All of the below questions must be answered in detail either in the space provided or as an attachment. If the answer to the questions are attached then indicate in the space provided the page number of attachment number in which the information can be found.

1. What type of Development is being proposed: □ Residential □ Commercial □ Industrial □ Mixed Use

2. What is the total project area? __________ acres

3. What type(s) of residential development is being proposed?
   □ Single Family
   □ Two Family
   □ Multi Family
   □ N/A

4. What commercial uses are proposed as part of this proposal? _____________________________________
   _______________________________________________________________________________________
   _______________________________________________________________________________________
   _______________________________________________________________________________________

5. What industrial uses are proposed as part of this proposal? _______________________________________
   _______________________________________________________________________________________
   _______________________________________________________________________________________
   _______________________________________________________________________________________

6. Are there any public service oriented uses (schools, police stations, fire station, etc…) being proposed as part of this proposal? _________________________________
   _______________________________________________________________________________________
   _______________________________________________________________________________________

7. What recreational amenities are proposed as part of this proposal? _________________________________
   _______________________________________________________________________________________
   _______________________________________________________________________________________

8. Are the proposed amenities to be used by: □ Residents of the development □ The public □ Both
   Please explain: __________________________________________________________________________
   _______________________________________________________________________________________

9. Have there been previous land use decisions issued with the project area? □ Yes □ No
   If Yes, please attach a list of all file numbers and all outstanding conditions of approval.
10. What technical studies (Geo-Technical Reports, Traffic Study, Cultural Resource Survey, etc.) have been conducted within the project area? (attach all technical studies) ________________________________

11. Describe how the proposal will be an economic and efficient use of the land and how it will provide for an integrated and consistent development plan for the site. __________________________________________

12. Describe how the proposed development will be compatible with the surrounding area. ________________________

13. Will the proposal comply with the development standards of the underlying zoning district? □ Yes □ No
   If No, what is the proposed standard? ________________________________________________________________

14. Describe what “low impact design” (as defined under YCC 19.01.070(12), concepts are being proposed. ________________________________________________________________

15. Will the project be developed in phases? □ Yes □ No
   If yes, please attach a detailed description addressing how many phases are proposed, what type of development is proposed for each phase, the proposed timing for each phase, proposed development standards for each phase and how the infrastructure will be adequate to serve each phase of the development.

16. What is the proposed method of mitigation in order to reduce potential conflicts between conflicting uses within and adjacent to the proposed development? ________________________________________________________________

17. Describe the proposed method of landscaping and site screening? (Indicate on the submitted site plan, the landscaping, and site screening location and type.) ________________________________________________________________
18. Provide a detailed description of the type, location and number of the existing/proposed parking and traffic management facilities for the development. (Indicate on the submitted site plan the location of all parking spaces and traffic management.) ____________________________________________________________
_______________________________________________________________________________________
_______________________________________________________________________________________

19. Describe in detail all identified potential off-site impacts including noise, shading, glare and traffic and the proposed method of mitigation. ____________________________________________________________
_______________________________________________________________________________________
_______________________________________________________________________________________

20. What is the proposed method for domestic water? (Attach all documentation verifying that the proposed development can legally utilize/connect to the proposed source of domestic water.) ____________________
_______________________________________________________________________________________
_______________________________________________________________________________________

21. What is the proposed method of sewage disposal? (Attach all documentation verifying that the proposed development can legally utilize/connect to the proposed sewage disposal system.) ____________________
_______________________________________________________________________________________
_______________________________________________________________________________________

22. Describe in detail all Critical Areas/Shoreline Environments within or adjacent to the proposed development area. ____________________________________________________________
_______________________________________________________________________________________
_______________________________________________________________________________________

