



SHORELINE & CRITICAL AREAS
Application for Permit
Non-Conforming Uses and Facilities

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-F2-A
Revised 7-1-16

<i>(FOR STAFF USE ONLY)</i>		
PROJECT & CASE #s: _____		
DATE: _____		_____
REVIEWED BY: _____		_____
REVIEW LEVEL:	1	2
	3 (w/other hrg.)	
 <u>GENERAL REVIEW TYPE</u>		
<input type="checkbox"/> SMP EXEMPTION <input type="checkbox"/> CAO PERMIT (can be review level 1 or 2) <input type="checkbox"/> SMP SUBSTANTIAL DEVEL. PERMIT		
 <u>SPECIAL REVIEW TYPE</u>		
<input type="checkbox"/> CAO ADJUSTMENT <input type="checkbox"/> SMP CONDITIONAL USE PERMIT <input type="checkbox"/> SMP VARIANCE <input type="checkbox"/> MODIFICATION OF PERMIT <input type="checkbox"/> OTHER _____		
 <u>RELATED FILES/COD:</u>		

PROPERTY INFORMATION

Parcel Number(s):

A. _____ Zone: _____

B. _____ Zone: _____

C. _____ Zone: _____

D. _____ Zone: _____

Is there shared ownership of these parcels, or are multiple property owners parties to this development project? YES NO

Property Address: _____

Nearest Community: _____

Shoreline Jurisdiction? YES NO

If YES, list the Environment: _____

PROJECT DESCRIPTION: (i.e: Al's Market expansion, 5 bank barbs, residence addition, new shop, etc.)

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

Geologic Hazard FEMA Floodplain Wetland Stream, Pond, or Other Habitat Area



NON-CONFORMING USES AND FACILITIES SUBMITTAL SUPPLEMENTAL

Yakima County Public Services

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Form # PLAN ENR 001-SS4-A
Revised: 7-1-16

(FOR STAFF USE ONLY)

PROJECT #: _____

CASE #: _____

DATE: _____

REVIEWED BY: _____

RELATED FILES/COD:

PROPERTY INFORMATION

Parcel Number(s):

A. _____ Zone: _____

B. _____ Zone: _____

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

Property Address(es):

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

Non-Conforming Uses and/or Facilities Permits may be issued in situations where existing development does not conform to the current standards or regulations. These situations are characterized as either *non-conforming uses* which are structures or land that were lawfully established at the time of their initiation but are currently prohibited by the Critical Area Ordinance (CAO) or *non-conforming structures* which are structures or areas for conforming uses that were lawfully established at the time of their initiation, but currently do not conform to the bulk, dimensional or other development standards of the CAO.

Non-conforming structure or area applications, in addition to meeting the general decision, shall meet all of the following criteria:

- Using the original location will not place the structure or people in danger of a hazard;
- The previous structure and any structural shore modification used to protect the structure did not increase hazards or damage to other properties;
- The previous structure and any shore modification used to protect the structure did not cause significant impacts to the functions and values of the critical area.

Non-conforming use applications shall not allow the use to be altered or expanded in any manner that would bring that use into greater non-conformity.



SHORELINE & CRITICAL AREAS

Submittal Checklist

Yakima County Public Services

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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Form # PLN ENR 001-SC1- A
Revised 7-1-16

(For staff use only)

APPLICANT:	PROJECT #:
PHONE:	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 required 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. Pre-Application Meeting and Site Visit to review application materials with Planner		<input type="checkbox"/>
2. Complete Shoreline/Critical Areas Application Form • 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 type="checkbox"/>
3. Complete Shoreline/Critical Areas Questionnaires • 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 type="checkbox"/>
4. Determine if Special Review Criteria Responses are needed • 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 type="checkbox"/>
5. Complete written description of the project.		<input type="checkbox"/>
6. Proposed Mitigation for Shoreline/Critical Areas Impacts		<input type="checkbox"/>
7. Site Plan/Cross-Sections • 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 type="checkbox"/>
8. Staff consultation to determine if project is exempt from SEPA	Exempt from SEPA? YES NO SEPA file #:	<input type="checkbox"/>
9. Appropriate fees paid		<input type="checkbox"/>

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

Landowner/Representative Signature: _____ Date: _____

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

Instructions for Shoreline/Critical Areas Permit Submittal Checklist

1. Pre-Application and Site Visit

Schedule a Pre-Application Meeting and site visit with a Natural Resources Planner. A Pre-Application Meeting is required before submitting an application. This is often in conjunction with a site visit to confirm the presence of the critical area. Information useful in helping you design the project will be provided, and the type of required review and permits will be determined.

