

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

NOTICE IS HEREBY GIVEN that on Tuesday, April 26, 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, and will also be available telephonically & via Zoom.

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 Tuesday April 26, 2022 at 6:00 p.m., dial the number below, and follow the prompts:

Phone Number: 1 253 215 8782
Meeting ID: 899 9397 6929
Passcode: 742814

Or join from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/89993976929?pwd=QWxwUi9iYUdXR3Fyc3NSYTdEeVBOUT09>

Dated the 21st day of April 2022.



Karen Clifton, City Clerk

CITY OF UNION GAP
PLANNING COMMISSION AGENDA
REGULAR MEETING OF
April 26, 2022
AT 6:00 P.M

I.	<u>CALL TO ORDER</u>	
	<i>A. Roll Call</i>	Chairman Mike Moore
	<i>B. Approval of Minutes from Regular Meeting of March 22, 2022</i>	Chairman Mike Moore

II.	<u>REGULAR MEETING</u>	
	<i>A. Introduce New Yakima Valley Conference of Government, YVCOG, Planner Byron Gumz</i>	Chairman Mike Moore to Introduce Director Dennis Henne
	<i>B. Review Chapter 2.52 – State Environmental Policy Act Guidelines</i>	Planner Byron Gumz
	<i>C. Review Chapter 17.22 Manufactured Home Park Standards & Title 15 Manufactured Homes</i>	Building Official Jason Cavanaugh

III.	<u>NEXT MEETING AGENDA</u> May 24, 2022	Chairman Mike Moore
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IV.	<u>MEETING ADJOURNMENT</u>	Chairman Mike Moore
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**UNION GAP PLANNING COMMISSION
REGULAR MEETING OF
MARCH 22, 2022**

Call to Order:

The City of Union Gap Planning Commission Regular Meeting 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 Aubrey Reeves were present. Commissioner Imelda Vargas joined via Zoom. Chairman Moore was excused.

Staff Present:

Dennis Henne, Director; David Dominguez, City Engineer; and Jenny Valle, Administrative Secretary were present. Jason Cavanaugh, Building Official joined via Zoom.

ROLL CALL:

Co-Chairman Shoemaker began the meeting by requesting a roll call. Commissioner Fernandez began roll call, Co-Chairman Shoemaker followed, Commissioner Reeves was up next and Commissioner Vargas concluded roll call.

APPROVAL OF MINUTES:

Co-Chairman Shoemaker moved onto the next item on the agenda, approval of minutes from the January 25th regular planning commission meeting. Co-Chairman Shoemaker asked for a motion, motion by Commissioner Reeves, second by Commissioner Fernandez; Motion carried unanimously.

REGULAR MEETING:

Co-Chairman Shoemaker moved on to the first item of the regular meeting agenda, Title 15- Mobile Home Amendments and introduced Director Henne. Director Henne informed Commissioners that Building Official Cavanaugh was out of town for training purposes but had joined meeting via Zoom. Building Official Cavanaugh reminded Commissioners that staff had provided Title 15 a couple meetings prior and wanted to know if Commissioners had any feedback. Commissioner Reeves stated that he had a few questions or comments. Commissioner Reeves stated that the information provided in sections 15.28.0200 and 15.32.030 contradicted each other but that they both referred to minimum lot sizes. Building Official Cavanaugh stated he saw the discrepancy Commissioner Reeves had pointed out and he would take a look at it. Director Henne added that section 15.28.030(a) also needed to be looked at. Director Henne informed Commissioners that staff would review the existing language of the ordinance and would come back with clarification at the next meeting.

MEETING ADJOURNED:

There being no further discussion, meeting adjourned at 6:15 p.m.

Chairman, Mike Moore

ATTEST:

Jenny Valle, Administrative Secretary

- **Chapter 2.52 - STATE ENVIRONMENTAL POLICY ACT
GUIDELINES**

- **2.52.010 - Authority.**

The city of Union Gap adopts this chapter under the State Environmental Policy Act (SEPA), RCW 43.21C.120, and the SEPA Rules, WAC 197-11-904. This chapter contains this city's SEPA procedures and policies. The SEPA rules, WAC Chapter 197-11, must be used in conjunction with this chapter.

(Ord. 971 § 1(A), 1984)

- **2.52.020 - Short title.**

This chapter shall constitute the "environmental policy act" of the city and may be cited as such.

(Ord. 971 § 1(B), 1984)

- **2.52.030 - Applicability.**

Every action, as defined in the "SEPA guidelines" which are adopted in this chapter by reference within the territory of city for which the city is an agency with jurisdiction shall, proceed in compliance with this chapter.

(Ord. 971 § 1(C), 1984)

- **2.52.040 - General requirements—Adoption by reference.**

This section contains the basic requirements that apply to the SEPA process. The city adopts the following sections of Chapter 197-11 of the Washington Administrative Code by reference:

WAC 197-11-040	Definitions
050	Lead agency
055	Timing of the SEPA process
060	Content of environmental review
070	Limitations on actions during SEPA process
080	Incomplete or unavailable information

090	Supporting documents
100	Information required of applicants
158	SEPA /GMA project review— R eliance on existing plans, laws and regulations
164	Planned actions— D efinitions and criteria
168	Ordinances or resolutions designating planned actions— p rocedures for adoption
172	Planned actions— P roject review
210	SEPA/GMA integration
220	SEPA/GMA definitions
228	Overall SEPA/GMA integration procedures
230	Timing of an integrated SEPA/GMA process
232	SEPA/GMA integration procedures for preliminary planning, environmental analysis, and expanded scoping
235	Monitoring SEPA/GMA integration documents
238	SEPA/Model Toxic Control Act integration SEPA/GMA integration monitoring
<u>250</u>	<u>SEPA/Model Toxics Control Act integration</u>
253	SEPA lead agency for MTCA actions
256	Preliminary evaluation
259	Determination of nonsignificance for MTCA remedial action
262	Determination of significance for EIS and MTCA remedial actions
265	Early scoping for MTCA remedial actions
268	MTCA interim actions

Commented [BG1]: Updated to include how it is written in the WACs

Commented [BG2]: Added in 2014

(Ord. 2526 § 1, 2007; Ord. 2106 § 1, 1998; Ord. 971 § 2(A), 1984)

• **2.52.050 - Definitions—Adoption by reference.**

This section contains uniform usage and definitions of terms under SEPA. The city adopts the following sections by reference, as supplemented by WAC 173-806-040:

WAC 197-11-700	Definitions
702	Act
704	Action
706	Addendum
708	Adoption
710	Affected tribe
712	Affecting
714	Agency
716	Applicant
718	Built environment
720	Categorical exemption
721	Closed record appeal
WAC 197-11-722	Consolidated appeal
724	Consulted agency
726	Cost-benefit analysis
728	County/City
730	Decision maker

732	Department
734	Determination of nonsignificance (DNS)
736	Determination of significance (DS)
738	EIS
740	Environment
742	Environmental checklist
744	Environmental document
746	Environmental review
750	Expanded scoping
752	Impacts
754	Incorporation by reference
756	Lands covered by water
758	Lead agency
760	License
762	Local agency
764	Major action
766	Mitigated DNS
768	Mitigation
770	Natural environment
772	NEPA
774	Nonproject

775	Open record public hearing
776	Phased review
778	Preparation
780	Private project
782	Probable
784	Proposal
786	Reasonable alternative
788	Responsible official
790	SEPA
792	Scope
793	Scoping
794	Significant
796	State agency
797	Threshold determination
799	Underlying governmental action

Commented [BG3]: Removed to match WAC

(Ord. 2526 §§ 2, 3, 2007; Ord. 971 § 8, 1984)

• **2.52.060 - Definitions—Additional.**

In addition to those definitions contained within WAC 197-11-700 through 197-11-799, when used in this chapter, the following terms shall have the following meanings, unless the context indicates otherwise:

(1) "City" means the city of Union Gap.

