

**NOTICE OF IN-PERSON, TELEPHONIC & VIRTUAL PLANNING  
COMMISSION MEETING  
CITY OF UNION GAP, WASHINGTON**

**NOTICE IS HEREBY GIVEN** that on Tuesday, January 25, 2022 at 6:00 p.m., the Union Gap Planning Commissioners will conduct their regular Planning Commission Meeting in-person in the Union Gap Council Chambers located at 102 W. Ahtanum Rd., Union Gap, WA, telephonically & via Zoom (see COVID-19 Public Meeting Procedures below).

**COVID-19 Public Meeting Procedures:** In accordance with current and ongoing proclamations by the Governor of the State of Washington all individuals who attend in person are required to wear a mask.

All interested persons may attend either in-person, by calling-in using the phone number, meeting ID and passcode below and virtually using the hyperlink below.

**To attend telephonically or via Zoom:** On January 25, 2022 at 6:00 p.m., dial the number below, and follow the prompts:

<b>Phone Number:</b>	1 253 215 8782
<b>Meeting ID:</b>	837 5107 4444
<b>Passcode:</b>	891053

Or join from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/83751074444?pwd=MUJZUXhjVGxIMy9BanZMRIZNby84UT09>

Dated the 21st day of January 2022.



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Karen Clifton, City Clerk

**CITY OF UNION GAP**  
**PLANNING COMMISSION AGENDA**  
**REGULAR MEETING OF**  
**January 25, 2022**  
**AT 6:00 P.M**

I.	<u>CALL TO ORDER</u>	
	<b>A. Roll Call</b>	Mike Moore, Chairman
	<b>B. Approval of Minutes from Falcon Ridge Investment Comprehensive Plan Amendment &amp; Rezone Public Hearing &amp; Regular Meeting of October 26, 2021</b>	Mike Moore, Chairman

II.	<u>REGULAR MEETING</u>	
	<b>A. Swearing In of New Planning Commissioner- Aubree Reeves</b>	Mike Moore, Chairman To Introduce Finance Director Karen Clifton for Swearing In
	<b>A. Appoint Planning Commissioner Chairman &amp; Co-Chairman</b>	Mike Moore, Chairman
	<b>B. Appoint Planning Commissioner as YVCOG General Membership Meeting Attendee</b>	Mike Moore, Chairman
	<b>C. Municipal Code Update Chapter 17.02</b>	Jason Cavanaugh, Building Official
	<b>D. Title 15- Mobile Home Amendments</b>	Jason Cavanaugh, Building Official

III.	<u>NEXT MEETING AGENDA</u> February 22, 2022	Mike Moore, Chairman
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IV.	<u>MEETING ADJOURNMENT</u>	Mike Moore, Chairman
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**UNION GAP PLANNING COMMISSION  
REGULAR MEETING OF  
September 28, 2021**

**Call to Order:**

The Regular Meeting of the Union Gap Planning Commission was called to order by Co-Chairman Shoemaker at 6:00 p.m.

**Planning Commission  
Members Present:**

Co-Chairman Jeff Shoemaker, Commissioner Lorena Fernandez, and Commissioner Imelda Vargas were present.

**Staff Present:**

Dennis Henne, Director and Jason Cavanaugh, Building Official were present.

**Roll Call:**

Co-Chairman Shoemaker began meeting by asking for a roll call from all present. Commissioner Vargas started off roll call, Commissioner Fernandez was next and Co-Chairman Shoemaker followed. Chairman Moore was excused from meeting.

**APPROVAL OF MINUTES:**

Motion made by Commissioner Vargas, second by Commissioner Fernandez to approve the Regular & Study Session Meeting minutes of August 24, 2021: Motion carried unanimously.

**Regular Meeting:**

Co-Chairman Shoemaker began presentation by introducing Building Official Cavanaugh and the first item for discussion, Municipal Code Update of Chapter 17.02. Building Official Cavanaugh began his presentation by stating that Commissioners had been provided with the updated ordinance and wanted to know the Commissioners thoughts on it. Co-Chairman Shoemaker stated that he was really content with the way the ordinance was heading. Co-Chairman Shoemaker continued by stating that his one concern were the restroom requirements. Co-Chairman Shoemaker stated the restrooms can be designed as unisex restrooms to meet Code requirements. Building Official Cavanaugh responded that these would just be the minimum requirements but that the applicant and his design professional would be able to design how they feel would be best for their project. Commissioner Fernandez stated she agreed with Co-Chairman Shoemakers concerns regarding the restroom portion of the ordinance.

Co-Chairman Shoemaker moved on to the next item of the agenda, Planning Commissioner Member Resignation Letter. Co-Chairman Shoemaker stated the City had received a resignation letter from Commissioner Rick Cecil and asked Commissioners if they accepted the resignation. Commissioner Vargas and Commissioner Fernandez stated they accepted. Co-Chairman Shoemaker stated that the resignation letter would be forwarded to Council and that Commissioners would start looking for a new Commissioner.

**MEETING ADJOURNED:**

There being no further discussion, meeting adjourned at 6:25 p.m.

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Chairman, Mike Moore

ATTEST:

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Jenny Valle, Administrative Secretary

**FALCON RIDGE INVESTMENT COMPREHENSIVE PLAN AMENDMENT & REZONE  
PUBLIC HEARING & UNION GAP PLANNING COMMISSION  
REGULAR MEETING OF  
October 26, 2021**

**Call to Order:**

The Falcon Ridge Investment Public Hearing and Planning Commission Regular Meeting was called to order by Chairman Moore at 6:00 p.m.

**Planning Commission  
Members Present:**

Chairman Mike Moore, Co-Chairman Jeff Shoemaker, Commissioner Lorena Fernandez, and Commissioner Imelda Vargas were present.

**Staff Present:**

Dennis Henne, Director; David Dominguez, City Engineer; Lynn Deitrick, YVCOG Planner; Jason Cavanaugh, Building Official; and Jenny Valle, Administrative Secretary were present.

**Guests Present:**

Eric Herzog, PLS, HLA Engineering & Surveying, Inc was present.

**ROLL CALL:**

Chairman Moore began meeting by asking for a roll call from all present. Chairman Moore began roll call, Commissioner Vargas was next, and Commissioner Shoemaker followed. Member Fernandez was excused as she was not present for roll call, but walked in soon after.

**PUBLIC HEARING:**

Chairman Moore moved onto the first item on the agenda, and opened the Falcon Ridge Investment Public Hearing and introduced YVCOG Planner Deitrick. Planner Deitrick read the staff report aloud. Planner Deitrick informed Commissioners staff recommends approval of the Falcon Ridge Investment Comp Plan Amendment and Rezone as long as they meet City's conditions. Commissioner Shoemaker asked if the Tribe had been contacted. HLA Engineer Herzog replied that they had been contacted and they were working on completing the archeological study. Commissioner Fernandez asked if the school had been notified about the proposal. Director Henne stated that he had spoken to the Union Gap staff and they informed him that that would be considered City of Yakima. Chairman Moore asked Commissioners if they wanted to approve, approve with conditions or deny this proposal. Motion made by Commissioner Shoemaker, second by Commissioner Fernandez to approve Falcon Ridge Investment Comprehensive Plan Amendment & Rezone proposal: Motion carried unanimously

Public Hearing concluded at 6:25 p.m.

**APPROVAL OF MINUTES:**

Commissioner Shoemaker stated that he did not approve minutes do to the fact that his concerns for the restroom requirements were not noted correctly. Commissioner Shoemaker continued that he and Commissioner Fernandez were in favor of unisex bathrooms as he believes it would be beneficial. Director Henne stated that a motion can be made to approve the minutes with those amendments. Chairman Moore asked for a motion to approve the September 28, 2021 minutes with the requested amendments. Motion made by Commissioner Vargas, second by Commissioner Shoemaker to approve the Regular & Study Session Meeting minutes of September 28, 2021: Motion carried unanimously.

**REGULAR MEETING:**

Chairman Moore moved onto the next item of the agenda, Municipal Code Update Discussion for Chapter 17.02 and introduced Building Official Cavanaugh. Building Official Cavanaugh stated that he had condensed section 17.32.100- Accessory Uses into a table but that it still coincided with the 2018 building codes. Building Official Cavanaugh asked if Commissioners wanted to set a minimum of acreage a Campground & RV Park can be allowed on, as it is currently written at a minimum of 4 acres on section 17.32.040. Commissioner Shoemaker stated that 4 acres would be a good number to start at. Commissioner Fernandez asked which zonings would allow this use. Planner Deitrick answered that it would be a Class 3, conditional review in Commercial (C-1), (C-2) and (CBD), Wholesale Warehouse and Light Industrial districts, it would not be allowed in the Residential districts. Chairman Moore requested a motion to move ordinance forward. Motion made by Commissioner Shoemaker, second by Commissioner Fernandez: Motion carried unanimously to forward ordinance to City Attorney for review.

Commissioner Vargas asked if there were enough Police staff on board or would more

police be required once an RV Park would be developed. Building Official Cavanaugh stated that was a good question and that staff can speak to the Police Chief to inquire with police staff from other jurisdictions and discuss what types of issues and volume of calls are handled when it comes to an RV Park. Building Official Cavanaugh reassured Commissioners that Police Chief Cobb would have an opportunity to comment and provide feedback on this ordinance. Chairman Moore stated that he would like to make a motion that the Police Chief attend the next Planning Commission Meeting, Commissioner Shoemaker second: Motion carried unanimously.