2. Permit Application Form

Fill out the application form with person, property, and project information that applies to your proposal. Fill out the non-shaded areas. Include any reductions of standards you are requesting, and list the main parts of the project (residence, bridge, business, addition, etc.). Consult with a Natural Resources Planner to help determine what critical areas are present. Be sure to include signatures and contact information of all owners of the properties in question.

3. Shoreline/Critical Areas Questionnaires

Fill out the applicable questionnaires (instructions are provided with each). Be sure to answer all applicable questions to avoid delays in the review. The questionnaire will help you design your project in a way to meet the ordinance requirements. The answers to the questions will speed our review of the project.

4. Special Review Criteria Responses – Consult with a Natural Resources Planner to determine what special reviews will be needed with your project. Attach all applicable criteria responses to your application. The application cannot be approved unless the criteria are met.

- If a project cannot meet a Shoreline standard, then a ***Shoreline Variance*** is required. A Variance may be approved if meeting a particular standard would cause undue hardship. Applications for Variances must include a response to the Shoreline Variance criteria, which are found in the information sheet on Shoreline Variances.
- Certain uses are listed as ***Shoreline Conditional Uses***, because they may not be acceptable at certain locations, or may need special consideration. Applications for Conditional Uses must include a response to the Conditional Use criteria, which are found in the information sheet on Shoreline Conditional Uses.
- ***Critical Areas Adjustments*** may be authorized when conditions preclude meeting an ordinance standard, and where the site plan and project design include protection or improvement of the critical area. Applications for Adjustments must include a response to the Adjustment criteria, which are found in the information sheet on Critical Areas Adjustments.

5. Complete Written Description of the Project

Describe the different things you are proposing to do, why you are doing them, and how you will do the work. Refer to the Questionnaire to help you describe all the parts of the project.

6. Proposed Mitigation

Describe the actions you will take to prevent impacts to, or enhance the Shorelines or Critical Areas that are impacted by the proposed land use. Examples of mitigation include plantings, fencing off buffers, etc. Refer to the information sheet on mitigating impacts of development near critical areas.

7. Site Plan / Cross-Sections

Provide a Site plan that includes all things related to the project, and includes the Shorelines/Critical Areas. Examples: geologic hazard; floodplain; floodway; wetlands, streams, rivers, vegetative buffers; structures; parking/driveway; yard area; etc. Provide Cross-sections to show the relationships between buildings and the critical areas, and to show the finished building height. Both the site plan and the cross-sections must be drawn to scale with distances and the scale shown on the drawing. See the information sheet on preparing Site Plans and Cross-Sections for more information. A copy of the site plan must be provided at a size that we can use to make photocopies.

8. Staff SEPA Consultation

Most projects need review under the State Environmental Policy Act. However, certain small scale activities may be exempt. Consult with staff to determine if your project qualifies for an exemption.

9. Fees Paid

Permit fees must be paid before the review process begins.



Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
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Form # PLN ENR 001-Q1 A
Revised 7-1-6

INSTRUCTIONS

NOTE: If your project involves Agricultural Activities on designated Rural or Agriculture lands, consult with a natural resources planner.

Consult with a Natural Resources Planner BEFORE using this application form. **Read this questionnaire BEFORE** designing your project so that you can design the project to meet the standards. If you have designed the project without consideration of the legal requirements, then the review process will be much more difficult, take much more time, and will likely need costly changes to the plans. A project that clearly meets all the standards is much easier and less time consuming for your project reviewer to approve. Please consider if you will be able to prepare the application yourself or whether you will need to work with a private consultant.