23. In accordance with YCC 19.30.060(12)(d) please attach all of the following:
   (i) Vicinity map that identifies surrounding uses within 500 feet of the site boundary;
   (ii) Legal description for the proposed Master Planned Development with a title report disclosing all lien holders and owners of record;
   (iii) Zoning map that identifies base and overlay zoning designations for the site and surrounding property uses within 500 feet of the site boundary; and
   (iv) Site description including the following information provided in narrative, tabular and/or graphic formats:
       (A) Topography and natural resources including 100-year floodplain; wetlands, rivers, streams or other critical areas; and natural hazards such as steep slopes greater than 15%, and unstable, impermeable or weak soils;
       (B) Inventory of cultural, historic and/or archaeological resources on the site, if any;
(C) Existing buildings, if any, including use, location, size and date of construction;
(D) Existing on-site transportation systems including streets, sidewalks and bike paths, if any;

(E) Location and size of existing public and private utilities on the site including water, sanitary sewer, storm water retention/treatment facilities and electrical, telephone and data transmission lines;
(F) Location of public and private easements; and
(G) A description of the type, design and characteristics of the surrounding properties to assess the proposed Master Planned Development effects.

24. In accordance with YCC 19.20.060(12)(g) please attach the proposed Development Agreement which includes the following elements:
   i) Narrative Description of Project and Objectives;
   (ii) Summary of Development Standards;
   (iii) Site Plan Elements;
   (iv) Development Phasing, including times of performance to preserve vesting;
   (v) Public Meeting Summaries;
   (vi) Performance Standards and Conditions addressing items “a” through “e” above;
   (vii) Criteria for Determining Major vs. Minor Modifications and amendments; and
   (viii) Signatures by each owner of the property within the Master Development Plan area acknowledging that all owners will be bound by conditions of approval, including use, design and layout, and development standards contained with an approved Plan and Development Agreement.

   NOTE: In accordance with YCC19.17.040(5)(h) “The development agreement shall provide for vesting of such development conditions and standards as deemed reasonable and necessary to accomplish the goals of the Master Planned Development for the duration specified in the agreement, not to exceed ten years.” (Emphasis added)

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.
The site plan information on this page is required in addition to the Yakima County General Site Plan. 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.

### Planning Division Application Site Plan Information:

<table>
<thead>
<tr>
<th>N/A</th>
<th>#</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1</td>
<td>Narrative and graphics (e.g., building elevations, concept plans) describing a detailed unifying theme consistent with the natural setting of the Master Planned Resort;</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>Narrative and graphics describing all planned uses and their rationale consistent with the resort theme, the Resort Development Plan and definition of Master Planned Resort;</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>Demonstration that residential uses will generally be of a nature and ownership that are clearly for short-term visitor accommodation. Other residential uses may be included only if such uses are integrated into and support the on-site recreational nature of the resort;</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>Narrative and graphics describing the development phasing of the resort;</td>
</tr>
<tr>
<td></td>
<td>5</td>
<td>Narrative and graphics describing the following aspects of the resort at a conceptual level of detail: Strategies for:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(a) Supplying water to the resort, showing: (i) approximate service line locations; (ii) water sources; (iii) needed volumes; (iv) available volumes; (v) water rights to support the resort; (vi) water storage and facility locations; (vii) designation of Satellite Management Agency; (viii) other necessary information identified by Administrative Official.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(b) Sewage disposal, showing: (i) approximate sewer line locations; (ii) approximate drainfield areas and locations; (iii) estimated sewage volumes generated; (iv) designation of Satellite Management Agency; (v) treatment facility locations; (vi) lagoon and spray field areas and locations; (vii) other information determined necessary by the Administrative Official.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(c) Vehicular, bicycle and pedestrian traffic flow, showing: (i) approximate road and path locations; (ii) methods of dealing with hills and steep slopes; (iii) methods of stormwater control; (iv) necessary upgrades to existing systems; (v) anticipated typical street sections; (vi) other necessary information identified by Administrative Official.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(d) Grading, showing: (i) how grading and resort design works with natural topography of site; (ii) areas needing minor surface grading; (iii) areas needing major excavation or filling along with their anticipated depth; (iv) conceptual cross-sections to depict land form changes throughout resort; (v) approximate slopes planned throughout the resort; (vi) other information determined necessary by the Administrative Official.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(e) Providing electric and communication utilities to the resort, showing: (i) approximate line locations; (ii) necessary upgrades to existing systems; (iii) substations and facility locations; (iv) other information determined necessary by the Administrative Official.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(f) Providing emergency and other services, showing: (i) necessary upgrades to existing facilities; (ii) station and facility locations; (iii) other information determined necessary by the Administrative Official.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(g) Providing a consistent architecture, landscape and open space character, showing: (i) design consistent with theme; (ii) typical or sample elevations depicting architectural character; (iii) landscaping and open space plans; (iv) other information determined necessary by the Administrative Official.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(h) Treatment and modification of critical areas, showing: (i) stream, floodplain and wetland modification; (ii) restoration work; (iii) buffer modifications; (iv) stream and wetland crossings; (v) methods for dealing with other critical areas (if applicable such as Geological Hazards, Wildlife Habitat and Critical Aquifer Recharge Areas; (vi) other information determined necessary by the Administrative Official.</td>
</tr>
</tbody>
</table>
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.
REQUIRED ATTACHMENT:

