot and surrounding area. They also help stabilize the soil on the lot. The area between the trees is also the highest point in elevation on the property. Due to the entire property being in the 100-year floodplain, this high point on the property is the best location for the residence to be located to mitigate flood impacts to the structure.

The parcel fronts on the Naches River to the west and Jefferson Road to the east and averages about 230 feet in length. The property abuts vacant lots on the north and south and is approximately 115 feet wide. This is a very narrow lot and based on the well control zones on the east and shoreline setback on the west, it makes it difficult to develop this property.

The factors listed above limit the area of development on the property and thus, the proponent is requesting a shoreline variance to construct the residence with a deck no closer than 40 feet to the ordinary high water mark of the Naches River. The deck would be constructed 40 feet from the ordinary high water mark and the physical residence would be constructed 50 feet from the ordinary high water mark.

- (2) Unnecessary Hardship. The strict application of a standard would deprive the proponent of a reasonable use of the land or rights commonly enjoyed by other properties in the same area. That greater profit would result if a variance were granted is not evidence of a hardship;

Strict application of the standard would deprive the proponent of rights commonly enjoyed by other properties in the area. Specifically, many of the residences located on the west side of Jefferson Road have been granted shoreline variances for new construction or additions to existing structures. These shoreline variances were granted under similar circumstances as this request. Strict application of the standard would also deprive the proponent of reasonable use of the property and potentially damage sensitive vegetation currently located on the property.

Based on the factors above, the proponent believes that the best location on the property has been chosen to construct the new residence and have the least amount of environmental impact. It also provides the proponent with reasonable use of the property by permitting the residence to be constructed at location that takes into consideration existing trees and vegetation, new well and septic locations, off-site well locations that adversely affect certain areas of the property.

There is no financial gain to the proponent by approval of this variance. The zoning ordinance generally permits one residence per parcel. That is the intent of this application.

- (3) General Compatibility. The project is generally compatible with other permitted or authorized uses in the immediate project area and with uses planned for the area under the comprehensive plan and/or the Shoreline Master Program and granting the variance will not cause adverse effects to abutting and adjacent properties or the critical area;

This project is compatible with other uses permitted or authorized uses in the immediate area because the existing residential use is permitted by the Yakima County Zoning Ordinance, Yakima County Comprehensive Plan and Shoreline Master Program (within the Conservancy Environment). The granting of the variance will not cause adverse effects to the abutting and adjacent properties to the north or south because those properties are currently undeveloped, so any adverse impacts to those lots are impossible to predict. Lots to the east are developed with single-family residences and are compatible with this proposal. Other individual lots in the general area are either developed with residential structures which are compatible with this use, or are vacant.

The granting of the variance will not cause adverse effects to the shoreline. The planned structure has been designed to have the most intensive uses located east of the structure. These uses include the opening to the garage, the driveway and septic drain field/reserve area. This will generally constitute the "use area" of the property and limits heavy usage of the property away from the shoreline. The proposed deck on the west side of the residence is proposed to be two feet above grade and have a railing. This will limit human interaction with the vegetation in this area and prevent it from being damaged, while permitting vegetation to grow up to the edge of the deck.

No other variances are being requested as part of this application. All other setback and height requirements will be in compliance with current zoning and shoreline rules and regulations.

Based on the above information, and information in Number 1 above, the proponent believes the proposal is compatible with current land use plans, permitted uses of the property, permitted uses in the immediate area and will not cause adverse effects to abutting and adjacent properties or critical areas.

- (4) Special Privilege. The requested variance would not constitute a grant of special privilege not enjoyed by other abutting and adjacent properties and the variance is the minimum necessary to afford the requested relief;

This variance request will not constitute a grant of special privilege not enjoyed by abutting and/or adjacent properties. As described above, other lots in the area have had homes constructed on them prior to the adoption of the Shoreline Master Program. Many other homes have been constructed, or had additions made to them, after adoption of the Shoreline Master Program, which is not considered a special privilege. The construction of a single-family residence on a vacant parcel is a normal privilege of a property owner, an opportunity enjoyed by all, and not a grant of special privilege.