**NEXT MEETING AGENDA:**

Chairman Moore moved onto the next item on the agenda, November 23<sup>rd</sup> & December 28<sup>th</sup> Planning Commission Meetings. Chairman Moore stated that due to next meetings falling around Holidays, the next meeting would be on January 25, 2022. Chairman Moore asked for a motion. Commissioner Fernandez motioned, Commissioner Vargas second: Motion to cancel November 23<sup>rd</sup> and December 28<sup>th</sup> Planning Commission meetings carried unanimously.

**MEETING ADJOURNED:**

There being no further discussion, meeting adjourned at 7:00 p.m.

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Chairman, Mike Moore

ATTEST:

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Jenny Valle, Administrative Secretary

**Valle, Jenny**

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**From:** Cobb, Gregory <[Gregory.Cobb@uniongapwa.gov](mailto:Gregory.Cobb@uniongapwa.gov)>  
**Sent:** Thursday, November 4, 2021 1:31 PM  
**To:** Cavanaugh, Jason <[Jason.Cavanaugh@uniongapwa.gov](mailto:Jason.Cavanaugh@uniongapwa.gov)>  
**Subject:** RE: Question

I don't have any input right now. It looks good to me.



**Gregory Cobb**

Chief of Police

(509) 248-0430

[gregory.cobb@uniongapwa.gov](mailto:gregory.cobb@uniongapwa.gov)

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**From:** Cavanaugh, Jason <[Jason.Cavanaugh@uniongapwa.gov](mailto:Jason.Cavanaugh@uniongapwa.gov)>  
**Sent:** Wednesday, October 27, 2021 7:54 AM  
**To:** Cobb, Gregory <[Gregory.Cobb@uniongapwa.gov](mailto:Gregory.Cobb@uniongapwa.gov)>  
**Cc:** Henne, Dennis <[Dennis.Henne@uniongapwa.gov](mailto:Dennis.Henne@uniongapwa.gov)>; Valle, Jenny <[Jenny.Valle@uniongapwa.gov](mailto:Jenny.Valle@uniongapwa.gov)>  
**Subject:** Question

Greg,

We have been working on a new development ordinance for RV Park & Campgrounds. We have had a couple inquiries for private campgrounds in the last year or so, but we don't have anything in our ordinances regulating them. Currently we are working up our rough draft and last night at the Planning Commission meeting, the question arose regarding any impact to policing. The commission would like to get some feed back from your department. Would you mind checking with other communities that have private RV park/campgrounds to see what kind of call volume they create for you guys and any other potential issues? I have attached the current draft of the ordinance if you want to take a look.

Thanks Greg!



**Jason Cavanaugh, CBO**

Building Official  
City of Union Gap

(509) 575-3638 work

(509) 952-8371 mobile

[jason.cavanaugh@uniongapwa.gov](mailto:jason.cavanaugh@uniongapwa.gov)

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## Title 15 - MOBILE HOMES

### Chapter 15.04 - DEFINITIONS

15.04.010 - Definitions generally.

15.04.020 - Building inspector.

15.04.030 - Dwelling.

15.04.040 - Dwelling unit.

15.04.050 - Fire inspector.

15.04.060 - Habitable room.

15.04.070 - Mobile home.

15.04.080 - Mobile home lot.

15.04.090 - Mobile home parks.

15.04.100 - Mobile home space.

15.04.110 - Mobile home subdivision.

15.04.120 - Modular home.

15.04.130 - Occupancy.

15.04.140 - Occupant.

15.04.150 - Occupied.

15.04.160 - Recreational vehicles.

15.04.170 - Travel trailer.

15.04.180 - Travel trailer park.

15.04.190 - Travel trailer space.

15.04.200 - Units.

### Chapter 15.08 - PERMITS AND APPLICATION PROCEDURES

15.08.010 - Permit application procedures and requirements for mobile homes on private lots—Fee.

15.08.020 - Permits required.

15.08.030 - Application—Required information.

15.08.040 - Application—Form—Forwarding to planning commission.

15.08.050 - Application—Fees.

15.08.060 - Public hearing and determination.



- 15.08.070 - Notification and publication—Details.
- 15.08.080 - Guarantee of completion of public improvements.
- 15.08.090 - Application—Additional information required.
- 15.08.100 - Health officer certification required.
- 15.08.110 - Application—Compliance with chapter required.
- 15.08.120 - Review by administrative official.
- 15.08.130 - Action by planning commission.
- 15.08.140 - Permit suspension—Hearing and notice.
- 15.08.150 - Permit issuance—Plans and specifications.

#### Chapter 15.12 - EXISTING TRAVEL TRAILER AND MOBILE HOME PARKS

- 15.12.010 - Compliance with applicable designated regulations required.
- 15.12.020 - Submission of specified data required.
- 15.12.030 - Time limitation for compliance.

#### Chapter 15.16 - GENERAL DEVELOPMENT REQUIREMENTS

- 15.16.010 - Utility hookups—Compliance with building code required.
- 15.16.020 - Additions and alterations—Building permit required.
- 15.16.030 - Private lots—Compliance with yard, height and lot coverage requirements.
- 15.16.040 - Mobile home standards and certification.

#### Chapter 15.20 - SPECIFIC DEVELOPMENT STANDARDS FOR TRAVEL TRAILER AND MOBILE HOME PARKS

- 15.20.010 - Garbage and waste disposal requirements.
- 15.20.020 - Sewage and wastewater requirements.
- 15.20.030 - Water supply requirements.
- 15.20.040 - Fuel service and storage requirements.
- 15.20.050 - Fire protection requirements.
- 15.20.060 - Insect and rodent control requirements.

#### Chapter 15.24 - LOCATION REQUIREMENTS

- 15.24.010 - Location and parking restrictions and time limitations.
- 15.24.020 - Vehicle sales lots, shows and displays—Location restrictions—Permit requirements.
- ~~15.24.030—Mobile home overlay zone established.~~

## Chapter 15.28 - MOBILE HOME SUBDIVISION SITE PLANNING

- 15.28.010 - Minimum site area and location.
- 15.28.020 - Minimum lot dimensions.
- 15.28.030 - Yard requirements.
- 15.28.040 - Mobile homes per lot restricted.
- 15.28.050 - Lot access requirements.
- 15.28.060 - Dead-end street—Turnaround requirements.
- 15.28.070 - Off-street parking requirements.
- 15.28.080 - Mobile home or trailer minimum size requirements.
- 15.28.090 - Underground utility requirements.
- 15.28.100 - New subdivision—Location restrictions.
- 15.28.110 - Accessory building height, area and setback requirements.
- 15.28.120 - Fence requirements.
- 15.28.130 - Restrictions on business and occupations.

## Chapter 15.32 - MOBILE HOME PARK SITE PLANNING

- 15.32.010 - Site location and minimum area—Construction standards.
- 15.32.020 - Mobile home or trailer minimum size requirements.
- 15.32.030 - Mobile home space—Minimum area and placement requirements.
- 15.32.040 - Mobile home space—Demarcation and identification—Clearance and structural placement requirements.
- 15.32.050 - Access and roadway requirements.
- 15.32.060 - Off-street parking space and location requirements.
- 15.32.070 - Roadway surfacing, maintenance and lighting requirements.
- 15.32.080 - Other vehicles restricted.
- 15.32.090 - Recreational facilities permitted when.
- 15.32.100 - Underground utility requirements.
- 15.32.110 - Electrical service requirements and installation standards.
- 15.32.120 - Vehicle storage area required.
- 15.32.130 - Mobile home space demarcation requirements.

15.32.140 - Mobile home setback requirements.

15.32.150 - Mobile home proximity to property line restricted.

15.32.160 - Landscape screen and buffer strips requirements.

~~Chapter 15.36 - TRAVEL TRAILER PARK SITE PLANNING~~

~~15.36.010 - Site location and minimum area - Construction standards.~~

~~15.36.020 - Trailer space - Dimension and demarcation requirements.~~

~~15.36.030 - Trailer space - Clearance and structural placement requirements.~~

~~15.36.040 - Access and roadway requirements.~~

~~15.36.050 - Off-street parking space and location requirements.~~

~~15.36.060 - Roadway surfacing, maintenance and lighting requirements.~~

~~15.36.070 - Service building and facility requirements and standards.~~

~~15.36.080 - Recreation facilities permitted when.~~

~~15.36.090 - Electrical service requirements and installation standards.~~

~~15.36.100 - Mobile homes permitted with time limitation.~~

Chapter 15.40 - NONCONFORMING PARKING

15.40.010 - Parking outside of designated area permitted—Conditions.

Chapter 15.44 - SIGN REGULATIONS

15.44.010 - Real estate signs.

15.44.020 - Home occupation signs.

15.44.030 - Mobile home park or subdivision identification.

15.44.040 - Travel trailer park identification.

15.44.050 - New mobile home or subdivision advertising.

15.44.060 - Construction signs.

Chapter 15.48 - VARIANCES AND APPEALS

15.48.010 - Procedures.

Chapter 15.52 - INSPECTIONS AND ENFORCEMENT

15.52.010 - Private lot placement—Inspection and fee.

15.52.020 - Enforcement.

## Chapter 15.56 - VIOLATIONS AND PENALTIES

15.56.010 - Violation—Penalty—Abatement action.

14.50.110 - Appeals.

## Chapter 15.04 - DEFINITIONS

### Sections:

15.04.010 - Definitions generally.