(2) "Early notice" means the city response to an applicant stating whether it considers issuance of a determination of significance likely for the applicant's proposal (mitigated determination of nonsignificance (DNS) procedures).

(3) "Hearing examiner" means that person duly appointed by the city council in accordance with UGMC Chapter 2.17.

Commented [BG4]: Refers to the HE section of code.

(4) "Ordinance" means the ordinance, resolution, or other procedure used by the city to adopt regulatory requirements.

(5) "SEPA rules" means WAC Chapter 197-11 adopted by the Department of Ecology.

(Ord. 2526 § 4, 2007; Ord. 971 § 2(B), 1984)

- **2.52.070 - Designation of responsible official.**

(a) For those proposals for which the city is the lead agency, the responsible official shall be the city's development coordinator or their appointee.

Commented [BG5]: It allows delegation of this responsibility if needed.

(b) For all proposals for which the city is the lead agency, the responsible official shall make the threshold determination, supervise scoping and preparation of any required environmental impact statement (EIS), and perform any other functions assigned to the "lead agency" or "responsible official." by those sections of the SEPA rules that were adopted by reference in WAC 173-806-020.

Commented [BG6]: This references the model ordinance and isn't needed.

(Ord. 2492, 2006; Ord. 971 § 2(C), 1984)

- **2.52.080 - Lead agency determination and responsibilities.**

(a) When the city is the lead agency for a proposal, the responsible official shall supervise compliance with the threshold determination requirements, and if an EIS is necessary, shall supervise the preparation of the EIS.

(b) When the city is not the lead agency for a proposal, the responsible official shall use and consider, as appropriate, either the DNS or the final EIS of the lead agency in making decisions on the proposal. The city shall not prepare or require preparation of a DNS or EIS in addition to that prepared by the lead agency, unless required under WAC 197-11-600. In some cases, the city may conduct supplemental environmental review under WAC 197-11-600.

(c) If the city receives a lead agency determination made by another agency that appears inconsistent with the criteria of WAC 197-11-922 through 197-11-940, it may object to the determination. Any objection must be made to the agency originally making the determination and resolved within fifteen days of receipt of the determination, or the city must petition the Department of Ecology for a lead agency determination under WAC 197-11-946 within the fifteen-day time period. Any such petition on behalf of the city may be initiated by the responsible official.

(d) The responsible official is authorized to make agreements as to lead agency status or shared lead agency duties for a proposal under WAC 197-11-942 and 197-11-944; provided, that the responsible official and any department that will incur responsibilities as the result of such agreement approve the agreement.

(e) The city in making a lead agency determination for a private project shall require sufficient information from the applicant to identify which other agencies have jurisdiction over the proposal.

(f) For any proposal for a private project where the city would be the lead agency and for which one or more state agencies have jurisdiction, the city's responsible official may elect to transfer the lead agency duties to a state agency. The state agency with jurisdiction appearing first on the priority listing in WAC 197-11-936 shall be the lead agency and the city shall be an agency with jurisdiction. To transfer lead agency duties, the city's responsible official must transmit a notice of the transfer together with any relevant information available on the proposal to the appropriate state agency with jurisdiction. The responsible official of the city shall also give notice of the transfer to the private applicant and any other agencies with the jurisdiction over the proposal.

(Ord. 971 § 2(D), 1984)

- **2.52.100 - Timing considerations.**

(a) For nonexempt proposals, the DNS, MDNS, EIS or SEIS for the proposal shall accompany the city staff recommendation to the hearing body.

(b) If the city's only action on a proposal is a decision on a building permit or other license that requires detailed project plans and specifications, the applicant may request in writing that the city conduct environmental review prior to submission of the detailed plans and specifications.

(c) If the lead agency determines that it is likely to issue a DNS it may use the optional DNS process as outlined in WAC 197-11-~~158~~355 and forego a separate comment period on the DNS.

Commented [BG7]: WAC 197-11-355 identifies the optional process

(Ord. 2526 § 6, 2007; Ord. 971 § 2(F), 1984)

- **2.52.110 - Categorical exemptions—Threshold determinations—Adoption by reference.**

This section contains the rules for deciding whether a proposal has a "probable significant, adverse environmental impact" requiring an environmental impact statement (EIS) to be prepared. This section also contains rules for evaluating the impacts of proposals not requiring an EIS. The city adopts the following sections by reference, as supplemented in Sections [2.52.120](#) and [2.52.130](#):

WAC 197-11-300	Purpose of this section
305	Categorical exemptions
310	Threshold determination required

315	Environmental checklist
330	Threshold determination process
335	Additional information
340	Determination of nonsignificance (DNS)
350	Mitigated DNS
355	Optional DNS process
360	Determination of significance (DS)/initiation of scoping
390	Effect of threshold determination

(Ord. 2526 § 7, 2007; Ord. 971 § 3(A), 1984)

• **2.52.120 - Flexible thresholds for categorical exemptions.**

(a) The city establishes the following exempt levels for minor new construction under WAC 197-11-800(1)(b) based on local conditions:

(1) For residential dwelling units in WAC 197-11-800(1)(b)(i):

(A) The projects located within the R-1 Residential District: up to four dwelling units.

(B) For projects located in any other zoning districts: up to six dwelling units.

(2) For agricultural structures in WAC 197-11-800(1)(b)(ii): up to twenty thousand square feet.

(3) For office, school, commercial, recreational, service or storage buildings in WAC 197-11-800(1)(b)(iii): up to ten thousand square feet and up to forty parking spaces.

(4) For parking lots in WAC 197-11-800(1)(b)(iv): up to forty parking spaces.

(5) For landfills and excavations in WAC 197-11-800(1)(b)(v): up to five hundred cubic yards.

(b) Whenever the city establishes new exempt levels under this section, it shall send them to the Department of Ecology, Headquarters Office, Olympia, Washington 98504 under WAC 197-11-800(1)(c).

(Ord. 971 § 3(B), 1984)

Commented [BG8]: This needs more conversation. There is the opportunity to increase flexible thresholds. A higher threshold would mean that fewer projects would need SEPA review.

It does require an analysis provided to DOE before thresholds can be increased.

Commented [BG9]: Single family maximum is 30 units
Multi family is 60 units

Commented [BG10]: Maximum is 40,000

Commented [BG11]: Maximum is 30,000 square feet and 90 parking spaces

Commented [BG12]: Maximum of 1,000 cubic yards

- **2.52.130 - Use of exemptions.**

(a) The city's determination that a proposal is exempt shall be final and not subject to administrative review. If a proposal is exempt, none of the procedural requirements of this chapter apply to the proposal. The city shall not require completion of an environmental checklist for an exempt proposal.

(b) In determining whether or not a proposal is exempt, the city shall make certain the proposal is properly defined and shall identify the governmental licenses required (WAC 197-11-060). If a proposal includes exempt and nonexempt actions, the city shall determine the lead agency, even if the license application that triggers the city's consideration is exempt.

(c) If a proposal includes both exempt and nonexempt actions, the city may authorize exempt actions prior to compliance with the procedural requirements of this chapter except that:

(1) The city shall not give authorization for:

(A) Any nonexempt action;

(B) Any action that would have an adverse environmental impact;

(C) Any action that would limit the choice of alternatives.

(2) The city may withhold approval of an exempt action that would lead to modification of the physical environment, when such modification would serve no purpose if nonexempt action(s) were not approved; and

(3) The city may withhold approval of exempt actions that would lead to substantial financial expenditures by a private applicant when the expenditures would serve no purpose if nonexempt action(s) were not approved.

(Ord. 971 § 3(C), 1984)

- **2.52.140 - Categorical exemptions—Adoption by reference.**

The city adopts by reference the following rules for categorical exemptions, ~~as supplemented in this chapter, including WAC 173-806-070 (flexible thresholds), WAC 173-806-080 (use of exemptions), and WAC 173-806-190 (environmentally sensitive areas):~~

WAC 197-11-800	Categorical exemptions
880	Emergencies
890	Petitioning DOE to change exemptions.