The location of the residence has been well planned based on current day rules and regulations to protect human health and the environment. Other reasonable alternative locations for the residence have been explored. Those alternatives simply are limited by restrictive setbacks or do irreparable harm to the environment. Specifically, the residence has been placed at a location requesting the minimum variance necessary by proposing construction at the highest elevation on the property in consideration of the flood plain, at a location that avoids destruction of sensitive trees and vegetation, at a location that provides for an on-site well and on-site septic system that meets health district standards and takes into consideration existing well sites. Under no circumstances has any special privilege been granted that is not enjoyed by others.

- (5) Public Interest. The requested variance will not endanger the public safety or health and that the public interest will not be compromised;

This variance request will not endanger the public safety or health and the public interest will not be compromised because the project is requesting the minimum variance distance necessary to complete the project. As stated earlier in this application, the project is being constructed at the best location with the least impact to the environment, while maintaining the integrity of the Yakima County Zoning Ordinance and Shoreline Master Program. This consideration ensures that the variance will not endanger the public safety or health and that the public interest will not be compromised because the new residence protects the current natural environment located on and near this property.

- (6) Cumulative Impact. In the granting of any variance, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if other variances were to be granted in the area where similar circumstances exist, the total cumulative effect of the variances shall also remain consistent with the policies of this chapter and shall not produce substantial adverse impacts to the designated critical area;

The cumulative impact of additional requests for like actions in the area should be minimal because it appears that there are very few vacant lots left along this shoreline. That being said, two of the vacant lots adjoin this proposal on the north and south sides of the subject property. If, and when, those lots develop, those construction plans will need to be considered along with this project to determine the cumulative impact of their development on the shoreline. It is possible that variances will be needed for the development of vacant lots in this area, as many of the lots generally have the same constraints as the subject property. Under this scenario, since the Shoreline Management Program requires that the minimum variances be granted, then the cumulative impacts should be minimal on the natural environment.

- (7) That the public rights of navigation and use of the shorelines will not be adversely affected.

This project will not affect the public rights of navigation or the public use of the shoreline, as defined in the Shoreline Master Program.

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

**REQUIRED**

**Project description (from application form):** Construct a 2500 sq ft single-family residence.  
**Owner Name:** Ellen Roy **Phone #:** 509-248-1565  
*(Be sure to sign this form on last page.)*

*For Staff Reference*  
**Project #:** \_\_\_\_\_ **Case #:** \_\_\_\_\_

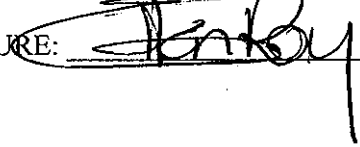
**NOTE:** *If you answer NO to the questions in the shaded boxes of the questionnaire, you will need to either change your plans to conform to the requirement, or obtain an Adjustment or Variance from the standard that is not met. Such reviews require separate forms and materials to be prepared, and 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:  DATE: 7/27/17



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

**REQUIRED**

I. 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? **The property is vacant.**
- (B) What will the use(s) be after the project? **Residential**
- (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      - Storage/handling of waste materials  
 - Draining/filling a wetland (except under certain cases)      - Excavation to obtain fill  
 - Wells that are shallow or uncased      - Mine tailings, spoilage, mining waste  
 - Confined Animal Feeding Operations      - Automobile wrecking yards  
 - Vehicle and material storage within a floodway      - Dwellings/residences in 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

- (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.

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

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

**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**

**REQUIRED**

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

(D) How will you protect *other* riparian vegetation (water loving plants growing because there is a stream or wetland nearby) on the property?  
**The structure is being placed on the property at a location that has the least affect on riparian vegetation.**

(E) How will you avoid disrupting fish habitat and wildlife habitat?  
**The residence is being constructed in an area with limited vegetation and is setback 40 feet from the Naches River. The driveway and septic drain field area are placed northeasterly of the residence to further avoid disrupting fish and wildlife habitats by keeping them as far away from open water as possible.**

(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.  
**The proponent has designed the residence and improvements in a fashion that has the least amount of impact on the shoreline environment and existing vegetation located on the property by placing the most intensive land uses northeasterly of the proposed building site.**

(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.

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

Best management practices (BMP's) such as silt fencing will be used to control erosion and stormwater runoff during construction. To the extent possible, stormwater will be directed to the northeasterly side of the house through the use of rain gutters.