For the purpose of this title, the following terms and words are defined as set forth in this chapter.

15.04.020 - Building inspector.

"Building inspector" means the legally designated building inspector of the city or his authorized representative.

15.04.030 - Dwelling.

"Dwelling" means any building, or any portion thereof, which is used for living or sleeping purposes. For the purpose of this title a travel trailer or recreational vehicle shall be construed to constitute a dwelling.

15.04.040 - Dwelling unit.

"Dwelling unit" means a group of two or more habitable rooms located within a dwelling and forming a single habitable unit with facilities which are used for living, sleeping, cooking and eating. For the purpose of this chapter a mobile home shall be construed to constitute a dwelling unit.

15.04.050 - Fire inspector.

"Fire inspector" means the legally designated chief of the fire department or his authorized representative.

15.04.060 - Habitable room.

"Habitable room" means a room or enclosed floor space used or intended to be used for living, sleeping, cooking or eating purposes excluding bathrooms, water closet compartments, laundries, pantries, foyers, utility rooms, cellars, unfinished attics or communicating corridors and closets.

15.04.070 - Mobile home.

"Mobile home" means a single-family dwelling, thirty-five feet or more in length and eight feet or more in width, designed for transportation, after fabrication, on streets and highways on its own wheels or on flatbeds or other trailers, and arriving at the site where it is to be occupied as a dwelling complete and ready for occupancy except for minor and incidental unpacking and assembly operations, location on jacks or permanent foundations, connection to utilities and the like. This definition does not include modular homes.

15.04.080 - Mobile home lot.

"Mobile home lot" means a parcel of land within a mobile home subdivision designed for individual ownership, and reserved for the exclusive use of its owners or occupants.

15.04.090 - Mobile home parks.

"Mobile home parks" means a parcel of land under single ownership which has been planned and improved for the placement of two or more mobile homes for dwelling or sleeping purposes for periods of over ninety days.

15.04.100 - Mobile home space.

"Mobile home space" means a parcel of land within a mobile home park reserved for the exclusive use of the occupants of a mobile home and including one parking space for such mobile home.

15.04.110 - Mobile home subdivision.

"Mobile home subdivision" means a contiguous parcel of land which has been platted for sale as individual lots, and which has been planned and improved for the exclusive placement of mobile homes.

15.04.120 - Modular home.

"Modular home" means any factory built, prefabricated or module housing unit designed for residential occupancy which does not contain a permanent frame and must be mounted on a permanent foundation and is not licensed by the state of Washington.

15.04.130 - Occupancy.

"Occupancy" means the purpose for which a room or building is used. Change of occupancy is not intended to include change of tenants.

15.04.140 - Occupant.

"Occupant" means any person living, sleeping, cooking or eating in or having actual possession of, a dwelling or dwelling units.

15.04.150 - Occupied.

"Occupied" means a dwelling or dwelling unit with one or more occupants.

15.04.160 - Recreational vehicles.

"Recreational vehicles" means any travel trailers, campers, motor homes or boats on trailers.

15.04.170 - Travel trailer.

"Travel trailer" means a trailer or other vehicular portable structure designed as a temporary dwelling for travel, recreation or vacation uses to be used upon the public streets and highways and are so licensed by the state of Washington.



15.04.180 - Travel trailer park.

"Travel trailer park" means an area or tract of land used or designed to accommodate two or more travel trailers or other recreational vehicles.

15.04.190 - Travel trailer space.

"Travel trailer space" means a parcel of land within a travel trailer park reserved for the exclusive use of the occupants of a travel trailer or other recreational vehicles.

15.04.200 - Units.

"Units" means a given dwelling or dwelling unit comprising a component part of a travel trailer park or mobile home park.

Chapter 15.08 - PERMITS AND APPLICATION PROCEDURES

Sections:

15.08.010 - Permit application procedures and requirements for mobile homes on private lots—Fee.

Mobile homes shall be permitted in residential zones ~~within the mobile home overlay~~ or in approved mobile home subdivisions through the building permit procedure of the city and subject to the following additional requirements:

(a)Are provided with water and sanitary sewerage service at least equal to that required by conventional on-site constructed housing;(b)Have permanent fire-resistant skirting installed to enclose all areas between the lower edge of the outside walls and the ground;(c)Are sited in accordance with all applicable single-family dwelling regulations for the district in which located;(d)Are placed on permanent foundations or on footings and piers or on blocks in accordance with manufacturer's recommendations or specifications as developed by the city building department;(e)Are securely tied down at each corner or, as an alternative in accordance with manufacturer's recommendations;(f)Maintain a minimum twenty-four-inch crawl space under the entire unit;(g)Have permanent steps affixed to all exits;(h)Have the tongue removed or it may be camouflaged to the extent that it is unrecognizable;(i)The fee for such permit shall be fifty dollars;(j)Mobile homes shall have a minimum width of twelve feet and shall contain a minimum of six hundred fifty square feet of living space.

15.08.020 - Permits required.

Any person who desires to obtain a permit from the commission and council for the construction, management or operation of a ~~travel trailer park~~, mobile home park or mobile home subdivision shall file an application for a permit with the administrative official.

15.08.030 - Application—Required information.

All applications filed must show on their face that the design requirements of Chapters 15.20, 15.28, 15.32 and 15.36 as applicable herein have been complied with and must, in addition, contain:

(a)A legal description, area and dimensions of the tract of land proposed for use;(b)A description of the existing use of land within one hundred feet of the tract proposed for use;(c)The name of the applicant

and/or the applicant's representative and a designation of the address at which the applicant and/or his representative will receive the notices provided for in this title.

#### 15.08.040 - Application—Form—Forwarding to planning commission.

An application for a permit shall be made upon a form approved by the planning commission. When the administrative official has determined that such application meets the requirements of this title, the official shall forward the completed application to the planning commission for its determination, and in any event the official should do so within thirty days.

#### 15.08.050 - Application—Fees.

The application for a mobile home park, ~~travel-trailer park~~ or mobile home subdivision shall be accompanied by a fee equal to the sum of one hundred dollars plus an additional five dollars per space or lot to be applied to the cost of administration plan checking, inspections and legal notification incurred by the city in processing this development. The filing fee shall be paid to the city clerk-treasurer.

#### 15.08.060 - Public hearing and determination.

After the administrative official has duly forwarded the completed application to the planning commission, the planning commission shall study it and shall, within thirty days after the receipt of such application, hold a public hearing whereas it may receive evidence pertinent to the granting or denial of such application according to the standards hereinbefore set forth. If, at such hearing, the planning commission determines that it needs additional information, it may recess such hearing for a period of not more than thirty days, during which time it shall procure or receive such additional information; provided, however, that before it so recesses, it must then and there announce the time and place at which the hearing will be resumed. Within thirty days after the completion of such hearing, the planning commission shall, in a formal written resolution of the commission, either recommend granting or denying the application to the city council, and the planning commission shall make its findings of fact a part thereof in the manner provided above.

#### 15.08.070 - Notification and publication—Details.

The planning commission shall give notice of the date, time, place and purpose of any hearing authorized or required by this section, in the manner expressed in the zoning ordinance and not less than ten days nor more than twenty days prior to the date of the hearing. In addition a notice of the hearing shall be mailed not less than ten days prior to the date of any such hearing, to owners of property located two hundred feet from any point on the outside perimeter of the property for which a permit has been requested.

#### 15.08.080 - Guarantee of completion of public improvements.

(a) Prior to final approval of any mobile home park, ~~travel-trailer park~~, or mobile home subdivision, the applicant must enter into a public improvement agreement with the city. Such agreement shall be written to cover one or a combination of both of the following alternatives available to the applicant: (1) The applicant may elect to complete all required improvements prior to final approval of the project. If this is done, an agreement, delineating the construction and inspection requirements of the appropriate governmental agency, shall be entered into prior to commencement of



construction;(2)The applicant may elect to complete required improvements after final approval of the project. In this event the agreement accompanying final mobile home park, ~~travel-trailer park~~ or mobile home subdivision approval shall delineate:(A)The construction and inspection requirements of the appropriate governmental agency,(B)The time schedule for completion of required improvement and facilities, and(C)A method insuring that such improvements shall be completed to the specifications required and in the time schedule agreed upon.(b)The city council may require and accept a bond in an amount and with surety and conditions satisfactory to the council, or other secure method providing for and securing for the city the actual construction and installation of such improvements within the time period specified by the council and expressed in the bond(s). In addition bonds or other security may be required by the city council securing to the city the successful operation of the improvements for up to two years after final approval of the project.

15.08.090 - Application—Additional information required.

Applications for ~~travel-trailer parks~~, mobile home parks, or mobile home subdivisions must contain the following additional information:

(a)The number, location and size of all space or lots;(b)The location, width and surfacing of roadways, streets, off-street parking and walkways;(c)The location of service buildings and any other proposed structures. Plans and specifications of all buildings, improvements, other facilities and utilities such as electrical wiring, telephone service, lines, water service pipes, gas service pipes, sewer service pipes and plumbing constructed or to be constructed within such ~~travel-trailer park~~, mobile home park or mobile home subdivision;(d)The methods and plans of water supply, surface drainage, sewage disposal and garbage disposal. Before any application as required by this chapter may be approved, a concurring recommendation of approval must be received from the utilities department in regards to the minimum standards governing utilities and facilities to be provided in the supplying of water and sewer;(e)The size and location of play yards, if any;(f)General landscape and development plans in such detail as will enable the commission and council to determine whether or not the proposed park meets the requirements of Chapters 15.20, 15.28, 15.32 and 15.36 as applicable.