Commented [BG13]: WAC 173-806 was a model ordinance and doesn't need to be referenced.

(Ord. 971 § 9, 1984)

- **2.52.150 - Environmental checklist.**

(a) A completed environmental checklist substantially in the form provided in WAC 197-11-960, shall be filed at the same time as an application for a permit, license, certificate, or other approval not specifically exempted in this chapter; except, a checklist is not needed if the city and applicant agree an EIS is required or, SEPA compliance has been initiated by another agency. The city shall use the application materials and environmental checklist to determine the lead agency.

Commented [BG14]: I added this in order to capture the ability to use site plans and other materials when determining the lead agency.

(b) For private proposals, the city will require the applicant to complete the environmental checklist, providing assistance as necessary. For city proposals the city shall complete the environmental checklist for that proposal.

(c) The city may require that it, and not the private applicant, will complete all or part of the environmental checklist for a private proposal if the city has technical information on a question or questions that is unavailable to the private applicant, or the applicant has provided inaccurate or incomplete information on previous proposals or on proposals currently under consideration.

Commented [BG15]: Added a comma

(d) For all proposals for which the city is the lead agency, the responsible official of the city shall make the threshold determination pursuant to the criteria and procedures of WAC 197-11-310 through 197-11-~~340~~390, subject to the appeal procedures of Section 2.52.260.

Commented [BG16]: 197-11-390 is the last of this section that discusses threshold determinations and their effect.

(Ord. 2526 §§ 8, 9, 2007; Ord. 971 § 3(D), 1984)

- **2.52.160 - Mitigated DNS.**

(a) As provided in this section and in WAC 197-11-350, the responsible official may issue a DNS based on conditions attached to the proposal by the responsible official or on changes to, or clarifications of, the proposal made by the applicant.

(b) An applicant may request in writing early notice of whether a DS is likely under WAC 197-11-350. The request must:

(1) Follow submission of a permit application and environmental checklist for a nonexempt proposal for which the city is lead agency; and

(2) Proceed the city actual threshold determination for the proposal.

(c) The responsible official should provide written response to the request for early notice as soon as feasible after the city receives a written request. The response shall:

(1) State whether the city currently considers issuance of a DS likely and, if so, indicate the general or specific area(s) of concern that is/are leading the city to consider a DS; and

(2) State that the applicant may change or clarify the proposal to mitigate the indicated impacts, revising the environmental checklist and/or permit application as necessary to reflect the changes or clarifications.

(d) As much as possible, the city should assist the applicant with identification of impacts to the extent necessary to formulate mitigation measures.

(e) When an applicant submits a changed or clarified proposal, along with a revised or amended environmental checklist, the city shall base its threshold determination on the changes or clarified proposal if the city indicated specific mitigating measures in its response to a request for early notice, and the applicant changed or clarified the proposal to include those specific mitigation measures the city shall issue a DNS or MDNS.

(f) A mitigated DNS issued under WAC 197-11-340(2) requires a fourteen (14) day comment period and public notice.

(g) Mitigation measures incorporated in the mitigated DNS shall be deemed conditions of approval of the permit decision and may be enforced in the same manner as any term or condition of the permit, or enforced in any manner specifically prescribed by the city.

(h) If the city's tentative decision on a permit or approval does not include mitigation measures that were incorporated in a mitigated DNS for the proposal, the city should evaluate the threshold determination to assure consistency with WAC 197-11-340(3)(a) (withdrawal of DNS).

(i) The city's written response under subsection (b) of this section shall not be construed as a determination of significance. In addition, preliminary discussion of clarifications or changes to a proposal, as opposed to a written request for early notice, shall not bind the city to consider the clarifications or changes in its threshold determination.

(Ord. 2526 §§ 10—12, 2007; Ord. 971 § 3(E), 1984)

- **2.52.170 - Environmental impact statement (EIS)—Adoption by reference.**

This part contains the rules for preparing environmental impact statements. The city adopts the following sections by reference, as supplemented by this section:

WAC 197-11-400	Purpose of EIS
402	General requirements
405	EIS types
406	EIS timing
408	Scoping

Commented [BG17]: I'm finding this section confusing. It seems to be conflicting within itself. I read it as withdrawal of a DNS if an MDNS was issued, but the approval doesn't include mitigation measures... but how would an MDNS not have the mitigation measures?

Is this intended to reference a CUP or other type city approval?

Commented [BG18R17]: Discussed 4/11 with Jason C. This seems to ensure mitigation requirements are stated in the SEPA as well as other permits. May be beneficial to keep to provide for better justification of conditions of approval.

410	Expanded scoping (Optional)
420	EIS preparation
425	Style and size
430	Format
435	Cover letter or memo
440	EIS contents
WAC 197-11-442	Contents of EIS on nonproject proposals
443	EIS contents when prior nonproject EIS
444	Elements of the environment
448	Relationship of EIS to other considerations
450	Cost-benefit analysis
455	Issuance of DEIS
460	Issuance of FEIS.

Commented [BG19]: Added to reflect WAC language

(Ord. 971 § 4(A), 1984)

• **2.52.180 - Environmental impact statement (EIS)—Preparation—
Additional considerations.**

(a) Preparation of draft and final EIS's (DEIS and FEIS) and draft and final supplemental EIS's (SEIS) is the responsibility of the city under the direction of the responsible official. Before the city issues an EIS the responsible official shall be satisfied that it complies with this chapter and WAC Chapter 197-11.

(b) The DEIS and FEIS or draft and final SEIS shall be prepared by city staff, the applicant, or by a consultant selected by mutual consent of the city and the applicant. If the responsible official requires an EIS for a proposal and determines that someone other than the city will prepare the EIS, the responsible official shall notify the applicant immediately after completion of the threshold determination. The responsible official shall also notify the applicant of the city procedure for EIS preparation, including approval of the DEIS and FEIS prior to distribution.

(c) The city may require an applicant to provide information the city does not possess, including specific investigations. However, the applicant is not required to supply information that is not required under this chapter or that is being requested from another agency. (This does not apply to information the city may request under another ordinance or statute.)

(d) In the event that an EIS is to be prepared by a private applicant or a consultant retained by the private applicant, the responsible official shall assure that the EIS is prepared in a responsible manner and with appropriate methodology. The responsible official shall direct the areas of research and examination to be undertaken, as well as the organization of the resulting document.

(e) In the event that the responsible official or his designee is preparing the EIS, the responsible official may require a private applicant to provide data and information which the city does not possess, relevant to any or all areas to be covered by the EIS.

(Ord. 971 § 4(B), 1984)

- **2.52.190 - Environmental impact statement (EIS)—Additional elements.**

Additional Elements. The lead agency may include, in an FEIS, DEIS or SEIS, an analysis of any impact determined to be relevant to the agency's decision, whether or not required by provisions of this chapter and the SEPA rules. The inclusion of such analysis may be based on comments received during the scoping process. Such additional analysis shall not add to the criteria for threshold determinations or perform any other function or purpose under this chapter.

(Ord. 2526 § 13, 2007; Ord. 971 § 4(C), 1984)

- **2.52.200 - Commenting—Adoption by reference.**

This part contains rules for consulting, commenting, and responding on all environmental documents under SEPA, including rules for public notice and hearings. This city adopts the following sections by reference, as supplemented in this section:

EXPAND

WAC 197-11-500	Purpose of this part
502	Inviting comment
504	Availability and cost of environmental documents
508	SEPA register

510	Public notice
535	Public hearings and meetings
545	Effect of no comment
550	Specificity of comments
560	FEIS response to comments
570	Consulted agency costs to assist lead agency

(Ord. 2526 § 14, 2007; Ord. 971 § 5(A), 1984)

• **2.52.210 - Public notice.**

(a) Whenever the city issues a DNS under WAC 197-11-340(2) or a DS under WAC 197-11-360(3) the city shall give public notice as follows:

(1) If public notice is required for a nonexempt license, the notice shall state whether a DS or DNS has been issued and when comments are due.