IMPORTANT: Please understand that many projects require that a critical areas study performed by qualified professional be submitted to identify the critical area. There are some instances where staff can easily perform the identification, and help you avoid a report, but that is not always the case.

Please note that you probably will not need to submit all pages – only those that apply. There are 5 required pages. Supplemental pages may be needed. The Natural Resources Planner assisting you will help you determine which pages to remove, and will help with answering questions.

The questions are designed to help you and the application reviewer understand how your project meets the legal requirements in the Critical Area Ordinance (CAO) and Shoreline Master Program (SMP). In filling out this questionnaire, be sure to refer to the appropriate sections of the CAO. If you are within Shoreline jurisdiction, you should also refer to the SMP. You can obtain a copy of the SMP in our offices. You can obtain a copy of the CAO in our offices, or access it on the internet at:

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

The questionnaire is organized around groups of questions concerning different subjects, which are clearly labeled. All applications are required to answer the questions regarding whether the **Use is Allowed** and for meeting the **General Standards**. The questions on the supplemental must be answered when different subjects apply to the project (for example: filling, roads, utilities, etc). There are seven (7) questions on the first page of the questionnaire used to determine which of the supplemental sheets to fill out. If you answer **YES** to one of these questions, then that sheet of questions applies to the project and you must include it. If there is a sheet of questions which do not apply to your project, you may remove that sheet from the questionnaire.

Each group of questions relates to a particular subject and is headed by a shaded box. The box asks if all the standards for that subject are met. Circle either the YES or NO answer based on the questions under the shaded box. If you answer NO in the shaded box, you will need to modify your plans or apply for an adjustment or variance of the standard – a separate application. The questions under the shaded box help you determine if you are meeting the standards. The questions are arranged in nested order – meaning that when questions are indented under another question, they are related to just that question. If you need help understanding the layout of the questionnaire, or need help with specific questions, contact your Natural Resources Planner. If you wish to fill out the questionnaire digitally, contact a staff person for a MS Word version.

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

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Project description (from application form): _____

Owner Name: _____ **Phone #:** _____
(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: _____

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

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?

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

(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?

(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	Residential	Transportation	Utilities
Filling	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.

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

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		Water Related Natural Features on or Adjacent to Property								
	Features of the proposed project	FEMA Flood-plain	FEMA Flood-way	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
X										
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) Be sure that the listed natural features and project parts are <i>shown on the site plan</i> .										
	Structure/Utility									
	Home/Office/Busin.									
	Garage/Shop/Shed									
	Deck/porch/patio									
	Barn/processing bld									
	Utility lines									
	Propane Tank									
	Septic tank/drainfd									
	Well/Pumphouse: (Indicate depth and if cased)									
	Stormwater facil.									
	Signs									
	Other:									
	Yard/Grounds									
	Lawn/mowed area									
	Gardens									
	Playset/Gazebo									
	BBQ/Picnic area									
	Excavated areas									
	Filled areas									
	Vegetation Planting									
	Cleared areas/ vegetation removal									
	Ditch/berm/dike									
	Animal pen/corral									
	Pasture/farm area									
	Fences									
	Other:									
	Access									
	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
<p>(A) Water Dependancy - Are parts of the project particularly dependant or related to the water? (See YCC 16C. 06.12-.16)</p> <p>(i) If YES, which ones?</p>	
<p>(B) Will <u>all</u> Non-Water Oriented parts of your project meet the vegetative buffer and setbacks in YCC 16C.06.16?</p> <p><i>[NOTE: The questions below cover common project elements to consider.]</i></p>	
<p>(i) Does your vegetation management zone (a width around the structure) for Wildland-Urban fire protection meet the buffer requirements?</p>	
<p>(ii) Does your septic tank/drainfield, well and well house, power poles, and all utility lines meet the buffer requirements?</p>	
<p>(iii) Does your driveway/access road meet buffer requirements?</p>	
<p>(iv) Do your yard, outdoor use areas, landscape features, recreation facilities, etc. meet buffer requirements?</p>	
<p>(v) Do the construction areas for the items above meet buffer requirements?</p>	
<p>(C) Are the critical area features marked on the ground?</p>	
<p>(D) How will you protect other riparian vegetation (water loving plants growing because there is a stream or wetland nearby) on the property?</p>	
<p>(E) How will you avoid disrupting fish habitat and wildlife habitat?</p>	
<p>(F) Can you avoid critical areas by placing the project away from them?</p>	
<p>(G) Can you reduce the size of the project (amount of fill, size of structures, etc.)?</p>	
<p>(H) Describe how you are minimizing the amount of disturbance on the property.</p>	
<p>(I) Are you obtaining a local/federal/state/or tribal stormwater permit? (If not or if you are exempt from them, you must meet the CAO's stormwater standards.)</p>	
<p>(J) Describe your erosion control measures and your stormwater runoff control measures.</p>	
<p>(K) Are chemicals, nutrients, wastes, or toxins currently present on the site, or used during development, construction, or operation of the property?</p>	