15.08.100 - Health officer certification required.

Applications for ~~travel-trailer parks and~~ mobile home parks shall be accompanied by a statement signed by the local health officer that the plans meet the rules, regulations and standards of the Washington State Board of Health as promulgated by WAC 248-76 as it now exists or may hereafter be amended.

15.08.110 - Application—Compliance with chapter required.

Applications which do not meet the requirements of this chapter shall not be accepted by the administrative official.

15.08.120 - Review by administrative official.

The administrative official shall study the application with regards to the extent to which the application meets the development requirements specified in Chapters 15.20, 15.28, 15.32 and 15.36 and shall report on this subject to the commission and council.



#### 15.08.130 - Action by planning commission.

(a)The commission shall study the application and within sixty days after filing of the application shall recommend that the council grant or reject the permit. The commission's decision shall be based upon the compliance of the request with the requirements listed in Chapters 15.20, 15.28, 15.32 and 15.36 as applicable to the proposal, and with all pertinent requirements of this title and the city Zoning Ordinance No. 244 as amended.(b)In addition to recommending the granting of a permit the commission must find the proposed development will not inhibit the good development of the surrounding area. The decision of the commission and the reasons therefor shall be entered into the records of the commission.

#### 15.08.140 - Permit suspension—Hearing and notice.

Any permit issued under this title may be suspended by the mayor if the development requirements are not met as specified on the application and permit. The permittee shall have the right to a hearing before the council on any such action of the mayor provided a written request thereof is filed with the city clerk within twenty days after the suspension shall be given to the permittee. Such notice shall inform the permittee of his right of appeal. The council shall confirm such suspension or shall revoke or reinstate any such permit. The permittee shall be given notice of any hearing held by the council on the action of the mayor in the same manner as provided herein for notice of a hearing on an application.

#### 15.08.150 - Permit issuance—Plans and specifications.

If such plans and specifications for the ~~travel trailer park~~, mobile home park or mobile home subdivision are in compliance with all provisions of this title and all other applicable codes, ordinances and regulations, and council has approved construction of such ~~travel trailer park~~, mobile home park or mobile home subdivision, the permit shall be issued according to the approved plans and specifications as certified by the building inspector. No changes shall be made in the approved plans and specifications during, before and after construction without approval of the building inspector. Copies of the approved plans and specifications shall be kept in the office of the building inspector and any approved changes shall be noted thereon.

### Chapter 15.12 - EXISTING TRAVEL TRAILER AND MOBILE HOME PARKS

#### Sections:

#### 15.12.010 - Compliance with applicable designated regulations required.

Mobile home parks and travel trailer parks in existence within the city at the time of the adoption of the ordinance codified in this title shall be required to meet the requirements of this title upon changing, altering or expanding the park as follows:

(a)In any proposed expansion of the mobile home park or travel trailer park, the following requirements of this title shall be met within the boundaries of the new area:(1)Minimum road widths;(2)Off-street parking requirements;(3)Minimum space sizes;(4)Minimum yard dimensions;(5)Landscaping or fencing;(6)The provision of storage areas;(7)Applicable health and construction standards;(8)Zoning;(9)Permit application procedures;(b)When a mobile home is removed from a nonconforming mobile home space, it can only be replaced by a mobile home that conforms to the requirements of this title or is at least five years newer than the mobile home that it replaces and either

meets the set back requirements when placed on the nonconforming space or does not exceed by more than ten percent the size of the mobile home located on the space at the time of passage of the ordinance codified in this title and does not substantially increase the nonconformity;(c)No other major changes or alterations in existing mobile home or travel trailer parks shall be made without compliance to all other provisions of this title. This title shall not be interpreted to mean that existing mobile home parks or travel trailer parks are not subject to all pertinent existing county and state regulations.

15.12.020 - Submission of specified data required.

All mobile home parks in existence at the date of the adoption of the ordinance codified in this title shall submit to the office of the administrator, as-built-plans indicating the data as required in Sections 12(B) 1, 2, 3 and (H) 1, 2, 3, 4, 5, 6 within six months after the adoption of the ordinance codified in this title.

15.12.030 - Time limitation for compliance.

Any travel trailer park or mobile home park which is not operated for a period of one year shall not reopen until all regulations and requirements of this title shall have been met.

#### Chapter 15.16 - GENERAL DEVELOPMENT REQUIREMENTS

##### Sections:

15.16.010 - Utility hookups—Compliance with building code required.

All mobile homes must comply with the minimal requirements of the Union Gap building code in regards to foundations and sewer, water and electrical hookups. The building inspector may impose such additional requirements as are necessary for the health and safety of the occupants and neighbors of the mobile home.

15.16.020 - Additions and alterations—Building permit required.

No alterations or permanent additions shall be built onto any trailer or mobile home unless a building permit is secured and the alteration or addition approved by the building inspector. The fee for such permits shall be in accordance with the building permit fee schedule as adopted by the city council for all buildings.

15.16.030 - Private lots—Compliance with yard, height and lot coverage requirements.

Yard, height, lot coverage requirements on private lots are subject to Section 4, Ordinance No. 224 or Section 7 of this ordinance, whichever is applicable.

15.16.040 - Mobile home standards and certification.

Only mobile homes that were manufactured after June 15, 1976 or otherwise substantially comply with Washington State manufactured housing standards effective June 15, 1976 as evidenced by appropriate seal(s) affixed to their outer skin, shall be located within the city.

## Chapter 15.20 - SPECIFIC DEVELOPMENT STANDARDS FOR ~~TRAVEL TRAILER AND~~ MOBILE HOME PARKS

### Sections:

#### 15.20.010 - Garbage and waste disposal requirements.

(a) Each travel trailer park or mobile home park shall be provided with safe and adequate means for the collection and removal of waste and garbage, as approved by the building inspector. (b) Racks or holders shall be provided for all refuse and such racks shall be so designed as to prevent containers from being tipped and to minimize spoilage and container deterioration and facilitate the cleaning around the container units.

#### 15.20.020 - Sewage and wastewater requirements.

(a) It is unlawful to permit wastewater or material from sinks, showers or other fixtures to be deposited on any street, travel trailer park or mobile home park or any lot within the city. Proper drainage shall be provided for all outside water connections, faucets and hydrants. Sinks, showers, toilets, lavatories and other similar fixtures in units and service buildings of travel trailer parks and mobile home parks shall be connected to a proper and acceptable sewer system. Such a connection shall be to the city sewer system where available, or to a private sewage disposal system where a sewer system of the city is not available, all of which shall comply fully with the city's plumbing and sanitary codes, and other ordinances, codes and regulations of the city relating thereto, and be approved by the building inspector. (b) Each travel trailer and/or mobile home parking space shall be equipped with a sewer connection so located on a riser and so fitted to provide a watertight junction between the travel trailer or mobile home sewer extension and the sewer connection in full compliance with regulations and requirements of the plumbing code. Such an individual travel trailer or mobile home sewer connection shall be further constructed so as to be closed when not linked to a travel trailer or mobile home and shall be trapped in such a manner as to maintain it in an odor-free condition as required by the plumbing code.

#### 15.20.030 - Water supply requirements.

(a) Each site used as a travel trailer park or mobile home park shall be provided with an accessible, adequate, safe and potable supply of water capable of furnishing a minimum of one hundred twenty-five gallons per day per unit, as approved by the building inspector. Where the city has water service available, connection shall be made thereto and its supply shall be used exclusively. The development of an independent water supply to serve a travel trailer park or mobile home park shall be made only after expressed approval has been granted by the building inspector. All water lines shall be underground and shall comply fully with all plumbing code and water division regulations. (b) At least one water outlet connection on a riser terminating above the ground surface shall be properly connected with the potable water supply system at each mobile home or travel trailer and/or mobile home parking space as provided hereinbefore in compliance with the regulations and requirements of the plumbing code.

#### 15.20.040 - Fuel service and storage requirements.

(a) Liquefied petroleum gas or piped gas for cooking or heating purposes, or fuel oils, shall not be used at individual dwellings or dwelling units unless such containers, lines and appliances comply with



provisions set forth in the heating code and fire ordinance. Liquefied petroleum gas cylinders shall be securely fastened in place and shall be adequately protected.(b)No cylinder containing liquefied petroleum gas shall be located within a dwelling or dwelling unit or within five feet of any door thereof. Piped gas to individual dwellings or dwelling units shall be fully in compliance with the plumbing code and fully protected from danger of breakage due to vehicular or trailer passage over such lines.

#### 15.20.050 - Fire protection requirements.

Travel trailer parks and Mobile home parks shall be subject to the rules and regulations of the fire department and all playground, setback and screening areas shall at all times be kept free of litter, rubbish and other flammable materials. First-aid fire extinguishing equipment of a type or types approved by the National Board of Fire Underwriters shall be kept in the service building and all other locations named by the fire department and the same shall be maintained in good operating condition.

#### 15.20.060 - Insect and rodent control requirements.

Insect and rodent control measures to safeguard public health in compliance with existing codes and ordinances shall be applied where necessary in travel trailer parks and mobile home parks.