(2) If no public notice is required for the permit or approval, the city shall give notice of the DNS or DS by:

(A) Publishing notice in a newspaper of general circulation in the county, city or general area where the proposal is located; and

~~(B) Notifying the news media;~~

(3) Whenever the city issues a DS under WAC 197-11-360(3), the city shall state the scoping procedure for the proposal in the DS as required in WAC 197-11-408 and in the public notice.

(b) Whenever the city issues a DEIS under WAC 197-11-455(5) or a SEIS under WAC 197-11-620, notice of the availability of those documents shall be given by:

(1) Indicating the availability of the DEIS in any public notice required for a nonexempt license;

(2) Publishing notice in a newspaper of general circulation in the county, city, or general area where the proposal is located; and

~~(3) Notifying the news media;~~

Commented [BG20]: Is this still the preferred means of noticing SEPA when there is no notice for the underlying permit? Other options include:

- (a) Posting the property, for site-specific proposals;
- (b) Publishing notice in a newspaper of general circulation in the county, city, or general area where the proposal is located;
- (c) Notifying public or private groups with known interest in a certain proposal or in the type of proposal being considered;
- (d) Notifying the news media;
- (e) Placing notices in appropriate regional, neighborhood, ethnic, or trade journals;
- (f) Publishing notice in agency newsletters and/or sending notice to agency mailing lists (either general lists or lists for specific proposals or subject areas); and/or
- (g) Mailing or emailing notice to any person, group or agency who has requested notice.

Posting a legal has a cost that may be difficult to recoup. Mailing to interested agencies may be the best option to ensure that interested agencies are notified of projects.

Commented [BG21]: The other means of public notice are sufficient to notify the community.

Commented [BG22]: The other means of public notice are sufficient to notify the community.

Commented [BG23]: Same as above - do we want to provide notice to tv/radio/print?

(c) Whenever possible, the city shall integrate the public notice required under this section with existing notice procedures for the city nonexempt permit(s) or approval(s) required for the proposal.

(d) The city may require an applicant to complete the public notice requirements for the applicant's proposal at his or her expense.

(Ord. 971 § 5(B), 1984)

- **2.52.220 - Consulted agency responsibilities—Designation of official.**

(a) The responsible official shall be responsible for preparation of written comments for the city in response to a consultation request prior to a threshold determination, participation in scoping and reviewing a DEIS.

(b) The responsible official shall be responsible for the city compliance with WAC 197-11-550 whenever the city is a consulted agency and is authorized to develop operating procedures that will ensure that responses to consultation requests are prepared in a timely fashion and include data from all appropriate departments of the city.

(Ord. 971 § 5(C), 1984)

- **2.52.230 - Use of existing environmental documents—Adoption by reference.**

This section contains rules for using, supplementing and retaining existing environmental documents prepared under SEPA or National Environmental Policy Act (NEPA) for the city's own environmental compliance. The city adopts the following sections by reference:

WAC 197-11-600	When to use existing environmental documents
610	Use of NEPA documents
620	Supplemental environmental impact statement—procedures
625	Addenda—procedures
630	Adoption—procedures
635	Incorporation by reference—procedures
640	Combining documents.

(Ord. 971 § 6(A), 1984)

• **2.52.240 - SEPA and agency decisions—Adoption by reference.**

This part contains rules (and policies) for SEPA's substantive authority, such as decisions to mitigate or reject proposals as a result of SEPA. This part also contains procedures for appealing SEPA determinations to agencies or the courts. The city adopts the following sections by reference:

WAC 197-11-650	Purpose of this part
655	Implementation
660	Substantive authority and mitigation
680	Appeals.

(Ord. 971 § 7(A), 1984)

• **2.52.250 - Policies—Goals—Permit approval.**

(a) The policies and goals set forth in this chapter are supplementary to those in the existing authority of the city.

(b) The city may attach conditions to a permit or approval for a proposal so long as:

(1) Such conditions are necessary to mitigate specific probable^{ley} adverse environmental impacts identified in environmental documents prepared pursuant to this chapter; and

(2) Such conditions are in writing; and

(3) The mitigation measures included in such conditions are reasonable and capable of being accomplished; and

(4) The city has considered whether other local, state or federal mitigation measures applied to the proposal are sufficient to mitigate the identified impacts; and

(5) Such conditions are based on one or more policies in subsection (d) of this section and cited in the license or other decision document.

(c) The city may deny a permit or approval for a proposal on the basis of SEPA so long as:

Commented [BG24]: Minor typo

(1) A finding is made that approving the proposal would result in probable significant adverse environmental impacts that are identified in a FEIS or final SEIS prepared pursuant to this chapter; and

(2) A finding is made that there are no reasonable mitigation measures capable of being accomplished that are sufficient to mitigate the identified impact; and

(3) The denial is based on one or more policies identified in subsection (d) of this section and identified in writing in the decision document.

(d) The city designates and adopts by reference the following policies as the basis for the city's exercise of authority pursuant to this section.

(1) The city shall use all practicable means, consistent with other essential considerations of state policy, to improve and coordinate plans, functions, programs, and resources to the end that the state and its citizens may:

(A) Fulfill the responsibilities of each generation as trustee of the environment for succeeding generations;

(B) Assure for all people of Washington safe, healthful, productive, and aesthetically and culturally pleasing surroundings;

(C) Attain the widest range of beneficial uses of the environment without degradation, risk to health or safety, or other undesirable and unintended consequences;

(D) Preserve important historic, cultural and natural aspects of our national heritage;

(E) Maintain, wherever possible, an environment which supports diversity and variety of individual choice;

(F) Achieve a balance between population and resource use which will permit high standards of living; and

(G) Enhance the quality of renewable resources and approach the maximum attainable recycling of depletable resources.

(2) The city recognizes that each person has a fundamental and inalienable right to a healthful environment and that each person has a responsibility to contribute to the preservation and enhancement of the environment.

(3) The city adopts by reference the policies in the following city codes, ordinances, resolutions and plans including amendments thereto:

(A) Union Gap Comprehensive Plan;

(B) Union Gap Six-Year Street Plan;

(C) Union Gap Parks Plan;

(D) Yakima Airport Master Plan;

(C) [Title 4](#) UGMC, Business Licenses ~~and~~ Regulations;

Commented [BG25]: Updated to reflect WAC language

(D) [Title 5](#) UGMC, Health and Sanitation;

(E) [Title 6](#) UGMC, Animals;

(F) [Title 8](#) UGMC, Public ~~Peace~~, Safety and Morals;

Commented [BG26]: Updated to reflect WAC language

(G) [Title 9](#) UGMC, Vehicles and Traffic;

(H) [Title 10](#) UGMC, Parks;

(I) [Title 11](#) UGMC, Streets and Sidewalks;

(E) [Title 12](#) UGMC, Water and Sewers;

(F) [Title 13](#) UGMC, Fire Code;

(G) [Title 14](#) UGMC, Buildings and Construction;

(H) [Title 16](#) UGMC, Subdivisions;

(I) [Title 17](#) UGMC, Zoning;

(J) [Title 18](#) UGMC, Development Regulation Administration;

(K) Agreement for Wastewater Treatment and Disposal Service (dated February 23, 1976), as amended;

Commented [BG27]: Checking with City Staff

~~(L) Yakima Urban Area Regional Planning Agreement (dated January 25, 1977), as amended; and~~

Commented [BG28]: Are these still valid?

Commented [BG29]: Checking with County Staff

Commented [BG30R29]: This has been rescinded by the County and the City of Yakima

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(M) Yakima River Regional Greenway Master Plan.