YAKIMA COUNTY GENERAL SITE PLAN

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own drawing (computer aided is acceptable).

Site plan must be drawn with blue or black ink.

LOT COVERAGE CALCULATION
a) Dimension(s) of existing structure(s) ___ S.F.
b) Building addition/new structure(s) dimension(s) ___ S.F.
c) Existing paved area(s) (driveways, walkways, patios, etc.) TOTAL ___ S.F.
d) Proposed paved area(s) ___ S.F.
e) Total Impervious Surface (a+b+c+d = e) ___ S.F.
f) Lot Size (1 acre = 43,560 sq ft) ___ S.F.
g) Lot coverage (e/f x 100 = g) ___ %

MAP SCALE (check one)
☐ Preferred Scale: 1 inch on the map = 20 ft on the ground
☐ Custom Scale: 1 inch = _____

*Square is 0.20" by 0.20"

PARKING CALCULATION (Reference Table 19.22 in YCC 19.22)
Spaces required: ________________
Spaces provided: ________________ Surface Type: ______

LOT INFORMATION
Parcel #(s): ____________________________
Site Address: ___________________________

BACKGROUND INFORMATION
Owner Name: ___________________________
Site Plan Created by: ____________________
Address: ______________________________
Contact Phone: (____) ______ Date Created:


<table>
<thead>
<tr>
<th>#</th>
<th>Required Site Plan Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>□</td>
<td>1 Property line dimensions of all lot(s) involved in the project.</td>
</tr>
<tr>
<td>□</td>
<td>2 The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.</td>
</tr>
<tr>
<td>□</td>
<td>3 The distance from existing and proposed structures to the centerline of state, county, private roads, or access easement with name, dimension, surface type (paved, gravel or dirt) of road.</td>
</tr>
<tr>
<td>□</td>
<td>4 Existing or proposed driveway locations</td>
</tr>
<tr>
<td>□</td>
<td>5 Location, shape, size, gross floor area, height and types (i.e., house, garage, well house) of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.</td>
</tr>
<tr>
<td>□</td>
<td>6 The location, right-of-way widths, pavement widths, curbs, gutters, culverts and names of all existing or platted streets or roads, whether public or private, and other public ways within the subject property or adjacent to any affected lots;</td>
</tr>
<tr>
<td>□</td>
<td>7 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. Label as Individual, 2-party, Group B, Group A.</td>
</tr>
<tr>
<td>□</td>
<td>8 Location of proposed or existing septic tank, drain field area, and extension area, as well as replacement areas and distances to structures and property lines</td>
</tr>
<tr>
<td>□</td>
<td>9 The location and dimensions of any existing and proposed utilities, streets, railroads, irrigation and drainage canals, easements and dedication of property within the subject property or adjacent to any affected lots;</td>
</tr>
<tr>
<td>□</td>
<td>10 Critical Areas/Shoreline: River, streams, creek, pond, floodplain, floodway, etc. on or abutting the site (Distance from structure to the ordinary high water mark of the river, stream, creek, etc.)</td>
</tr>
<tr>
<td>□</td>
<td>11 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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#</th>
<th>Building Division Application Site Plan Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>□</td>
<td>1 Fire apparatus turnaround</td>
</tr>
<tr>
<td>□</td>
<td>2 For larger parcels, draw a simple plan showing the entire lot and indicate which area the new construction is to take place. Attach to the detailed section and submit both.</td>
</tr>
<tr>
<td>□</td>
<td>3 Distance of new structures from all property lines.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#</th>
<th>Planning Division Application Site Plan Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>□</td>
<td>1 Location and dimensions of all proposed exterior land uses.</td>
</tr>
<tr>
<td>□</td>
<td>2 Location of new and/or expanded public and private utility infrastructure.</td>
</tr>
<tr>
<td>□</td>
<td>3 Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.</td>
</tr>
<tr>
<td>□</td>
<td>4 Location of structures on the adjoining lots, which may cause compatibility issues.</td>
</tr>
<tr>
<td>□</td>
<td>5 Proposed location and dimensions of community and other open space.</td>
</tr>
<tr>
<td>□</td>
<td>6 Existing and proposed landscaping, site screening, street trees and storm water drainage facilities.</td>
</tr>
<tr>
<td>□</td>
<td>7 The existing on-site sewage system components and reserve areas and the proposed location for on-site sewage systems and soil test pits for all affected lots not served by an on-site sewage system or other approved wastewater treatment system. The location of structures on the adjoining lots when within 100 feet of a well or on-site sewage disposal system;</td>
</tr>
<tr>
<td>□</td>
<td>8 Proposed contours and grading as they affect lot layout, streets, and drainage ways.</td>
</tr>
<tr>
<td>□</td>
<td>9 Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.</td>
</tr>
</tbody>
</table>

**Floodplain development:**

<table>
<thead>
<tr>
<th>#</th>
<th>Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.</th>
</tr>
</thead>
<tbody>
<tr>
<td>□</td>
<td>10 The boundaries of the 100-year floodplain, the boundaries of floodways where floodways have been established, and the 100-year base flood elevations where base flood elevations have been established.</td>
</tr>
<tr>
<td>□</td>
<td>11 The boundaries of the 10 and 25-year floodplain using the flood risk maps provided by Yakima County as part the mandatory pre-application conference.</td>
</tr>
<tr>
<td>□</td>
<td>12 Other information as may be required by YCC Titles 13, 16A, 16C or 16D.</td>
</tr>
</tbody>
</table>
**Zoning District:**

**Proposed Land Use:**

**Reviewed By:**

**Case # (s):**

**Date Submitted:**

**Overlay:** Airport / Greenway / Floodplain

**UGA:** CAO/Shoreline

**Sewer:** Septic Clearance / As Built

**Potable Water:** N/A or Exempt

**Purveyor:**

**FAAR:** WUI-FD: M / H / E

**Occupancy:** A B E F H I M R1 R2 R3 S U

**Type of Construction:** IA IIA IIIB IIIA IB IIB IVA IVB VA VB

**Name of Short Plat, Subdivision or Manufactured Home Park:**

**Lot or Space #:**

**Planning Forms for Project:**

**Please Tell Us About Your Proposal:** (If you need assistance call us at (509) 574-2300 or come into the office)

- **Parcel Numbers(s):**
  - A.
  - B.
  - C.

- **Property Owner’s Name:**

- **Day Phone:**

- **Company (if any):**

- **Mailing Address:**

- **City:**

- **State:**

- **Zip:**

- **Subject Property Address:** *(if Different)*

- **E-mail Address:**

- **Scope of Work:**

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

**Applying For A Building Permit? Please Fill Out The Following:**

- **Number of Bedrooms:**
  - Existing: 
  - Total: 
  - Size/Dimensions: 
  - Square Footage: 

- **Number of Bathrooms:**
  - Size/Dimensions: 
  - Square Footage: 