### Chapter 15.24 - LOCATION REQUIREMENTS

#### Sections:

#### 15.24.010 - Location and parking restrictions and time limitations.

Mobile homes may be located on private lots in Residential zones in accordance with Table 17.04.030 within the mobile home overlay area if their placement and location conforms to all requirements of Chapters 15.08 and 15.28 of this title. ~~provided further, that mobile homes may be located on private lots in commercial and industrial zones within the mobile home overlay by conditional use permits issued pursuant to the provisions of Chapter 17.56.~~

#### 15.24.020 - Vehicle sales lots, shows and displays—Location restrictions—Permit requirements.

Mobile home and travel trailer or other recreational vehicles, sales lots, shows and displays shall be located within commercial and industrial districts, subject to the respective development requirements of these districts. Other provisions of this title notwithstanding, organized groups or businessmen desiring to hold travel trailer or other recreational vehicle or mobile home shows, displays or gatherings in the city for specific limited periods of time may apply to the city building inspector for a permit to do so. The building inspector may issue permits subject to reasonable restrictions regarding duration of such shows, displays or gatherings and occupancy, sanitation, location and transportation of the trailers or mobile homes as he feels necessary.

#### ~~15.24.030—Mobile home overlay zone established.——~~

~~Mobile homes, mobile home parks, mobile home subdivisions and travel trailer parks shall be permitted only in the shaded areas of the map which is designated as Exhibit "A" on file in the office of the clerk-treasurer, and as is indicated on the official zoning map of the city.~~

## Chapter 15.28 - MOBILE HOME SUBDIVISION SITE PLANNING

### Sections:

#### 15.28.010 - Minimum site area and location.

The minimum site for a mobile home subdivision shall be five acres and shall be located on a well-drained site.

#### 15.28.020 - Minimum lot dimensions.

The minimum lot size within a mobile home subdivision shall be six thousand (6,000) square feet in area with a minimum width of sixty (60) feet. This is established as the minimum lot size, but larger lot sizes with widths to adequately accommodate the increasing sizes of double-wide mobile homes may be required by the planning commission and city council as a condition of approval of a mobile home subdivision.

#### 15.28.030 - Yard requirements.

The yard requirements for the location of mobile homes within a mobile home subdivision shall be as follows:

(a)Front: Twenty (20) feet;(b)Sides: Ten (10) feet, but must total twenty-five (25) feet;(c)Rear: Ten (10) feet.

#### 15.28.040 - Mobile homes per lot restricted.

Only one mobile home per lot shall be allowed within a mobile home subdivision.

#### 15.28.050 - Lot access requirements.

All lots within a mobile home subdivision shall be afforded access from a dedicated public street and the street shall be constructed and paved to the standards of the city.

#### 15.28.060 - Dead-end street—Turnaround requirements.

All dead-end streets shall be vehicular turnarounds, such as, cul-de-sac or "T's" with a minimum forty-foot radius.

#### 15.28.070 - Off-street parking requirements.

Two off-street parking spaces shall be provided per lot.

#### 15.28.080 - Mobile home ~~or trailer~~ minimum size requirements.

No ~~travel trailers or~~ mobile homes less than twelve (12) feet in width and containing less than six hundred fifty (650) square feet of living space will be allowed in a mobile home subdivision.

#### 15.28.090 - Underground utility requirements.

Underground utility connections shall be provided to each mobile home lot.



15.28.100 - New subdivision—Location restrictions.

New mobile home subdivisions ~~require a Conditional Use Permit in accordance with chapter 17.32.160. of the mobile home overlay of the city.~~

15.28.110 - Accessory building height, area and setback requirements.

(a) Accessory buildings shall have a maximum height of twenty (20) feet and cover no more than ten (10) percent of the area of the lot size. (b) Setback requirements for accessory buildings are: (1) Front: Twenty (20) feet; (2) Rear: Ten (10) feet; (3) Sides: Five feet.

15.28.120 - Fence requirements.

Fences will be the same as allowed in the R-1 residential district according to the Zoning Ordinance No. 224 as amended.

15.28.130 - Restrictions on business and occupations.

No business other than the sales of lots or approved home occupations shall be allowed in a mobile home subdivision.

#### Chapter 15.32 - MOBILE HOME PARK SITE PLANNING

##### Sections:

15.32.010 - Site location and minimum area—Construction standards.

A mobile home park shall be located in accordance with Table 17.04.030 and shall be a minimum of five usable acres and shall be located on a well drained site. The materials and construction of buildings, accessory buildings and structures related thereto shall conform with the building code of the city and all other regulations, codes and ordinances applicable to ensure the health, safety and general welfare of occupants.

15.32.020 - Mobile home ~~or trailer~~ minimum size requirements.

No ~~travel trailers or~~ mobile homes less than ten feet in width and containing less than five hundred square feet of living space will be allowed in a mobile home park.

15.32.030 - Mobile home space—Minimum area and placement requirements.

Mobile home spaces shall be a minimum of five thousand square feet. No mobile home or building of any type may be placed closer than five feet side yard from the boundaries of a mobile home space.

15.32.040 - Mobile home space—Demarcation and identification—Clearance and structural placement requirements.

Each mobile home space shall be well marked and identified with an assigned number for emergency services. Any dwelling unit, building or structure located on an individual mobile home space shall be so placed to provide at least fifteen feet of clearance between it and all other buildings, structures or dwelling units other than those located on the one and the same mobile home lot. Where placed end-to-end, dwelling units on abutting lots shall have a minimum clearance of twenty feet. No dwelling unit, building or structure located on an individual mobile home space shall be closer than ten feet from a

public parking area or a roadway within the park; and further, no such dwelling unit shall be closer than twenty feet from any city street right-of-way or state or federal highway right-of-way. Dwelling units, building and structures located within a mobile home park but not on an individual mobile home space shall comply with such area requirements. Storage sheds shall either be connected to or located no closer than five feet from any dwelling unit.

15.32.050 - Access and roadway requirements.

All mobile home spaces within a mobile home park shall be afforded adequate access and such access shall be by a private roadway within the mobile home park. Such roadways shall be no less than thirty feet in width and shall have unobstructed access to a public street or highway. The sole vehicular access to a mobile home park shall not be by an alley. All dead-end roadways shall include adequate vehicular turning space or cul-de-sac with a minimum radius of forty feet. Direct access from a public right-of-way to an individual mobile home space shall only be allowed upon a determination by the chief of police that such access will not cause a traffic hazard.

15.32.060 - Off-street parking space and location requirements.

Two off-street parking spaces for automobiles shall be provided on each individual mobile home space or in common parking bays. No space shall be located more than one hundred feet from its designated parking bay. A combination of the above two methods also may be used.

15.32.070 - Roadway surfacing, maintenance and lighting requirements.

All roadways within the mobile home park shall be surfaced to at least minimum city standards, maintained and lighted at night.

15.32.080 - Other vehicles restricted.

Only mobile homes shall be allowed to park and be located in mobile home parks.

15.32.090 - Recreational facilities permitted when.

Recreational facilities may be provided so long as they are properly protected from streets, highways, roadways and parking areas.

15.32.100 - Underground utility requirements.

Electrical distribution systems and telephone service systems to each mobile home space shall be underground except for outlets and risers at each individual space.

15.32.110 - Electrical service requirements and installation standards.

Electrical service to each individual mobile home space shall be provided through a weatherproof polarized grounding type 3 wire 115/230 volt electrical plug outlet, of at least fifty-ampere capacity installed in accordance with regulations and requirements of the city electrical code.

15.32.120 - Vehicle storage area required.

Each mobile home park shall have an area set aside and designated as storage for recreational vehicles, boats, trucks, snowmobiles and motorcycles.

15.32.130 - Mobile home space demarcation requirements.

Boundaries of mobile home spaces shall be well defined and permanently marked.

15.32.140 - Mobile home setback requirements.

No mobile home shall be parked closer than fifteen feet from the front of a mobile home space.

15.32.150 - Mobile home proximity to property line restricted.

No mobile home shall be located closer than fifteen feet from the mobile home park property line.

15.32.160 - Landscape screen and buffer strips requirements.

(a) The mobile home parks adjacent to commercial or industrial land users shall be provided with screening consisting of a view obscuring hedge or fence along the property lines separating the mobile home park from the nonresidential developments. (b) Mobile home parks adjacent to residential, agricultural or an existing landscaped area shall be landscaped along the property lines in a consistent and compatible manner with the existing areas.