• **2.52.255 – Legislative appeals.** ~~(e)~~

(a) When any proposal or action not requiring a decision of the city council is conditioned or denied on the basis of SEPA by a nonelected official, the decision shall be appealable to the city council. Such appeal may be perfected by the proponent or any aggrieved party by ~~giving notice to the responsible official within ten days of the decision being appealed submitting an application for appeal on forms provided by the city.~~ Review by the council shall be on a de novo basis.

Commented [BG31]: This should be a new section - it is the legislative appeal process.

2.52.255?

(Ord. 2526 § 15, 2007; Ord. 971 § 7(B), 1984)

• **2.52.260 - Administrative appeals.**

Commented [BG32R31]: Create a new Section to discuss in front of PC and let CC make the decision if they want to hear these appeals.

(a) The city establishes the following administrative appeal procedures under RCW 43.21C.075 and WAC 197-11-680:

(1) Any agency or person may appeal the city's procedural compliance with WAC Chapter 197-11 for issuance of the following:

(A) Final DNS. Appeal of the DNS must be made to the hearing examiner within ~~seven~~ fourteen regular city business days of the date the DNS is final (see WAC 197-11-390(2)(a)).

(B) DS. The appeal must be made to the hearing examiner within ~~seven~~ fourteen regular city business days of the date the DS is issued.

(2) The decision of the hearing examiner is the city's final decision on the matter.

(3) For any appeal under this subsection, the city shall provide for a record that shall consist of the following:

(A) Findings and conclusions;

(B) Testimony under oath;

(C) A taped or written transcript;

(D) The city may require the appellant to provide an electronic transcript.

(4) The procedural determination of the city's responsible official shall carry substantial weight in any appeal proceeding.

(b) The city shall give notice under WAC 197-11-680(5) whenever it issues a permit approval for which a statute or ordinance establishes a time limit for appeal commencing judicial appeal.

(Ord. 2526 § 16, 2007; Ord. 971 § 7(C), 1984)

- **2.52.270 - Notice of action—Publications.**

(a) The city, applicant for, or proponent of an action may publish a notice of action pursuant to RCW 43.21C.080 for any action.

(b) The form of the notice shall be substantially in the form provided in WAC 197-11-990. The notice shall be published by the city clerk, applicant or proponent pursuant to RCW 43.110.080.

(Ord. 971 § 7(D), 1984)

- **2.52.280 - Agency compliance—Adoption by reference.**

Commented [BG33]: Appeal timeframes are determined by the appeal on the underlying permit. (RCW 43.21C.075(2)(b))

Class 2 reviews have a 15-day appeal period. (UGMC 17.13.050)
Other reviews didn't mention appeal timelines

Commented [BG34]: This states that a threshold determination is not final until 14 days after issuance.

This section contains rules for agency compliance with SEPA, including rules for charging fees under the SEPA process, designating environmentally sensitive areas, and applying these rules to current agency activities. The city adopts the following sections by reference, as supplemented by WAC 173-806-043 through 173-806-045 and this part:

WAC 197-11-900	Purpose of this part
902	Agency SEPA policies
<u>904</u>	<u>Agency SEPA procedures</u>
<u>906</u>	<u>Content and consistency of agency procedures</u>
<u>908</u>	<u>Critical areas</u>
<u>910</u>	<u>Designation of responsible official</u>
<u>912</u>	<u>Procedures of consulted agencies</u>
<u>914</u>	<u>SEPA fees and costs</u>
916	Application to ongoing actions
<u>917</u>	<u>Relationship to chapter 197-10 WAC</u>
<u>918</u>	<u>Lack of agency procedures</u>
920	Agencies with environmental expertise
922	Lead agency rules
924	Determining the lead agency
926	Lead agency for governmental proposals
928	Lead agency for public and private proposals
930	Lead agency for private projects with one agency with jurisdiction
932	Lead agency for private projects requiring licenses for more than one agency, when one of the agencies is a <u>cCounty/cCity</u>

Commented [BG35]: Updated to reflect WACs

Commented [BG36]: Minor change to capitalization

934	Lead agency for private projects requiring licenses from a local agency, not a county, and one or more state agencies
936	Lead agency for private projects requiring licenses from more than one state agency
938	Lead agencies for specific proposals
940	Transfer of lead agency status to a state agency
942	Agreements on lead agency status
944	Agreements on division of lead agency duties
946	DOE resolution of lead agency disputes
948	Assumption of lead agency status.
<u>950</u>	<u>Severability</u>
<u>955</u>	<u>Effective date</u>

Commented [BG37]: Updated to reflect WACs

(Ord. 971 § 10(A), 1984)

• 2.52.290 - Fees.

The city shall require the following fees for its activities in accordance with the provisions of this chapter:

(1) Threshold Determination. For every environmental checklist the city will review when it is lead agency, the city shall collect a fee ~~of forty dollars set by UGMC Chapter 18.80~~ from the proponent of the proposal prior to undertaking the threshold determination. The time periods provided by this chapter for making a threshold determination shall not begin to run until payment of the fee. When the city completes the environmental checklist at the applicant's request or under [Section 2.52.150](#), the applicant shall pay all costs incurred by the city.

Commented [BG38]: References the code so that when the fee is changed, this is automatically updated.

(2) Environmental Impact Statement.

(A) When the city is the lead agency for a proposal requiring an EIS and the responsible official determines that the EIS shall be prepared by employees of the city, the city may charge and collect a reasonable fee from any applicant to cover costs incurred by the city in preparing the EIS. The responsible official shall advise the applicant(s) of the projected costs for the EIS prior to actual preparation; the applicant shall post bond or otherwise ensure payment of such costs.

(B) The responsible official may determine that the city will contract directly with a consultant for the preparation of an EIS, or a portion of the EIS, for activities initiated by some persons or entity other than the city and may bill such costs and expenses directly to the applicant. The city may require the applicant to post bond or otherwise ensure payment of such costs. Such consultants shall be selected by mutual agreement of the city and applicant after a call for proposals.

(C) If a proposal is modified so that an EIS is no longer required, the responsible official shall refund any fees collected under subdivisions (A) and (B) of this subsection which remain after incurred costs are paid.

(3) The city may collect a reasonable fee from an applicant to cover the cost of meeting the public notice requirements of this chapter relating to the applicant's proposal.

(4) The city shall not collect a fee for performing its duties as a consulted agency.

(5) The city may charge any person for copies of any document prepared under this chapter, and for mailing the document, in a manner provided by RCW Chapter 42.17.

(Ord. 971 § 10(B), 1984)

- **2.52.300 - Forms—Adoption by reference.**

The city adopts the following forms and sections by reference:

WAC 197-11-960	Environmental checklist
965	Adoption notice
970	Determination of nonsignificance (DNS)
980	Determination of significance and scoping notice (DS)
985	Notice of assumption of lead agency status
990	Notice of action.

Commented [BG39]: Reflects WAC language

(Ord. 971 § 11, 1984)

- **2.52.310 - SEPA public information center.**

(a) Information and documents relating to SEPA activities for the city shall be retained at the following location:

Union Gap City Hall

102 W. Ahtanum Road

Union Gap, WA 98903

(b) The city shall retain all documents required by the SEPA rules (WAC Chapter 197-11) and make them available in accordance with RCW Chapter 42.1756.

Commented [BG40]: Public Records Act is RCW 42.56

(Ord. 970 § 6(B), 1984)

Chapter 17.22 MANUFACTURED HOME PARK STANDARDS

17.22.010 Purpose.

The purpose of this chapter is to establish standards and criteria for development and expansion of manufactured home parks within the city of Union Gap. These standards are provided to ensure uniform, coordinated development of manufactured home parks, and to ensure the general health, welfare, and safety of the occupants of manufactured homes that may be located within a park developed under these standards.