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?

(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? 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

(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**? YES NO **NONE PROPOSED**

SUPPL. 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?

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

(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.

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

(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.)

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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?** YES NO
(See YCC 16C.06.17; 16C.05.36.010(7) & (2); SMP 15.09)
(Examples include driveways and parking areas.)

SUPPL.
B

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

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

(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? YES NO
(See YCC 16C.05.36.010(7 & 2B))

(vi) Describe how have you 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

<p>1. For proposals that include Utilities or Transmission Lines, does the project meet the Utility standards? YES NO <i>(See YCC 16C.06.18; 16C.05.32.010; 16C.05.36.010(2); SMP 15.10; SMP 15.06; SMP 15.07)</i> <i>(Examples include sewer/septic, water, electrical, communication, etc.)</i></p> <p>(A) Why do you need to locate the utility facility in the critical area or shoreline?</p> <p>(B) Describe the ways you could place the facility further away from or outside of the critical area or shoreline?</p> <p>(C) Will the utility result in elevated ground or structures that can block/divert flood flows?</p> <p>(D) Where will excess material that is displaced by lines and bedding material, or foundations be deposited? <i>[NOTE: That location may also require zoning, critical areas, or other review.]</i></p> <p>(E) Does the utility facility handle hazardous materials or potential pollutants? YES NO (i) If YES, describe them.</p> <p>(F) Does the facility only provide service to individual customers in the immediate area? YES NO <i>(see YCC 16C.05.32.010 & 16C.05.36.010)</i></p> <p>(G) Is the utility facility above ground or below ground? <i>[NOTE: Most utilities in shoreline jurisdiction must be buried underground.]</i> (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'). (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? <i>(NOTE: Contact a staff planner for assistance.)</i> YES NO</p> <p>(d) Will it be placed in a sleeve for easy repair outside any stream/wetland? YES NO</p> <p>(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 YES NO connecting from another direction? (ii) Are you using an existing crossing location? <i>(See YCC 16C.06.18(4))</i> YES NO (iii) Describe how the crossing location was chosen to use the most direct route, and have the least impact possible.</p>	SUPPL. C
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Shoreline & Critical Areas Questionnaire

For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas

Supplemental Page -- In-Channel Work, Bank Stabilization, or Flood Protection

1. For proposals that involve **in-channel work, bank stabilization, or flood protection**, does the project meet the **Shore Stabilization standards?**

YES NO

(See YCC 16C.06.19; SMP 15.13; 16C.05.28.010(a & d)); 16C.05.36.010(5 & 6)

(Examples include bank barbs, channel weirs, groins, jetties, berms/dikes, large wood, etc.)

SUPPL.
D

(A) Describe the shore stabilization work are you proposing?

(B) What consultants and agencies are assisting you at this time?

[NOTE: You will need professional assistance to design your stabilization work.]

(C) Why do you need to do the in-channel work, bank stabilization, or flood protection?

(i) When did the problem start?