#### ~~Chapter 15.36 - TRAVEL TRAILER PARK SITE PLANNING -~~

##### ~~Sections:~~

##### ~~15.36.010 - Site location and minimum area - Construction standards. -~~

~~A travel trailer park shall be located in a commercial zone of the mobile home overlay on a well drained site. The materials and construction of buildings, accessory buildings and structures related thereto shall conform to the building code of the city and all other regulations, codes and ordinances applicable to insure the health, safety and general welfare of occupants. Travel trailer parks shall be a minimum of five usable acres.~~

##### ~~15.36.020 - Trailer space - Dimension and demarcation requirements. -~~

~~Travel trailer spaces in a trailer park shall be no less than one thousand five hundred square feet in area with a minimum average width of twenty five feet. Such lots shall be clearly defined and marked.~~

##### ~~15.36.030 - Trailer space - Clearance and structural placement requirements. -~~

~~Travel trailer parking spaces shall be well marked. Any dwelling, building or structure located on an individual travel trailer space shall be so placed to provide at least five feet of clearance between it and the border of the travel trailer space, and ten feet of clearance between it and all buildings, structures or dwellings located on abutting travel trailer spaces; provided, that a minimum of twenty five feet of clearance be provided between a dwelling, building or structure on an individual travel trailer space and a dwelling, building or structure not located on an individual travel trailer space. No dwelling, building or structure located on an individual travel trailer space shall be closer than ten feet from a public parking area, or a roadway within the park; and further, no such dwelling shall be closer than twenty feet from any city street right of way or state or federal highway right of way. Dwellings, dwelling units, building and structures located within a travel trailer park, but not on an individual travel trailer space, shall comply with such area requirements as are provided in this title and any other ordinances of the city. Any storage shed on a travel trailer lot shall be located no closer than five feet from any dwelling.~~



~~15.36.040—Access and roadway requirements.—~~

~~All spaces within a travel trailer park shall be afforded access and such access shall be by a private roadway within the travel trailer park. Such roadways shall be no less than thirty feet in width and shall have unobstructed access to a public street or highway. The sole vehicular access to a travel trailer park shall not be by an alley. All dead-end roadways shall include adequate turning space or culs-de-sac at a minimum forty foot radius. Direct access from a public right-of-way to individual travel trailer space shall only be allowed upon a determination by the police chief that such access will not cause a traffic hazard.~~

~~15.36.050—Off-street parking space and location requirements.—~~

~~One off-street parking space for an automobile shall be provided on each individual travel trailer space or in common parking bays at the rate of at least one parking space per travel trailer space. No space shall be located more than one hundred feet from its designated parking bay. A combination of the above two methods also may be used.~~

~~15.36.060—Roadway surfacing, maintenance and lighting requirements.—~~

~~All roadways within the travel trailer park shall be surfaced to at least minimum city standards, maintained and lighted at night with electric lamps of not less than one hundred watts each spaced at intervals of not more than one hundred feet or equivalent illumination as may be supplied by other types of lamps approved by the building inspector.~~

~~15.36.070—Service building and facility requirements and standards.—~~

~~(a)A travel trailer park shall be provided with one or more service buildings adequately equipped with flush-type toilets, lavatories, shower baths and laundry facilities. Service buildings shall be located within the travel trailer park so that no one travel trailer space is more than two hundred feet from a service building.(b)Service buildings shall be provided with bathroom facilities as follows:(1)At least one water-flushed toilet for each sex per each twelve travel trailer lots and/or fractions thereof. Toilets shall be enclosed in separate compartments with an area of twelve square feet minimum of three-foot width;(2)Each toilet room provided for men shall have in addition one water-flushed urinal per each twenty travel trailer spaces or fraction thereof;(3)Each toilet room shall be provided with one lavatory for each two toilets;(4)One shower bath shall be provided for each sex per each twelve travel trailer spaces or fractions thereof within a minimum three-foot by three-foot compartment with a stool or bench in a minimum three-foot by three-foot area as a contiguous part of the shower stall improvement.(c)Laundry facilities shall be provided in service buildings and shall be separated by a permanent wall from the area within which toilet, lavatory and bathing facilities are located. One double laundry tray per each twenty travel trailer spaces or fractions thereof, shall be provided in such laundry rooms. In lieu of the above requirements, one fully automatic washing machine may be provided per each twenty travel trailer spaces when properly connected to a sewer drain pipe as per plumbing code requirements.~~

~~15.36.080—Recreation facilities permitted when.—~~

~~Recreational facilities may be provided so long as they are protected from adjacent streets, highways, roadways and parking areas.~~

~~15.36.090—Electrical service requirements and installation standards.—~~

~~Electrical service to each individual travel trailer shall be provided through a weatherproof polarized grounding type 3-wire 115/230-volt electrical plug-outlet, of at least twenty-ampere capacity and installed in accordance with the regulations and requirements of the Union Gap electrical code.~~

~~15.36.100—Mobile homes permitted with time limitation.—~~

~~Mobile homes may be located in a travel trailer park for a period not to exceed six months.~~

#### Chapter 15.40 - NONCONFORMING PARKING

##### Sections:

15.40.010 - Parking outside of designated area permitted—Conditions.

All occupied travel trailers and mobile homes existing as of the effective date of the ordinance codified in this title located outside licensed travel trailer parks, mobile home parks, mobile home subdivisions and the mobile home overlay shall be permitted to remain in place so long as same are occupied and provided they may not be replaced or substantially improved. No new water or sewer connections shall be made to such travel trailers or mobile homes after such date.

#### Chapter 15.44 - SIGN REGULATIONS

##### Sections:

15.44.010 - Real estate signs.

Real estate signs are permitted as follows: one sign not exceed five square feet advertising only the sale, rental or lease of the building or on premises on which it is maintained.

15.44.020 - Home occupation signs.

Signs identifying home occupations are permitted as follows: one sign per use not exceeding two square feet in area. Such sign shall be no closer than ten feet to any property line or shall be flat against the building. No lighting is permitted.

15.44.030 - Mobile home park or subdivision identification.

Mobile home park or mobile home subdivision identification signs are permitted as follows: specific identification signs denoting the name of a mobile home park or mobile home subdivision are permitted providing they are nonilluminated or indirectly illuminated and do not exceed fifty square feet in area. Not more than one such sign shall be located in each major approach to the development the front, rear and side yard requirements applying to principal structures shall apply to the location of such signs.

#### 15.44.040 - Travel trailer park identification.

Signs identifying travel trailer parks shall conform to the requirements of the C - commercial zone of the Zoning Ordinance No. 224 as amended.

#### 15.44.050 - New mobile home or subdivision advertising.

Signs identifying a new mobile home park or subdivision are permitted as follows: signs advertising spaces or lots within a new mobile home park or subdivision are permitted providing they are nonilluminated or indirectly illuminated and do not exceed fifty square feet in area. Not more than one such sign shall be located in each major approach to the park or subdivision and the front, side and rear yard requirements applying to principal structures shall apply to the location of such signs. The display of such signs, shall be limited to a period of two years. Prior to the expiration thereof, the applicant may request an extension from the city council. The signs shall be removed prior to the expiration of the two-year period or extension thereof. If the sign has not been removed, the city may enter upon the premises upon which the sign is located and remove such sign at no liability to the city and at the expense of the owner.

#### 15.44.060 - Construction signs.

Construction signs are permitted as follows: during construction, repair or alteration of a development, temporary signs which denote the architect, engineer, contractor or builder or which denote the name of the development may be placed within the required yard setbacks as ground signs. Each sign shall be twenty-four square feet or less in size and no more than one such sign shall be permitted for each architect, engineer, contractor, builder or denoting the name of the development. Temporary private ground or wall signs exclusively relating to the safety of the public (e.g., "No Parking Today," "Use Covered Walkway," "Do Not Enter," "Danger," "Loading Zone") may be located as needed for public safety without limitation as to number, size or location so far as the requirements of this title are concerned.

### Chapter 15.48 - VARIANCES AND APPEALS

#### Sections:

#### 15.48.010 - Procedures.

The procedure and regulations governing variances and appeals shall be as specified in Section 15 and 16 of the Zoning Ordinance No. 224 as amended.

### Chapter 15.52 - INSPECTIONS AND ENFORCEMENT

#### Sections:

#### 15.52.010 - Private lot placement—Inspection and fee.

Before any mobile home may be parked or located for occupancy on private lots, a permit must be secured from the building inspector who must inspect the home and lot where it is to be located. A fee will be charged as provided in Section 15.08.010.



#### 15.52.020 - Enforcement.

The building inspector shall have the duty to enforce all provisions of this title as prescribed herein or such provisions as may hereafter be enacted, and for the purpose of securing such enforcement the building inspector or his duly authorized representative or agent shall have the right and is empowered to enter upon the premises on which any travel trailer park or mobile home park is located, or is about to be located, and inspect the same and accommodations connected therewith at all reasonable times.

#### Chapter 15.56 - VIOLATIONS AND PENALTIES

##### Sections:

#### 15.56.010 - Violation—Penalty—Abatement action.

For any and every violation of the provisions of the ordinance codified in this title, the owner, agent or contractor of a building or premises where such violations have been committed or shall exist, or any other person who maintains any building or premises in which any violation shall exist, shall be guilty of a misdemeanor and upon conviction thereof shall be fined not more than five hundred dollars or imprisoned in jail not to exceed ninety days, or both such fine and imprisonment. Each and every day that such violation continues shall be deemed a separate and distinct violation. Any building or structure set up, erected, built, moved or maintained or any use of property contrary to the provisions of this title shall be declared to be unlawful and a public nuisance, and the mayor shall immediately commence action for the removal thereof, in the manner provided by law, and shall apply to such court or courts as may have jurisdiction to remove such building, structure or use. All remedies provided for herein shall be cumulative and not exclusive.