(Ord. 2274 § 1 (part), 2000)

17.22.020 Site plan requirements.

All proposals for manufactured home parks shall include a site plan based upon a land survey drawn by a licensed architect, engineer, or surveyor and shall include the following information in addition to the standard information required for site plans:

- A. All spaces shall be clearly delineated on the site plan and include dimensions and square footage for each space;
- B. A building envelope shall be shown within each space;
- C. Unit setbacks shall be shown for each space;
- D. The location of required parking for each unit shall be shown on the site plan;
- E. Streets shall be shown on the site plan, including a typical cross section of street design;
- F. Signage for the park and directional signage shall be shown on the site plan;
- G. All facilities, utilities, improvements, and amenities shall be shown on the site plan, including pathways, sidewalks, and recreational facilities.

(Ord. 2274 § 1 (part), 2000)

17.22.030 Development standards.

All manufactured home parks shall be developed in compliance with the underlying zoning district, and shall be in compliance with this section. The density of a park or park expansion shall not exceed the density of the underlying zoning district. All required site improvements shall be installed prior to placement of units in the park. The reviewing body may require additional site improvements.

- A. **Minimum Space Size and Width.** The minimum space size and width for a manufactured home park, exclusive of streets, shall meet the lot size, lot width and all other standards for detached single family dwellings as shown on Table 17.05.020 of this title. Space size may be reduced, with the provisions of improvements, in accordance with the following:
 - 1. **Provision of Recreational Areas.** Space size requirements of the underlying district may be reduced by a maximum of ten (10) percent with the provision of a developed recreational area for use by the residents. The area shall be suitable for active recreation, and shall consist of a minimum of ten (10) percent of the park area.

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2. Provision of Sidewalks. Space size requirements of the underlying district may be reduced by a maximum of five percent with the provision of sidewalks, a minimum four feet in width, serving at least one side of each street and all recreational areas. Such sidewalks must meet the construction standards of the Union Gap Conditions and Standards Manual.
 3. Provision of Curbs, Gutters and Sidewalks. Space size requirements of the underlying district may be reduced by a maximum of ten (10) percent with the provision of curbs, gutters and sidewalks on both sides of the street. Such curbs, gutters and sidewalks must meet the construction standards of the Union Gap Conditions and Standards Manual.
 4. Cumulative Space Size Reduction. Space size may be reduced up to twenty (20) percent with the provision of any combination of items (A)(1) through (3) of this section.
- B. Internal Street Paving. A minimum of thirty (30) feet of paved internal street shall be required for access to each unit, paved in accordance with Section 17.06.110 of this title.
 - C. Off-Street Parking. Two paved off-street parking spaces shall be provided for each unit in accordance with Chapter 17.06 of this title.
 - D. Street Lighting. Streetlights shall be provided in front of each manufactured home space within the park.
 - E. Right-of-Way Dedication and Frontage Improvements. Appropriate provisions for right-of-way dedication and right-of-way improvements adjacent to the park shall be made, including street paving, sidewalks, curb, gutter, and street lighting. Improvements shall be installed prior to the placement of units in the park, unless appropriate bond or instrument, acceptable to the city, is provided to guarantee installation of improvements.
 - F. Street Signs and Internal Directional Signs. Street names shall conform to the Union Gap street name system, as assigned by the administrator. Signs consistent with Union Gap street standards shall mark all streets. Internal directional signs indicating unit/space numbers shall be placed at all street intersections within the park.
 - G. Utilities. All utilities, including irrigation and domestic water and sewer, shall be installed prior to placement of units in the park. All utilities, including electrical distribution, telephone, and cable TV, shall be installed underground. The internal water system shall include fire hydrants, located at the direction of the Union Gap fire marshal. A water meter shall be provided to each space.
 - H. Perimeter Site Screening and Landscaping. The perimeter of the park shall be site screened with a six foot high view obscuring fence, and include, at a minimum, a ten (10) foot wide landscape strip, adjacent to the fence and within the park, consisting of a combination of shrubs, trees, and groundcover. Trees shall be planted no more than thirty (30) feet apart.
 - I. Stormwater Drainage. All stormwater drainage shall be retained on site, in accordance with a stormwater plan approved by the state of Washington Department of Ecology and the city.
 - J. Dumpsters/Solid Waste Containers. Dumpsters and solid waste containers shall be provided for common use and shall be screened with a six foot high view obscuring fence or wall and access gate. As an alternative each space shall be provided with an area for a garbage container allowing individual collection.
 - K. Play Area Requirement. Except in adult only parks, or portions thereof designated as adult only, a play area for children shall be provided on each space having a minimum size of six hundred (600) square feet and a minimum width of fifteen (15) feet.
 - L. Survey Monuments. The corner of each space shall be marked by permanent survey monuments.

M. **Building Setbacks.** All structures including manufactured homes, garages, carports and covered patios shall meet the following setbacks from space lines:

1. Front, ten (10) feet;
2. Side and rear, five feet;
3. Exterior property line of the park, ten (10) feet;
4. Public street, ten (10) feet.

N. **Vehicle Storage Area Required.** Each manufactured home park shall have an area set aside and designated as storage for recreational vehicles, boats, trucks, snowmobiles and motorcycles.

(Ord. 2274 § 1 (part), 2000)

17.22.035 Manufactured home standards.

Class-A, Class-B and Class-C manufactured homes are permitted within manufactured home parks.

(Ord. 2407 (part), 2004)

17.22.040 Existing nonconforming manufactured home parks.

Manufactured home parks existing within the city at the effective date 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. **Expansion.** Any proposed expansion of the manufactured home park shall meet the requirements of this title within the boundaries of the new area.
- B. **Alterations.** Any alteration to an existing road, space or landscaping shall meet the following:
 1. The alteration shall not create a new nonconforming road, space, or other nonconforming situation.
 2. The alteration shall not increase the degree of nonconformity of an existing nonconforming road, space, or required amenity.
 3. Any additional space or road created within an existing park shall comply with the provisions of this chapter.
- C. **Normal Maintenance and Repair.** The maintenance and repair of existing facilities such as the resurfacing of streets, repair of fences, replacement of vegetation and repair of utilities can be made without meeting the standards of this chapter for new facilities as long as such work does not increase the degree of nonconformity.
- D. **When a mobile or manufactured home is removed from a nonconforming mobile or manufactured home space, it can only be replaced by a mobile or manufactured home that meets the following:**
 1. The home conforms to the construction requirements of this title; or
 2. A safety inspection is conducted by the state of Washington Department of Labor and Industries, or its successor, and any safety deficiencies are corrected prior to occupancy; or
 3. The home meets the setback requirements of this title, when placed on the nonconforming space; or

-
4. The home does not exceed, by more than ten (10) percent the size of the home located on the space at the time of the effective date of Ordinance No. 723, adopted December 26, 1978, and does not substantially increase the nonconformity.

(Ord. 2274 § 1 (part), 2000)

Title 15 - **MANUFACTURED** 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 manufactured** 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.~~

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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 Manufactured** home standards and certification.

Chapter 15.20 - SPECIFIC DEVELOPMENT ~~STANDARDS FOR TRAVEL TRAILER AND MOBILE MANUFACTURED~~ 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 Manufactured~~ Home Park or subdivision identification.

~~15.44.040—Travel trailer park identification.~~

15.44.050 - New ~~mobile Manufactured~~ 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 **Official inspector.**

"Building **Official inspector**" means the legally designated building **official inspector** of the city or **his** **their** 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 **manufactured home 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 – Manufactured home.

"Manufactured home" means a dwelling on one or more chassis for towing to the point of use which bears an insignia issued by a state or federal regulatory agency indicating that the structure complies with all applicable construction standards of the U.S. Department of Housing and Urban Development definition of a manufactured home. Manufactured homes are further classified as follows:

1. "Class A" means a new manufactured home having a minimum width of not less than seventeen (17) feet as measured at all points perpendicular to its length and meeting the manufactured home appearance standards as defined in this title;
2. "Class B" means a new manufactured home having a width less than seventeen (17) feet as measured at any point perpendicular to its length and meeting the manufactured home appearance standards as defined in this title and a used manufactured home having a minimum width of not less than seventeen (17) feet as measured at all points perpendicular to its length and meeting the manufactured home appearance standards as defined in this title;
3. "Class C" means a new or used manufactured home of any width. The home must be in good condition and safe for human occupancy.