- (K) Are chemicals, nutrients, wastes, or toxins currently present on the site, or used during development, construction, or operation of the property? YES  NO
- (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?  
**The entire project lies within the 100-year floodplain. The driveway will be constructed at grade and connect the garage to Jefferson Road. A flood hazard permit will be obtained as necessary. No changes are expected.**

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

- (O) Will there be a well used? **A new well is proposed as part of the project.** YES  NO   
 (i) If YES, provide details on the depth and casing/lining? (If existing, provide the well log.)  
**Well not drilled yet.**

- (P) Does the project include the subdivision of land? YES  NO
- (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 <b>disturbing</b> land or water areas, or <b>replanting</b> critical area vegetation, does the project meet the <b>Reclamation standards</b> ? YES <input checked="" type="radio"/> NO <input type="radio"/> NONE PROPOSED <input type="checkbox"/> (See YCC 16C.06.23)	SUPPL. <b>A</b>
--	--------------------

- (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? **Immediately upon completion of construction.**

- (D) How will you restore disturbed areas (if you have prepared a restoration plan, just refer to it)?  
**No restoration plan has been prepared however, the proponent will re-seed disturbed areas with shrubs and native grasses.**

- (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.  
**The site is generally flat; however, the disturbed areas will be graded to match surrounding elevations. Any excess material will be removed from the site.**

REQUIRED

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

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

**The proponent intends to consult with the Naches Ranger District or North Yakima Conservation District to discuss re-vegetation of disturbed areas in conformance with normal Forest Practices regarding disturbed sites.**

(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.)

**The proponent intends to maintain the property between the OHWM and the new residential structure in native vegetation. Railings will be placed along the edge of deck to reduce the impacts of human activity within that area.**

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

SUPPL.

**B**

1. For proposals that include establishing a **transportation facility**, does the project meet the **Roads and Railroads standards**? YES NO

*(See YCC 16C.06.17; 16C.05.36.010(7) & (2); SMP 15.09)*

*(Examples include driveways and parking areas.)*

(A) Why do you need to locate the transportation facility in the critical area or shoreline? **The transportation facility proposed is a driveway built at existing grade. This driveway will be used to access the residence from Jefferson Road. The driveway has been designed to enter the attached garage. The driveway does not serve any other portion of the property.**

(B) Describe the ways you could place the facility further away from or outside of the critical area or shoreline? **N/A because the residence is being placed between 2 large trees that dictate the location of the garage opening which determines the location of the driveway.**

(C) Will fill be used to elevate the facility, or will it be constructed at grade? **No, the driveway will 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:**



**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  **YES**  **NO**  
 meet the **Utility standards**?  
*(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.)*

SUPPL.  
**C**

- (A) Why do you need to locate the utility facility in the critical area or shoreline?  
**The project will require electrical power, domestic well and septic drain field. Electrical power will be approximately 5 feet into the buffer and is needed to provide energy needs for the residence. The domestic well will extend 40 feet into the buffer and is being placed at the location to be at least 100 feet from the septic drain field. The septic drain field and the reserve area have been located 100 feet outside buffer area.**
- (B) Describe the ways you could place the facility further away from or outside of the critical area or shoreline?  
**These facilities have been placed on the property in a manner that protects the shoreline by keeping them as far away from the shoreline as possible and still meet appropriate energy and health standards.**
- (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.]*  
**No excess material is expected. If excess material should occur, it will be removed from the site and disposed off-site.**
- (E) Does the utility facility handle hazardous materials or potential pollutants?  **YES**  **NO**  
 (i) If YES, describe them.
- (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)*
- (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?  
**Electrical power lines will be above ground. The Yakima Health District has indicated that the septic system may be a mound system and will be constructed to Yakima Health District standards.**
- (ii) **If below ground** (pipelines, etc.):
- (a) Describe its depth and the method of installation (bored, or trenched, or 'plowed')
- (b) Describe how you will prevent the trench from acting like a "french-drain" in high groundwater areas.
- (c) Is there a Channel Migration Zone or indications of historic channels in this location?  **YES**  **NO**  
*(NOTE: Contact a staff planner for assistance.)*
- (d) Will it be placed in a sleeve for easy repair outside any stream/wetland?  **YES**  **NO**