## Permit Report

10/22/2021 to 01/21/2022

Time: 14:25:23 Date: 01/21/2022

Page: 1

## Building Permit

## Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	Fee Total	Total Paid
2021.0225.BP0037	YAKIMA AIR COMPRESSOR, BOH/ 2535 S 12TH AVE 18120214401	STORAGE BUILDING EXTENSION	72,820.80 Sq. Ft.: 1248	10/26/2021	1,351.85	1,351.85
Contractor	YAKIMA AIR COMPRESSOR, BOHANNON JOHN					
2021.0232.BP0038	PUTERBAUGH GENERAL CONST/ 19120611013	INSTALL AWNING OVER EXISTING CONCRETE- LONG PROPERTIES III LLC	166,518.00	11/08/2021	2,268.62	2,268.62
Contractor	PUTERBAUGH GENERAL CONSTRUCTION,					
2021.0238.BP0039	KITT CONSTRUCTION & DEVELOP/ 2 D ST S/MARKET ST 19120522479	16X24' COFFEE SHOP WITH DRIVE UP WINDOWS ON BOTH SIDES	47,124.48 Sq. Ft.: 384	11/16/2021	1,053.66	1,053.66
Contractor	KITT CONSTRUCTION & DEVELOPMENT LLC,					
2021.0245.BP0041	ALL SERVICES, INC, 1614 E MEAD AVE 19133221044	BUILD A 40' X 38' SHOP, CONCRETE FLOOR, NO PLUMBING, UNHEATED	88,692.00 Sq. Ft.: 1520	11/18/2021	1,536.12	1,536.12
Contractor	ALL SERVICES, INC,					
2021.0244.BP0040	ALDANA ALEJANDRA 9 W CALIFORNIA ST 19120822435	REMOVING OLD RESIDENTIAL SIDING AND ADDING NEW SIDING	2,000.00	11/18/2021	122.46	122.46
Contractor	ALDANA ALEJANDRA					
2021.0258.BP0042	DABELLA EXTERIORS, 102 MARKET ST 19120522400	RESIDENTIAL SIDING	20,000.00	12/07/2021	537.07	537.07
Contractor	DABELLA EXTERIORS,					
2021.0263.BP0043	SILVA JOEL & ESPERANZA 2213 S 5TH AVE 18133644493	RESIDENTIAL RESIDING	7,000.00	12/16/2021	237.63	237.63
Contractor	SILVA JOEL & ESPERANZA					
2021.0264.BP0044	RAD, RESPONSIVE AESTHETIC D 2551 MAIN ST 19133234022	INSTALLING 40 UNITS OF RIVET SHELVING. NO PRODUCT WILL EXCEED 10'-0" (NO LOAD ON TOP) NUMBER OF STORAGE LEVELS WILL	32,595.00	12/21/2021	803.93	803.93
Contractor	CJ'S INSTALLATION SERVICES LLC,					
	WIKE MESH DECKS- GUJAR CENTER					

Time: 14:25:23 Date: 01/21/2022  
Page: 2

Contractor

## Permit Report

10/22/2021 to 01/21/2022

Time: 14:25:23 Date: 01/21/2022

Page: 3

## Demolition Permit

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	Fee Total	Total Paid
2021.0265.DP0012	DEB'S MOBILE HOME TRANSFER, 2210 S 5TH AVE 18133644404	DEMOLISH AND REMOVE BURNED HOME AND OUTBUILDING			12/22/2021	33.35	33.35
Contractor	DEB'S MOBILE HOME TRANSFER,						

Totals:	2			66.70		66.70	
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## Fire Alarm Permit

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	Fee Total	Total Paid
2021.0234.FA0011	RAD, RESPONSIVE AESTHETIC D 2551 MAIN ST 19133234022	38 ALARM DEVICES FOR GUITAR CENTER			11/12/2021	368.94	368.94
Contractor	INLAND ALARM,						
2021.0247.FA0012	JOHNSON CONTROLS SEC SOL L 19120632007	57 FIRE ALARM DEVICES FOR FEDEX			11/23/2021	406.56	406.56
Contractor	JOHNSON CONTROLS SEC SOL LLC,						
2021.0259.FA0013	INLAND ALARM, 1615 W AHTANUM RD 19120623404	9 ALARM DEVICES FOR ORCHARD RITE BLADE SHOP, EXPANDING EXISTING PANEL TO INCLUDE FIRE ALARM MONITORING FOR THE NEW ALARM MONITORING FOR THE NEW			12/07/2021	311.52	311.52
Contractor	INLAND ALARM,						
2022.0004.FA0001	GUARDIAN SECURITY SYSTEMS I 1919 S 14TH ST 19133224403	INSTALLING CELL COMMUNICATOR TO EXISTING FIRE SYSTEM- MAJESTIC THEATER			01/12/2022	295.68	295.68
Contractor	GUARDIAN SECURITY SYSTEMS INC,						

Totals:	4			1,382.70		1,382.70	
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## Fence Permit

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	Fee Total	Total Paid
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## Permit Report

10/22/2021 to 01/21/2022

Time: 14:25:23 Date: 01/21/2022

Page: 4

## Fence Permit

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	Fee Total	Total Paid
2021.0266.FP0009	URIBE TREE SERVICE LLC, 3907 MAIN ST 19120821408	NEW FENCE ON PERIMETER OF PROPERTY ALL MEASUREMENTS ARE FROM CENTER OF ROAD TO LOCATION OF NEW FENCE			12/22/2021	26.85	26.85
Contractor	URIBE TREE SERVICE LLC,						

Totals:	1					26.85	26.85
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## Fire Plan Review

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	Fee Total	Total Paid
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Totals:

## Fire Sprinkler Permit

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	Fee Total	Total Paid
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2021.0227.FS0006	TTC CONSTRUCTION INC, 1236 AHTANUM RIDGE BUSINESS PARK 19120631407	UNDERGROUND FIRE LINE AND FDC- VA CLINIC			10/27/2021	287.78	287.78
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Contractor	TTC CONSTRUCTION INC,						
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2021.0250.FS0007	INLAND FIRE PROTECTION 1615 W AHTANUM RD 19120623404	97 FIRE SPRINKLER HEADS FOR ORCHARD RITE BLADE BUILDING			11/30/2021	485.76	485.76
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Contractor	INLAND FIRE PROTECTION						
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2021.0251.FS0008	INLAND FIRE PROTECTION 1236 AHTANUM RIDGE BUSINESS PARK 19120631407	314 FIRE SPRINKLER HEADS FOR VA CLINIC			11/30/2021	915.42	915.42
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Contractor	INLAND FIRE PROTECTION						
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2021.0252.FS0009	RAD, RESPONSIVE AESTHETIC D 2551 MAIN ST 19133234022	41 FIRE SPRINKLER DEVICES FOR GUITAR CENTER			11/30/2021	374.88	374.88
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Contractor	INLAND FIRE PROTECTION						
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## Permit Report

10/22/2021 to 01/21/2022

Time: 14:25:23 Date: 01/21/2022

Page: 5

## Fire Sprinkler Permit

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	FeeTotal	Total Paid
<b>Totals:</b>	<b>4</b>					<b>2,063.84</b>	<b>2,063.84</b>

## Manufactured Home

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	FeeTotal	Total Paid
2021.0241.MH0023	LOPEZ JAMIE 2802 SOUTH 5TH AVE 18120134401	2022 FLEETWOOD 28523P 28X52, 3 BEDROOMS 2 BATHROOMS ON LOT # 37			11/17/2021	295.32	295.32
Contractor	LOPEZ JAMIE						

<b>Totals:</b>	<b>1</b>					<b>295.32</b>	<b>295.32</b>
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## Mechanical Permit

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	FeeTotal	Total Paid
2021.0226.MP0026	M. CAMPBELL & COMPANY INC., 3607 S 1ST ST 19120533451	REPLACE GAS FURNACE AND A/C			10/27/2021	55.31	55.31
Contractor	M. CAMPBELL & COMPANY INC.,						
2021.0237.MP0027	CECIL RICHARD & CHRISTINE 4505 OODMAN RD/S AHTANU 19120731403	WOOD STOVE			11/16/2021	42.96	42.96
Contractor	CECIL RICHARD & CHRISTINE						
2021.0239.MP0028	DAYCO INC., 2551 MAIN ST 19133234022	GUITAR CENTER REMODEL- HVAC			11/16/2021	96.02	96.02
Contractor	DAYCO INC.,						
2021.0243.MP0030	PAUL'S AIR F/X LTD, 2506 OLD TOWN RD 19133233005	UNIT HEATER INSTALLATION FOR SKATELAND FUN CENTER			11/17/2021	75.99	75.99
Contractor	PAUL'S AIR F/X LTD,						

## CITY OF UNION GAP

# Permit Report

10/22/2021 to 01/21/2022

Time: 14:25:23 Date: 01/21/2022

Page: 6

## Mechanical Permit

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2021.0240.MP0029	THERMALL HEATING & COOLING 1812 LAKEATA AVE 19133212497	4 HEAD DUCTLESS SYSTEM		11/17/2021	42.42	42.42
Contractor	THERMALL HEATING & COOLING INC., ABSOLUTE COMFORT TECHNOLOG 3512 2ND ST 19120533501	1 TON HEAT PUMP		11/29/2021	42.42	42.42
2021.0249.MP0032						
Contractor	ABSOLUTE COMFORT TECHNOLOGY, LLC, VALENCIA SALVADOR 3402 S 2ND ST 19120532509	REPLACE EXISTING GAS LINE		11/29/2021	36.25	36.25
2021.0248.MP0031						
Contractor	VALENCIA SALVADOR PRIMOPRO, LLC, GARCIA ABEL 18120112451			12/02/2021	36.25	36.25
2021.0253.MP0033						
Contractor	PRIMOPRO, LLC, GARCIA ABEL ROWDY CONSTRUCTION, 2415 S 10TH AVE 18120123023	WOOD STOVE		01/12/2022	42.96	42.96
2022.0007.MP0001						
Contractor	ROWDY CONSTRUCTION, T & M HETAING & REFRIGERTION 1800 RAINIER PL 19133242014			01/18/2022	75.72	75.72
2022.0008.MP0002						
Contractor	T & M HETAING & REFRIGERTION INC.,, CAMPBELL COOL ELEC PLMB CO 1008 W AHTANUM RD 19120642405	FOR SUIT # 2		01/20/2022	135.84	135.84
2022.0009.MP0003						
Contractor	CAMPBELL COOL ELEC PLMB CORP, PELAYO ESTHER 3808 S 1ST ST 19120822426	GAS PIPING, RANGE AND GRILL		01/20/2022	57.73	57.73
2022.0010.MP0004						
Contractor	PELAYO ESTHER					