15.04.080 – Manufactured home appearance standards.

"Manufactured home appearance standards" means a manufactured home which meets all of the following construction and placement standards:

1. Roof Construction. The slope of the roof is not less than three feet of rise in a twelve (12) foot run. The roofing material is asphalt composition shingle or similar materials commonly used in standard residential construction;
2. Exterior Finish. The exterior siding consists of wood, hardboard, aluminum, vinyl, steel or other siding material including plastic, or steel comparable in composition, appearance and durability to the exterior siding commonly used in standard residential construction;
3. Foundation. The perimeter of the home must have a permanent masonry or concrete continuous foundation, except for required ventilation and access. The floor level of the home is not greater than ten (10) inches above the average grade

15.04.090 - Mobile home.

"Mobile home" means a dwelling on one or more chassis for towing to the point of use which does not meet applicable HUD manufactured housing standards of June 15, 1976. This definition does not include modular homes, manufactured homes, commercial coaches, recreational vehicles or motor homes. ~~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.~~

15.04.100 - 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.

15.04.110 - 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.

15.04.120 - 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.~~

15.04.130 - 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.

15.04.140 - Occupancy.

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

15.04.150 - Occupant.

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

15.04.160 - Occupied.

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

15.04.170 - Recreational vehicles.

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

15.04.180 - 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.

15.04.190 - 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.

15.04.200 - 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.

15.04.210 - 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~~ **manufactured** homes on private lots—Fee.

~~Mobile Manufactured~~ homes shall be permitted in residential zones **in accordance with Table 17.04.030 of the Union Gap Municipal Code** ~~within the mobile home overlay~~ or in an approved ~~mobile~~ **manufactured** home ~~park subdivision~~ 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 and Manufactured~~ 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 place a manufactured home within the City of Union Gap must first obtain the required permits from the Union Gap Building Department.

~~to obtain a permit from the commission and council for the construction, management or operation of a travel trailer park, mobile manufactured 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 manufactured 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 where 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 manufactured 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 ~~chapter 17 of the Union Gap Municipal Code 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 ~~official 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 manufactured~~ 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 manufactured~~ 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 ~~official inspector~~ may impose such additional requirements as are necessary for the health and safety of the occupants and neighbors of the ~~mobile manufactured~~ home.

~~15.16.020 - Additions and alterations—Building Permit required.~~

No alterations or permanent additions shall be built onto any trailer, mobile home or manufactured home unless a permit is secured and the alteration or addition approved and by the Washington State Department of Labor and Industries and no such alterations or additions conflict with Chapter 17 of the Union Gap Municipal Code.

~~15.16.030 – Private lots – Compliance. —~~

~~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.~~

15.16.030 – ~~Mobile Manufactured~~ home standards and certification.

Only ~~mobile manufactured~~ 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 MANUFACTURED~~ HOME PARKS

Sections:

15.20.010 - Garbage and waste disposal requirements.

(a) Each ~~travel trailer park or mobile manufactured~~ 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 manufactured~~ 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 manufactured~~ 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 manufactured~~ 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 manufactured~~ 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 manufactured~~ home sewer connection shall be further constructed so as to be closed when not linked to a ~~travel trailer or mobile manufactured~~ 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 ~~official 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 **chapter 13 of the Union Gap Municipal Code**. 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 Manufactured~~ 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 manufactured~~ 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~~ **Manufactured** 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—Setbacks.—~~

~~The setback requirements for the location of mobile homes within a mobile home subdivision shall be in accordance with table 17.05.020 of the Union Gap Municipal Code.~~

~~(a)Front: Twenty (20) feet;(b)Sides: five (5) 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 Permits and Regulations. —~~

~~Fence within Mobile Home Subdivisions require a fence permit and shall be in accordance with Chapter 17 of the Union Gap Municipal Code.~~

~~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 Manufactured~~ home park ~~or subdivision~~ identification.

~~Mobile Manufactured~~ 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 manufactured~~ home park ~~or subdivision~~ advertising.

Signs identifying a new ~~mobile manufactured~~ home park ~~or subdivision~~ are permitted as follows: signs advertising spaces or lots within a new ~~mobile manufactured~~ 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 **Chapter 17.23 of the Union Gap Municipal Code** ~~Section 15 and 16 of the Zoning Ordinance No. 224 as amended.~~

Chapter 15.52 - INSPECTIONS AND ENFORCEMENT

Sections:

15.52.010 - Placement—Inspection and fee.

Before any **mobile manufactured** home is **placed**, a permit must be secured from the building **official 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 Official or their designee** 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 **official inspector** or **their-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 city manager 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

03/19/2022 to 04/21/2022

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Building Permit		Permit Type:		Description	Valuation	Date Issued	FeeTotal	Total Paid
Permit Number	Name							
2022.0058.BP0013	MANRIQUE FAUSTO 70 W WHITMAN AVE 19133133033			RESIDENTIAL ADDITION	93,724.80 Sq. Ft.: 832	03/30/2022	1,575.20	1,575.20
Contractor	AJL CONSTRUCTION LLC,							
2022.0067.BP0014	JR CONSTRUCTION HANDYMAN I 3314 AIN ST/ROSE ST 19120531027			WILL BE REMODELING ROOMS AND RECONSTRUCTING ROOF STRUCTURE ACCORDING TO PLANS- SUNSET MOTEL	10,000.00	04/18/2022	325.23	325.23
Contractor	JR CONSTRUCTION HANDYMAN LLC,							
2022.0075.BP0018	BARN MASTERS USA LLC, 2103 ALLEY MALL BLVD 18133634404			40'X120' POLE BUILDING W/ CONCRETE FLOORING FOR BUILDING # 4	280,080.00 Sq. Ft.: 4800	04/18/2022	3,299.41	3,299.41
Contractor	BARN MASTERS USA LLC,							
2022.0073.BP0016	BARN MASTERS USA LLC, 2103 ALLEY MALL BLVD 18133634404			40'X120' POLE BUILDING W/ CONCRETE FLOORING FOR BUILDING # 2	280,080.00 Sq. Ft.: 4800	04/18/2022	3,299.41	3,299.41
Contractor	BARN MASTERS USA LLC,							
2022.0074.BP0017	BARN MASTERS USA LLC, 2103 ALLEY MALL BLVD 18133634404			40'X120' POLE BUILDING W/ CONCRETE FLOORING FOR BUILDING # 3	280,080.00 Sq. Ft.: 4800	04/18/2022	3,299.41	3,299.41
Contractor	BARN MASTERS USA LLC,							
2022.0072.BP0015	BARN MASTERS USA LLC, 2103 ALLEY MALL BLVD 18133634404			40'X120' POLE BUILDING W/ CONCRETE FLOORING FOR BUILDING # 1	280,080.00 Sq. Ft.: 4800	04/18/2022	3,299.41	3,299.41
Contractor	BARN MASTERS USA LLC,							
2022.0079.BP0019	STEEL STRUCTURES AMERICA IN 305 INDUSTRIAL WAY 18120133402			90X 253 COMMERCIAL, NON-HEATED, STORAGE UNIT	1,955,487.60 Sq. Ft.: 22770	04/18/2022	14,038.07	14,038.07
Contractor	STEEL STRUCTURES AMERICA INC,							
Totals:	7				3,179,532.40 Sq. Ft.		29,136.14	15,938.50
					42,802			

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Class Two

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0056.C20001	FARIAS RAFAEL 1923 HATCOM ST 18133632426	RESIDENTIAL SINGLE FAMILY DWELLING		03/24/2022	736.61	736.61
Contractor	FARIAS RAFAEL					
Totals:	1				736.61	736.61