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

(H) Does the utility facility involve a bridge or other crossing over a stream or wetland? YES  NO

*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  **YES**  **NO**  
the project meet the **Dredging and Excavation standards**?  **NONE PROPOSED** \_\_\_\_\_  
*(see YCC 16C.06.20; SMP 15.16)*

SUPPL.  
**E**

*[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? **Excavation for footing and foundation will occur. It is likely that excavation for septic system construction will occur.**

(ii) Where will the excavated material go? **Excavation will be used for backfill around foundation. If excess fill material remains from septic construction the soil will be removed and disposed of offsite.**

(iii) What volume of excavation is proposed? **Less than 10 cu yards.**

(C) Describe how you are minimizing the amount of dredging/excavation needed. **Minimal excavation will occur and only where necessary to complete the project.**

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** \_\_\_\_\_

SUPPL.  
**F**

*[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?

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

(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?

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



# NARRATIVE FORM

Form # PLN 003-F7-A  
Revised 10/14/11

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)

The Narrative Form is designed to help you, the application reviewer, 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 offices, or access it on the internet at:

<http://www.co.yakima.wa.us/cmrs/default.htm> (choose 'County Code')

<i>(Staff Use Only)</i>	
DATE:	_____
REVIEWED BY:	_____
PROJECT #:	_____
CASE #:	_____
<u>RELATED FILES:</u>	_____

**Narrative Content:** Please tell us the "who", "what", "where", "when", and "why" of your proposal. A list of typical content is provided below. The area provided for your narrative continues on page 2 of this form. You may attach additional pages if needed. (Note: not all content listed below will be pertinent to your proposal, but please remember that your narrative must explain in detail the specifics of your proposal.) Narrative forms are mailed with notification of the project to surrounding property owners and agencies of interest

- Describe the current use of the site:
- Describe the use of the proposal:
  - Type of business and/or use
  - Hours and days of operation
  - Number of employees/family members
  - Maximum number of customers/guests
  - Number of lots created
  - Changes or additions of driveways or other access points
  - Type of mitigation or adjustment requested
- Describe any new or existing structures to be used as part of this proposal and what uses will be pertinent to the structure(s):
- Describe any parking facilities provided for the proposal:
  - Number of spaces (including accessible spaces)
  - Type of surface (gravel, paved)
- Access or route of travel to site
- Describe the current use of adjacent parcels and structures on these parcels:
- Describe the timelines for completion of your proposal:

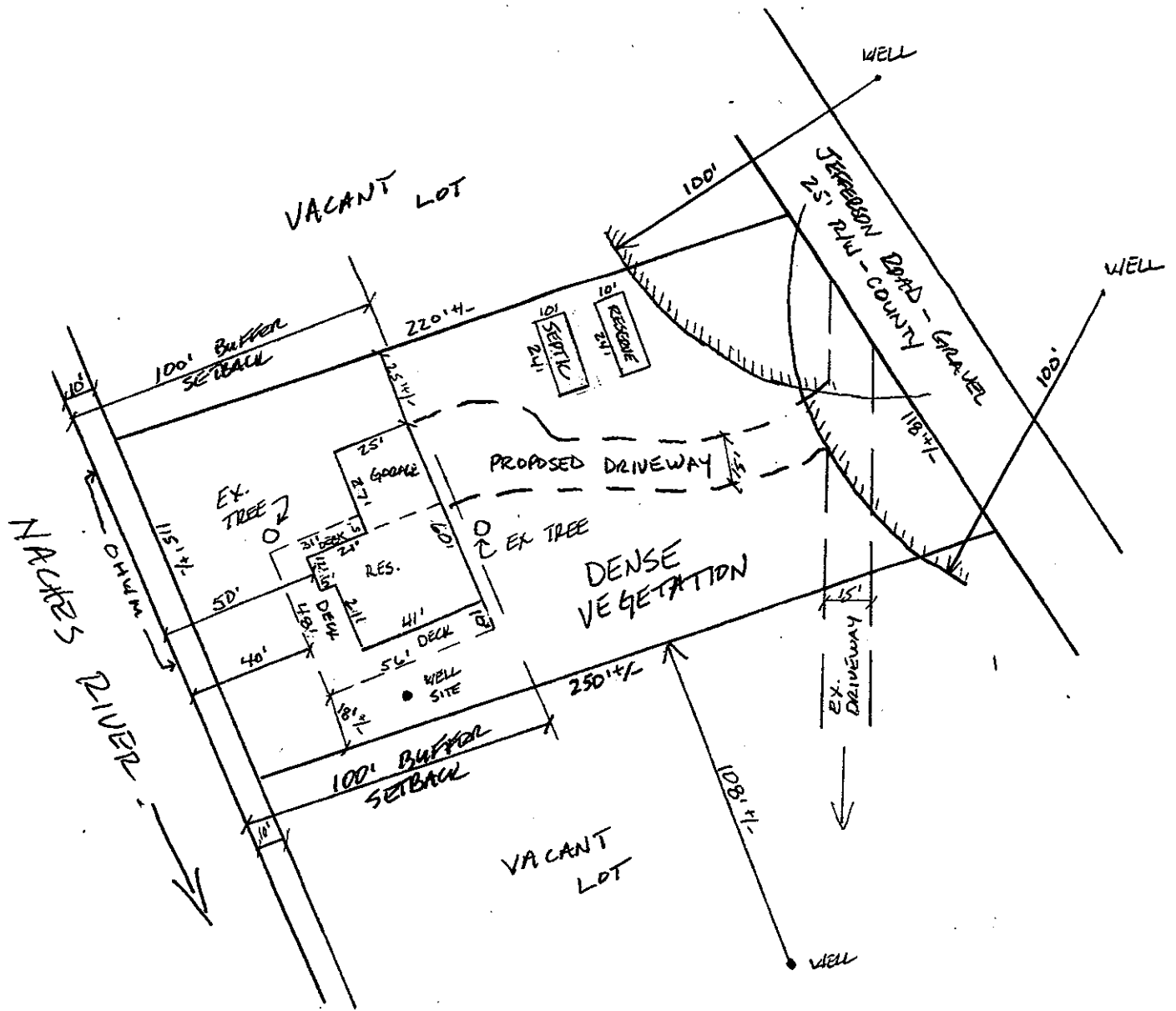
SEE ATTACHED WRITTEN NARRATIVE

## WRITTEN NARRATIVE

The proposal is to construct an approximate 2,500 square foot single-family residence within the Shoreline Conservancy Environment of the Naches River. As proposed, the residence would have an approximate 2,090 square foot foot-print, including an attached two-car garage. The residence would have a second story loft over a portion of the main floor and be constructed to a height of approximately 22 to 24 feet. The residence would have a 2-foot high wrap-around deck on the south, west and a portion of the north side. The wrap-around deck would encroach into the shoreline environment the furthest and be setback from the ordinary high water mark of the Naches River 40 feet. The physical residence would be setback 50 feet from the ordinary high water mark of the Naches River.

A new well and septic drain field/reserve area has been identified on the site plan. The distance between the well and septic area is 100 feet, which meets the health district code for establishment of those two systems on the property. Their locations also take into consideration the location of adjoining wells in the immediate area. Access will be by way of a private 15-foot wide gravel driveway to be constructed at grade from the garage to Jefferson Road. Electrical power is proposed to be overhead.

Other details of the project are listed in the written narrative portion of the Shoreline Variance Application.



\*NOTE\* ENTIRE PARCEL LOCATED WITHIN 100-YEAR FLOODPLAIN OF NACHES RIVER

NORTH ↑  
1" = 50'

ELLEN ROY - OWNER  
HORDAN PLANNING SERVICES - REP.  
410 N. 2ND ST. YAKIMA, WA 98901  
509-249-1919  
141736-34403  
7-26-17



# CRITICAL AREAS, SHORELINE, & FLOODPLAIN

Form # PLN 011-SC3-A  
Revised 4/1/10

## SITE PLAN SUBMITTAL CHECKLIST

### Planning Division

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)

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 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 <a href="http://www.yakimap.com">www.yakimap.com</a> .
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Floodplain - ENTIRE PARCEL</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 checked="" 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: 7-27-17