## Permit Report

10/22/2021 to 01/21/2022

Time: 14:25:23 Date: 01/21/2022

Page: 7

## Mechanical Permit

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	FeeTotal	Total Paid
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<b>Totals:</b>	<b>12</b>			<b>739.87</b>		<b>739.87</b>	<b>739.87</b>
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## Plumbing Permit

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	FeeTotal	Total Paid
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2021.0223.PP0021	APEX PLUMBING 1800 RAINIER PL 19133242014	REMODEL FOR TENANT IN SAME BUILDING AS PTI TRUCKING		10/26/2021	80.05	80.05
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Contractor	APEX PLUMBING					
2021.0224.PP0022	G V C PLUMBING INC, 1236 AHTANUM RIDGE BUSINESS PARK 19120631407	NEW VA BUILDING		10/26/2021	709.85	709.85

Contractor	G V C PLUMBING INC, RAD, RESPONSIVE AESTHETIC D 2551 MAIN ST 19133234022			10/27/2021	127.05	127.05
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Contractor	APEX PLUMBING					
2021.0235.PP0024	MCGEE PLUMBING CO INC, 2 E VALLEY MALL BLVD 19120522039	FOR NEW CIRCLE K CONVENIENCE STORE		11/15/2021	540.65	540.65

Contractor	MCGEE PLUMBING CO INC, THIND PMR ENTERPRISES INC, 1820 MEAD INDUS PK 19133222419	SEWER LINE ONLY		12/08/2021	61.25	61.25
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Contractor	THIND PMR ENTERPRISES INC, APEX PLBG & MECH PIPING LLC, 2 D ST S/MARKET ST 19120522479			01/12/2022	155.25	155.25
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Contractor	APEX PLBG & MECH PIPING LLC,					
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<b>Totals:</b>	<b>6</b>			<b>1,674.10</b>	<b>1,674.10</b>	<b>1,674.10</b>
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## Roofing Permit

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2021.0221,RO0027	JR CONSTRUCTION LLC, 3002 S 5TH ST 19120614436	RESIDENTIAL REROOF		10/25/2021	36.03	36.03
Contractor	JR CONSTRUCTION LLC,					
2021.0222,RO0028	CENTRAL GUARANTEED ROOFIN 3001 S 2ND ST 19120523435	RESIDENTIAL REROOF		10/26/2021	36.03	36.03
Contractor	CENTRAL GUARANTEED ROOFING,					
2021.0229,RO0029	BADILLO CRISPINA 2708 S 4TH ST 19120522458	RESIDENTIAL REROOF		10/29/2021	36.03	36.03
Contractor	BADILLO CRISPINA					
2021.0242,RO0030	BECHARD DAVID & ANNA 2108 S 6TH AVE 18133644040	RESIDENTIAL REROOF		11/17/2021	36.03	36.03
Contractor	BECHARD DAVID & ANNA					
2021.0255,RO0031	VAL LOPEZ CONSTRUCTION, 3314 S 4TH ST 19120532016	RESIDENTIAL REROOF		12/06/2021	36.03	36.03
Contractor	VAL LOPEZ CONSTRUCTION,					
2021.0256,RO0032	HEETHER CONSTRUCTION II LLC 3507 S 3RD ST 19120533419	RESIDENTIAL REROOF		12/06/2021	36.03	36.03
Contractor	HEETHER CONSTRUCTION II LLC,					
2022.0003,RO0001	CENTRAL GUARANTEED ROOFIN 3208 MAIN ST 19120532448	COMMERCIAL REROOF		01/11/2022	171.59	171.59
Contractor	CENTRAL GUARANTEED ROOFING,					
Totals:	7				387.77	387.77

## CITY OF UNION GAP

Permit Report  
10/22/2021 to 01/21/2022Time: 14:25:23 Date: 01/21/2022  
Page: 9

## Sewer - Plan Check

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	Fee Total	Total Paid
2021.0257.SC0005	JOE PARK CONSTRUCTION LLC, 19120623414	RELOCATE EXISTING SEWER ADN WATER LINES TO ALLOW THEM TO BE WITHIN RECORDED EASEMENT. LINES TO MAINTAIN PRESENT SIZE AND CONNECT AS FOLLOWS: WATER: CONNECT TO PRESENT METER AND EXISTING BUILDING SEWER: CONNECT EXISTING SEWER AND PRESENT BUILDING			12/06/2021	25.00	25.00
Contractor	JOE PARK CONSTRUCTION LLC,						

**Totals: 1 25.00 25.00**

## SEPA Review Permit

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	Fee Total	Total Paid
2021.0236.SE0006	HEM INVESTMENTS, LLC, 2103 ALLEY MALL BLVD 18133634404	VALLEY MALL INVESTORS, LLC CONSTRUCT 19,200 SQ FT INDUSTRIAL FLEX SPACE COMPLEX CONSISTING OF FOUR 40' X 120' .....			12/09/2021	618.48	618.48
Contractor	TBD,						
2021.0261.SE0007	LIDDICOAT LEANNE 305 NDUSTRIAL WAY 18120133402	THRU SURFACED PARKING SPACES PROJECT IS AN RV AND VEHICLE STORAGE FACILITY. 4 BUILDINGS WILL BE ENCLOSED AND 1 BUILDING IS A CANOPY STRUCTURE. THE TOTAL SQUARE FOOTAGE IS 48,286 FOR THE BUILDINGS AND 22,500SF OF CANOPY, WITH A 2,000SF OFFICE			12/09/2021	618.48	618.48
Contractor	TBD,						

**Totals: 2 1,236.96 1,236.96**

## Sign Permit

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	Fee Total	Total Paid
2021.0230.SI0008	SIGNCRAFT LLC, 1700 WASHINGTON AVENUE E 19133231403	REPLACING EXISTING BUILDING SIGN WITH UPDATED LED BUILDING SIGN- US CELLULAR			11/01/2021	132.40	132.40
Contractor	SIGNCRAFT LLC,						

## Permit Report

10/22/2021 to 01/21/2022

Time: 14:25:23 Date: 01/21/2022

Page: 10

## Sign Permit

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	Fee Total	Total Paid
2021.0233.SI0009	EAGLE SIGNS LLC 3907 MAIN ST 19120821408	INSTALL (1) NEW 8X6 SIGN CABINET ONTO EXISTING POLE FOR URIBES TREE SERVICE.			11/10/2021	78.70	78.70
Contractor	EAGLE SIGNS LLC						
2021.0246.SI0010	RAD, RESPONSIVE AESTHETIC D 2551 MAIN ST 19133234022	INSTALLING (2) WALL MOUNTED BUILDING SIGNS- GUITAR CENTER			11/22/2021	132.40	132.40
Contractor	SIGNCRAFT LLC,						

Totals:	3			343.50		343.50	
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## Short Plat Exemption

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	Fee Total	Total Paid
2021.0231.SX0008	HLA ENGINEERING & SURVEYING 19133134402	PARCELS 191331-34402 & 191331-34403			11/02/2021	134.24	134.24
Contractor	HLA ENGINEERING & SURVEYING,						

Totals:	1			134.24		134.24	
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## Water Plan Check

Permit Number	Name	Description	Permit Type:	Valuation	Date Issued	Fee Total	Total Paid
2021.0262.WC0005	JOE PARK CONSTRUCTION LLC, 19120623414	RELOCATE EXISTING SEWER ADN WATER LINES TO ALLOW THEM TO BE WITHIN RECORDED EASEMENT. LINES TO MAINTAIN PRESENT SIZE WATER LUNNEL TO PRESENT METER AND EXISTING BUILDING & ADD COMMUNICATION CONDUIT SEWER: CONNECT EXISTING SEWER AND PRESENT BUILDING			12/14/2021	25.00	25.00
Contractor	JOE PARK CONSTRUCTION LLC,						

Totals:	1			25.00		25.00	
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# Report Summary

Permit Type:	Total Qty.	Total Valuation	Total Fees	Jan. Qty.	Jan. Valuation	Jan. Fees
Building Permit	10	449,800.28	8,374.31	2	13,050.00	462.97
Civil Plan Review						
Class Three	1		2,851.73	1		2,851.73
Demolition Permit	2		66.70			
Fence Permit	1		26.85			
Fire Alarm Permit						
Fire Plan Review	4		1,382.70	1		295.68
Fire Sprinkler Permit	4		2,063.84			
Manufactured Home	1		295.32			
Mechanical Permit	12		739.87	4		312.25
Plumbing Permit	6		1,674.10	1		155.25
Roofing Permit	7		387.77	1		171.59
SEPA Review Permit	2		1,236.96			
Sewer - Plan Check	1		25.00			
Short Plat Exemption	1		134.24			
Sign Permit	3		343.50			
Water Plan Check	1		25.00			
	56	449,800.28	19,627.89	10	13,050.00	4,249.47