



RESOURCE SETBACK ADJUSTMENT

Type 1 - FORM

Yakima County Public Services - Building and Fire Safety

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

Tax Parcel Number: (11 digits) (Reference WWW.YAKIMAP.COM for assistance)
Tax Parcel #
Short plat or Subdivision

<i>Office Use Only:</i>	DATE:
	Building
Land Use/Zoning:	Land Use VAR
Lot size:	acres
	PC:

(Please print)

Property Owner(s):	Phone #:
Applicant:	Phone #:

19.18.205 Especially Sensitive Land Uses (ESLU): Special standards are enacted for setbacks and review criteria ESLU (as defined in Section 19.01.070) to ensure that such uses are located on the least productive portion of the property and/or do not adversely impact or significantly interfere with adjacent or nearby farming operations. (Width of roads, canals, easement may be included within the setback requirement) (Review criteria **19.35.20.6.d, i through viii**)

Type of Structure

<input type="checkbox"/> Dwellings / Residence	<input type="checkbox"/> Churches/place of worship or assembly	<input type="checkbox"/> Schools Medical facilities
<input type="checkbox"/> Day care facilities	<input type="checkbox"/> Outdoor recreational facilities and similar uses	

1. Check the resource type you are requesting a reduction: Typical zoning standard setback shown in ().

- Rural zoned property adjacent to Commercial Agricultural Use. (60' from property line) (19.18.205, 2, a, i)
- Agricultural zoned property (AG). (150' from property line) (19.18.205, 2, a, ii)
- Forest-watershed (FW) Resource (200' from property line) (19.18.205, 2, a, iii)
- Mineral Resource Overlay (500' from property line) (19.18.205, 2, a, iv)

2. Requested setbacks; site design using physical features such as rock outcrops, ravines, roads, irrigation canals or critical areas; or proximity to established dwellings, small lots or other especially sensitive land uses; and

(c) When in an AG zone, to the maximum extent possible, the especially sensitive land uses shall be located on the least productive portion of the property.

Amount of Adjustment Requested:

from the **North** property line: _____ from the **East** property line: _____
from the **South** property line: _____ from the **West** property line: _____

3. <input type="checkbox"/> Yes	<input type="checkbox"/> No	Are you able to meet the required resource setback under the current configuration of your lot?
4. <input type="checkbox"/> Yes	<input type="checkbox"/> No	Is there a physical barrier or feature on the property that impacts the required setback? If Yes, what is the physical barrier / feature?
5. <input type="checkbox"/> Yes	<input type="checkbox"/> No	Was the property created through a subdivision? If Yes, please list the subdivision / short plat recording number: _____ Recording date: _____
6. <input type="checkbox"/> Yes	<input type="checkbox"/> No	Are there residences on the subject property and/or adjoining parcels that encroach into the same setback? If Yes, please indicate the location and the setback:
7. <input type="checkbox"/> Yes	<input type="checkbox"/> No	Is the adjoining parcel, from which the reduction is requested, equal to or smaller than 3 acres?
8. <input type="checkbox"/> Yes	<input type="checkbox"/> No	Does the adjoining lot, from which the reduction is requested, contain an existing residence?
9. <input type="checkbox"/> Yes	<input type="checkbox"/> No	Is there a road and/or canal right-of-way separating the subject property from the property in which the reduction is requested?
10. <input type="checkbox"/> Yes	<input type="checkbox"/> No	Will the strict application of the required setback result in a greater impact to the commercial resource operation?

NOTE: CUSTOMER SHALL PROVIDE A COPY OF THE LEGAL DESCRIPTION TO RECORD WITH DECLARATION OF COVENANT.

Signature of Applicant OR Owner: _____ **Date:** _____

OFFICE USE ONLY - REVIEW CRITERIA**VAR:**

<input type="checkbox"/> Yes	<input type="checkbox"/> No	19.35.20.6.d.i: Lot legally created prior to 10-1-15 or lot cannot accommodate special setback due to insufficient area or dimension.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	19.35.20.6.d.ii: New Structure is an alteration, expansion or replacement of a dwelling or other ESLU lawfully existing prior to February 8, 2000 or formally approved afterward.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	19.35.20.6.d.iii: Geologic hazard, flood hazard, critical area or another natural feature.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	19.35.20.6.d.iv: Would cause structure to be located further from adjacent existing ESLU may result in greater impact to commercial agricultural operations.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	19.35.20.6.d.v: Most recent plat or short plat setback distance is different than required.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	19.35.20.6.d.vi: Adjacent lot equal to or less than 3 acres contains a lawfully established ESLU, which case the ESLU setback shall not apply from adjoining established ESLU lot.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	19.35.20.6.d.vii: Adjoining lot was approved as a special exception lot, under the small lot provision or a cluster development under this code, in which case the resource setback shall not apply from the adjoining established special exception, small lot or clustered lot.
<input type="checkbox"/> Yes	<input type="checkbox"/> No	19.35.20.6.d.viii: The lot was approved as a special exception lot, under small lot provision or a cluster development under this code, in which case the standard ESLU resource setback reduction under Subsection (c) above, may exceed 50 percent, provided that the ESLU setback shall not be less than 60 feet.

1. Approved Type I ESLU**2. Type I ESLU is not required****3. Denied-Not a Type I:**

<input type="checkbox"/> (If #2 or 3) Specify why:	<input type="checkbox"/>	<input type="checkbox"/>

Declarative Covenant:

Given to customer

Site plan completed

Signed & Received

Legal Description	<input type="checkbox"/> Within Declaration	<input type="checkbox"/> Recorded	Provided by customer
Reviewed by: Project Coordinator:	<input type="checkbox"/>	Date:	Reviewed by: Planner:

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.