**Construction Valuation (Contractor Estimate) $**

**How will you provide legal domestic water for your project? Please check one below:**

- [ ] Water right permit from Department of Ecology (Please attach a copy to this application), or
- [ ] Letter from an approved water purveyor stating the ability to provide water, or
- [ ] A Yakima County Water Resource System (YCWRS) domestic well within the Agriculture zoning district, or
- [ ] A Yakima County Water Resource System (YCWRS) domestic well outside of the Agriculture zoning district, or
- [ ] Other adequate evidence of interest in a suitable water right held for mitigation proposed by an existing water bank, or
- [ ] Yakama Nation Water Code permit for properties located within the exterior boundaries of the Yakama Nation, or
- [ ] Documentation that the well site is located outside the Yakima River watershed.

*Please note that evidence of an adequate water supply must be submitted to Yakima County prior to the issuance of the permit.*

**By signing this form, I agree to the following:**

- 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).
- I hereby give Yakima County permission to enter my property during this review to inspect my property as needed.
- I hereby agree to pay all additional fees associated with the processing of this application including but not limited to the Hearing Examiner fees, Transportation fees or any other fees that may be associated with the proposed project.
I hereby acknowledge that the application with the Yakima County Permit Services Department has been filled out completely.
I hereby acknowledge that verification of an approved potable water supply is a requirement and part of the procedure to obtain a permit from Yakima County.
I shall provide Yakima County with proof of an adequate water source as indicated in Ordinance 13-2017 or obtain a YCWRS domestic well permit.
I understand that Yakima County shall be held harmless for misinterpretation or misrepresentation of documents to obtain my permits.
I am aware my Permit WILL NOT be issued until I provide proof of an approved source of potable water and associated documentation.

(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 This Section In Blue or Black Ink. (Please check the box to indicate the primary contact person)

☐ Property Owner Signature: ___________________________ (required) Date: __________________
☐ Check If You Are Acting As Your Own Contractor – (Signature required at declaration at bottom of page)

☐ Applicant/Agent:

Day Phone: ( ) ___________________________ Company (if any) ___________________________
Mailing Address: ___________________________ City: ___________________________ State: _______ ZIP: _______
E-mail Address: ___________________________
Signature: ___________________________ Date: __________________

☐ Contractor Name: ___________________________

Day Phone: ( ) ___________________________ Company (if any) ___________________________
Mailing Address: ___________________________ City: ___________________________ State: _______ ZIP: _______
E-mail Address: ___________________________
Contractor License Number: ___________________________
Signature: ___________________________ Date: __________________

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

This Section To Be Completed For Construction Permits Only

Pursuant to RCW 19.27.095 (2)(i-ii) The requirement for a fully completed construction application shall include:

i. The name, address, and phone number of the office of the lender administering the interim construction financing, if any; OR
ii. The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than 50% of the total amount of the construction permit.

If for any reason the information requested below is not available at the time of application, the applicant shall provide the information as soon as it can be reasonably obtained.

☐ Lending Agency Name: ___________________________ Phone: ( ) ___________________________
Mailing Address: ___________________________ City: ___________________________ State: _______ Zip: _______
☐ I acknowledge by checking this box that this project has no lending agency for construction financing.

Bonding Agency Name: ___________________________ Phone: ( ) ___________________________
Mailing Address: ___________________________ City: ___________________________ State: _______ Zip: _______
☐ I acknowledge by checking this box that this project has no bonding agency.

If you are the Property Owner and Acting as Your Own Contractor, Please Complete the Following Declaration:

• I acknowledge that I am applying for a permit thru the Yakima County Public Services Department.
• I also acknowledge that I am not a licensed contractor, specialty or general, or that I am not acting as a contractor and wish to be exempt from the requirements of the Washington State Contractor’s Act, per RCW 18.27.090, and will abide by all provisions and conditions of the exemption as stated.
• I agree that if I use the assistance of any person(s) to provide labor and/or assistance, I will retain only contractors registered and currently licensed as required under the laws of the State of Washington.

I (print name) __________________________________ certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Owner Signature: ___________________________ Date: __________________

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.