(ii) Rate the severity of the problem. **Mild Moderate High Extreme**

(iii) Has there been a sudden and major bank failure? YES NO

(iv) Is the problem caused by normal river/stream movement? YES NO

(v) Is the bank already armored? YES NO

(a) If YES, is it being maintained? YES NO

(D) Are there any structures at risk due to close proximity to an erosion problem? YES NO

(i) If YES, list the structures and their distance from the problem site

<u>Structure</u>	<u>Distance</u>
------------------	-----------------

(E) Is the project in a designated floodway? YES NO

(F) Is your project designed using the Integrated Streambank Protection Guidelines prepared by Wa. Dept. of Fish and Wildlife? YES NO

[NOTE: You will likely need professional assistance.]

(G) Describe how you are minimizing the number and size of structures?

(H) Have you implemented the preference for non-structural protection measures? YES NO

[NOTE: The questions below are arranged from most preferred to least preferred]

(i) Have you tried using non-structural protection measures yet? YES NO

(Avoidance, moving the facility, general vegetation planting, etc.)

(a) If NO, explain why not.

(ii) Have you tried using 'bio-engineering' yet? YES NO

(Intensive revegetation, branch-cutting bundles, planted soil lifts, etc.)

(a) If NO, explain why not.

Shoreline & Critical Areas Questionnaire
For Streams, Ponds, Wetlands, Floodplains, and other Habitat Areas
Supplemental Page -- In-Channel Work, Bank Stabilization, or Flood Protection

(iii) Are you installing specific features made of natural materials (wood & rock)? **YES** **NO**
(Bank bars, log vanes, root-wad armoring, etc.)

(iv) Are you installing an erosion resistant covering (rip-rap, etc.) using natural-materials? **YES** **NO**

(v) Are you installing structures using concrete? **YES** **NO**
(Bulkheads, revetments, rock grouting, etc.)

(I) Are you installing permanent structures? **YES** **NO**
(Examples include bars, bulkheads, revetments, breakwaters, groins, etc.)
If YES:
(i) Described how you have minimized the height of the structures?

(ii) Describe your plans for future maintenance?

(J) Will the effect of your work be to prevent normal channel movement processes, either vertically (grade control) or horizontally (bank armoring)? **YES** **NO**

(K) Are you trying to restore lost land? **YES** **NO**
(i) If YES, will the new land be within the existing ordinary high water? **YES** **NO**

(L) Describe how your structures are designed to be stable over time, including the need for any periodic maintenance.

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 ? <small>(see YCC 16C.06.20; SMP 15.16)</small>	YES NO NONE PROPOSED _____	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?

(ii) Where will the excavated material go?

(iii) What volume of excavation is proposed?

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

2. For proposals that include Fill , does the project meet the Filling standards ? <small>(See YCC 16C.06.21; 16C.05.36.020(2); SMP 15.14)</small>	YES NO 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?

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

1. For proposals that involve gravel mining , does the project meet the Gravel Mining standards? <i>(See YCC 16C.06.22; 16C.05.36.010-.020; SMP 15.04)</i>		YES	NO	SUPPL. G
(A) Have you attached a description of your mine (material, volumes, etc.), an operations plan with maps, your plans for protecting critical areas and a reclamation plan with maps?		YES	NO	
(B) How will the mining operation affect the critical area or shoreline?				
(C) What will be the subsequent use of the site after mining is completed?				
(i) How will the subsequent use affect the critical area or shoreline?				
(D) Will bodies of open water (below groundwater level, or from capturing runoff) result from the mining operation?		YES	NO	
(E) Describe how you are minimizing the amount of, and severity of impacts to the critical area or shoreline?				
(i) Describe how you will minimize the obstruction of flood flows?				
(ii) Where you permanently impact a critical area or shoreline, how will you replace its function and value?				
(F) Are you able to meet the operational setbacks in the ordinance?		YES	NO	
(G) Will mine reclamation meet state standards?		YES	NO	

[NOTE: Provide copy of DNR permit, or reclamation plans following state standards.]