Fence Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0065.FP0004	BAIRD LANE 4106 S 2ND ST 19120823433	RESIDENTIAL FENCE		04/13/2022	26.85	26.85
Contractor	BAIRD LANE					
Totals:	1				26.85	26.85

Fire Plan Review

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0078.FR0002	STEEL STRUCTURES AMERICA IN 305 INDUSTRIAL WAY 18120133402	90X 253 COMMERCIAL, NON-HEATED, STORAGE UNIT		04/18/2022	1,744.05	1,744.05
Contractor	STEEL STRUCTURES AMERICA INC,					
Totals:	1				1,744.05	1,744.05

Fire Sprinkler Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0082.FS0001	INLAND FIRE PROTECTOIN INC, 2551 MAIN ST 19133234022	26 FIRE SPRINKLER HEADS FOR JOURNEY'S KIDZ TI		04/20/2022	345.18	345.18
Contractor	INLAND FIRE PROTECTOIN INC,					

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Fire Sprinkler Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
Totals:	1				345.18	345.18

Manufactured Home

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0081.MH0006	LOPEZ JAMIE 2802 SOUTH 5TH AVE 18120134401	1999 FLEETWOOD 3 BEDROOMS, 2 BATHROOMS, 66X27 SERIAL # ORFLW48A256 ON LOT # 43		04/20/2022	295.32	295.32
Contractor	LOPEZ JAMIE					
2022.0080.MH0005	LOPEZ JAMIE 2802 SOUTH 5TH AVE 18120134401	1993 CHAMPION, 3 BEDROOMS, 2 BATHROOMS, 27X66 SERIAL # 16931820351 ON LOT # 40		04/20/2022	295.32	295.32
Contractor	LOPEZ JAMIE					
Totals:	2				590.64	590.64

Mechanical Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0057.MP0017	M. CAMPBELL & COMPANY INC., 2629 MAIN ST 19120522032			03/28/2022	73.56	73.56
Contractor	M. CAMPBELL & COMPANY INC.,					
2022.0066.MP0018	CAMPBELL COOL ELEC PLMB CO 3309 S 1ST ST 19120532452	RESIDENTIAL 2 TON HEAT PUMP AND AIR HANDLER		04/15/2022	55.31	55.31
Contractor	CAMPBELL COOL ELEC PLMB CORP,					
Totals:	2				128.87	128.87

Plumbing Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
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Plumbing Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0061.PP0006	JV-1 CONSTRUCTION 3202 S 1ST ST 19120532441			03/31/2022	174.35	174.35
Contractor	JV-1 CONSTRUCTION CMC Construction LLC, 2404 S 3RD AVE 18120113401	, VALENCIA		04/12/2022	80.05	80.05
Contractor	CMC Construction LLC,					
Totals:	2				254.40	254.40

Roofing Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0055.RO0005	CRUZ PACHECO GUADALUPE 2013 S 10TH AVE 18133642483	RESIDENTIAL REROOF		03/23/2022	36.03	36.03
Contractor	CRUZ PACHECO GUADALUPE					
2022.0068.RO0006	HEETHER CONSTRUCTION II LLC 109 E AHTANUM RD 19120524008	RESIDENTIAL REROOF		04/18/2022	36.03	36.03
Contractor	HEETHER CONSTRUCTION II LLC,					
Totals:	2				72.06	72.06

Sewer - Plan Check

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0071.SC0001	PLSA ENGINEERING & SURVEYIN 2103 ALLEY MALL BLVD 18133634404	SEWER TOTAL- \$19,714, VALLEY MALL INVESTORS, LLC		04/18/2022	985.70	985.70
Contractor	PLSA ENGINEERING & SURVEYING,					

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Sewer - Plan Check

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
Totals:	1				985.70	985.70

SEPA Review Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0063.SE0003	BOR ARCHITECTURE, 19133134402	8,126 SQ FT FINANCIAL INSTITUTION AND OFFICE BUILDING AS WELL AS A 1,026 SQ FT COVERED DRIVE-THRU CANOPY AND 51 PARKING STALLS- CASHMERE VALLEY BANK		04/06/2022	618.48	618.48
Contractor	BOR ARCHITECTURE,					
Totals:	1				618.48	618.48

Sign Permit

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0054.SI0002	CASCADE SIGN & FABRICATION, 1601 E WASHINGTON AVE 19133224414	PROJECTION WALL SIGN, NINO'S MEXICAN GRILL		03/21/2022	78.70	78.70
Contractor	CASCADE SIGN & FABRICATION,					
2022.0059.SI0003	CASCADE SIGN & FABRICATION, 1236 AHTANUM RIDGE BUSINESS PARK 19120631407	1 SINGLE SIDED MONUMENT SIGN, LED (2) NON ILLUMINATED WALL SIGNS, VA PROJECT		03/31/2022	186.10	186.10
Contractor	CASCADE SIGN & FABRICATION,					
Totals:	2				264.80	264.80

Streets Plan Check

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0077.SL0001	HLA ENGINEERING & SURVEYING 1515 AHTANUM RD W 19120623415	YAKIMA STORAGE COMPANY TOTAL FOR STREETS- \$4,490.00		04/18/2022	224.50	224.50
Contractor	HLA ENGINEERING & SURVEYING,					

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Streets Plan Check

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
Totals:	1				224.50	224.50

Stormwater

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0062.SW0001	ARTEAGA CONSTRUCTION LLC, 1811 LAKEATA AVE 19133212502	STORMWATER SYSTEM FOR RESIDENTIAL TRI-PLEX OFF OF LAKEATA AVE		03/31/2022	219.15	219.15
Contractor	ARTEAGA CONSTRUCTION LLC,					
2022.0076.SW0003	HLA ENGINEERING & SURVEYING 1515 AHTANUM RD W 19120623415	YAKIMA STORAGE COMPANY TOTAL FOR STORMWATER- \$297,820.00		04/18/2022	14,891.00	14,891.00
Contractor	HLA ENGINEERING & SURVEYING, PLSA ENGINEERING & SURVEYIN 2103 ALLEY MALL BLVD 18133634404	STORMWATER TOTAL \$17,929, VALLEY MALL INVESTORS, LLC		04/18/2022	896.45	896.45
Contractor	PLSA ENGINEERING & SURVEYING,					
Totals:	3				16,006.60	16,006.60

Water Plan Check

Permit Type:

Permit Number	Name	Description	Valuation	Date Issued	FeeTotal	Total Paid
2022.0069.WC0001	PLSA ENGINEERING & SURVEYIN 2103 ALLEY MALL BLVD 18133634404	WATER TOTAL- \$34,354, VALLEY MALL INVESTORS, LLC		04/18/2022	1,717.70	1,717.70
Contractor	PLSA ENGINEERING & SURVEYING,					
Totals:	1				1,717.70	1,717.70

Report Summary

Permit Type:	Total Qty.	Total Valuation	Total Fees	Apr. Qty.	Apr. Valuation	Apr. Fees
Building Permit	7	3,179,532.40	29,136.14	6	3,085,807.60	27,560.94

Report Summary

Permit Type:	Total Qty.	Total Valuation	Total Fees	Apr. Qty.	Apr. Valuation	Apr. Fees
Class Two	1		736.61			
Fence Permit	1		26.85	1		26.85
Fire Plan Review	1		1,744.05	1		1,744.05
Fire Sprinkler Permit	1		345.18	1		345.18
Manufactured Home	2		590.64	2		590.64
Mechanical Permit	2		128.87	1		55.31
Plumbing Permit	2		254.40	1		80.05
Roofing Permit	2		72.06	1		36.03
SEPA Review Permit	1		618.48	1		618.48
Sewer - Plan Check	1		985.70	1		985.70
Sign Permit	2		264.80			
Stormwater	3		16,006.60	2		15,787.45
Streets Plan Check	1		224.50	1		224.50
Water Plan Check	1		1,717.70	1		1,717.70
	28	3,179,532.40	52,852.58	20	3,085,807.60	49,772.88

