



TYPE 1 RESOURCE SETBACK ADJUSTMENT

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 #

Office Use Only	Date:
Zoning District	Building
Lot size	acres
	Land Use
	PC:

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

Dwelling / Residence Church/Place of Worship Schools Medical Facility Day Care Facility
 Outdoor Recreational Facility/Similar Uses

Resource Type for Requested Reduction

Rural zoned property adjacent to Commercial Agriculture Use (60' from property line) - 19.18.205(2)(a)(i)
 Agriculture 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)

Requested Reductions (Proposed Distance to Property Line)

North Property Line	East Property Line
South Property Line	West Property Line

Yes No Are you able to meet the required resource setback under the current configuration of your lot?

Yes No Is there a physical barrier or feature on the property that impacts the required setback?

If Yes, what is the physical barrier/feature? _____

Yes No Was the property created through a subdivision? If Yes, what is the recording number? _____

Yes No Are there residences on the subject property and/or adjoining parcels that encroach into the same setback?

Yes No Is the adjoining parcel, from which the reduction is requested, equal to or smaller than 3 acres?

Yes No Does the adjoining lot, from which the reduction is requested, contain a residence?

Yes No Is there a road and/or a canal right-of-way separating the subject property from the property in which the reduction is requested?

Yes No Will the strict application of the required setback result in a greater impact to the commercial resource operation?

Signature of Applicant OR Owner: _____ Date: _____

OFFICE USE ONLY

19.35.020 (6)(d) Exceptions. The widths of the setbacks specified in Subsection [19.18.205\(2\)\(a\)](#) may be modified under Type 1 review by the Building Official in consultation with the Administrative Official and recording a declarative covenant as provided in section [19.18.205\(4\)](#), or as stipulated by conditions of previous permit approvals, where the applicant documents one or more of the following cases:

Yes No **(i)** The lot was legally created prior to adoption of this Title, or afterward in conformance with a formally approved administrative adjustment to the setback, and the lot cannot accommodate the special setback due to its insufficient area or dimension. In such situations, the maximum possible setback or approved setback from the adjoining agricultural, mineral or forest zoning district or use shall apply.

Yes No **(ii)** The new structure is an alteration, expansion or replacement of a dwelling or other especially sensitive land use lawfully existing prior to February 8, 2000 or was formally approved afterward, maintaining the maximum practicable setback from the nearby or adjoining resource-designated lot as demonstrated by the proposed floor plan.

Yes No **(iii)** The special setback would prohibit placement of the especially sensitive land use on an existing lot due to geologic hazard, flood hazard, critical area or other natural feature.

Yes No **(iv)** The special setback would cause the proposed ESLU to be located further from adjacent existing ESLUs and/or result in a greater impact to commercial agricultural operations on the subject property.

Yes (If Yes, Type 1 N/A) No **(v)** The most recent plat or short plat containing the proposed especially sensitive land use specifies a different setback from the resource use, in which case the platted setback distance shall apply to the proposed especially sensitive land use, whether or not other conditions, such as current use, specified in the platted setback are present.

Yes (If Yes, Type 1 N/A) No **(vi)** Part of a property line of the lot proposed to contain a new or expanded especially sensitive land use adjoins another parcel equal to or less than three acres in size and contains a lawfully established ESLU, in which case the resource setback shall not apply from the adjoining established ESLU lot.

Yes (If Yes, Type 1 N/A) No **(vii)** The adjoining lot was approved as a special exception lot, under the small lot provision or a cluster development, in which case the resource setback shall not apply from the adjoining established special exception, small lot or clustered lot.

Yes No **(viii)** The lot was approved as a special exception lot, under the small lot provision or a cluster development, in which case the standard ESLU resource setback reduction under Subsection (c) above, may exceed 50 percent, provided that the ESLU setback not be less than 60 feet.

<input type="checkbox"/> Approved Type 1 ESLU	<input type="checkbox"/> Type 1 ESLU Not Required	<input type="checkbox"/> Denied Type 1
If #2 or 3, please specify why:		

Declaration of Covenant	<input type="checkbox"/> Given to Customer	<input type="checkbox"/> Site Plan Completed	<input type="checkbox"/> Signed & Received
Legal Description	<input type="checkbox"/> Within Declaration	<input type="checkbox"/> Provided by Customer	
Reviewed by Project Coordinator:	Date:	Reviewed by Planner:	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.