GENERAL APPLICATION FORM

For Land Use Actions

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

(Staff Use Only)

Zoning District: _____

Date: _____

Receipt #: _____

Reviewed By: _____

Proposed Land Use: _____

Project #: _____

Case #(s): _____

CHECK ALL THAT APPLY AND ATTACH THE APPROPRIATE SUPPLEMENTAL FORM(S)

Zoning

- Type 1
- Type 2
- Type 3
- Type 4
- Reduce Resource Setback
- Accessory Dwelling Unit
- Minor Rezone
- Major Rezone

- Admin. Adjustment
- Variance
- Modification
- Non-Conforming Use
- Interpretation
- Dairy
- Mining

Subdivision

- Exemption (SSE)
- Short Subdivision
- Subdivision (Long)
- Binding Site Plan
- Alteration/Vacation
- *Amendment
- Sub Variance

Shoreline

- Shoreline Substantial Dev.
- Shoreline Conditional Use
- Shoreline Variance
- Shoreline Exemption
- Shoreline Non-Conforming
- Shoreline Minor Revision

Other

- Environmental Checklist
- Appeal - HE BOCC Development Agreement
- Plan/Dev. Reg. Map Ad.
- Plan/Dev. Reg. Text Ad.

Critical Areas

- CA Standard Development
- CA Adjustment
- CA Reasonable Use Except.
- CA Minor Revision
- CA Non-Conforming Use

Parcel Number(s): A. _____ B. _____ C. _____

Subject Property Address: _____

Are you requesting the Optional Consolidated Permit Review Process as provided under YCC 16B.03.060? Yes No

* In accordance with YCC16B.04.020(2)(a) please submit verification with your Short Subdivision Amendment or Subdivision Amendment that the majority of those persons having an ownership interest in the lots, tracts, parcels, or portion thereof to be revised or altered has signed the proposed application.

Applicant Information: (Please check the box indication the primary contact person)

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 and hereby give Yakima County permission to enter my property during the course of this review to inspect my property as needed. **Additionally, I hereby agree to pay all additional fees associated with the processing of this application including Hearing Examiner Fees, Transportation Fees or any other fees that may be associated with the proposed project.**

(If the property is owned by a corporation or LLC please attach documentation showing that the person signing has the authority to sign on behalf of the corporation or LLC.) **Please Fill Out In Blue or Black Ink and Original Signatures only.**

Property Owner: _____

Day Phone: () _____ Company (if any) _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

E-mail Address: _____

Signature: _____ Date: _____

Applicant/Agent (if different): _____

Day Phone: () _____ Company (if any) _____

Mailing Address: _____ City: _____ State: _____ ZIP: _____

E-mail Address: _____

Signature: _____ Date: _____

If there are additional owners, provide an attachment in the same format and with the same declarations



NARRATIVE FORM

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

FINAL
Revised 10/01/15

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.

Please use additional pages as needed



CRITICAL AREAS, SHORELINE, & FLOODPLAIN

SITE PLAN SUBMITTAL CHECKLIST

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

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

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 type="checkbox"/>	<input type="checkbox"/>	All required items on the Site Plan Minimum Requirements Submittal Checklist.
2	<input 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 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 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: _____



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

Yakima County Public Services

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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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 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 type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
3	<input type="checkbox"/>	North Arrow (north should be pointing to the top of the page)
4	<input type="checkbox"/>	Legend to include: <input type="checkbox"/> <i>Owner/Applicant Name</i> <input type="checkbox"/> <i>Date the Site Plan was drawn.</i> <input type="checkbox"/> <i>Name, address and telephone number of the person preparing the site plan</i> <input type="checkbox"/> <i>Tax Parcel Number</i> <input type="checkbox"/> <i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input type="checkbox"/>	Property line dimensions of all lot(s) involved in the project.
6	<input type="checkbox"/>	The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
7	<input type="checkbox"/>	Location of new and/or expanded public and private utility infrastructure.
8	<input type="checkbox"/>	Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt).
9	<input type="checkbox"/>	Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input type="checkbox"/>	Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
11	<input 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 type="checkbox"/>	Location and dimensions of all proposed exterior land uses.
13	<input type="checkbox"/>	The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input 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 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 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.