

SHORT PLAT FORM

Form # PLN S 003-F1-A
Revised 4/1/10

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

INDICATE THE TYPE OF APPLICATION:

NEW SHORT PLAT SHORT PLAT AMENDMENT

PLEASE COMPLETE THE FOLLOWING QUESTIONS:
(if not applicable, explain why)

(For Staff Use Only)

DATE: _____

REVIEWED BY: _____

PROJECT #: _____

CASE #: _____

RELATED FILES:

Please check the boxes that describe the proposal and circle the appropriate numbers.

A. Do any of the lots have irrigation rights? Yes No District Name: ROZA IRR DIST

B. Has any part of the property been subdivided in the last 15 years? Yes No

C. Is this subdivision contiguous, clustering, or special exception? Yes No

If yes which? _____

D. If your lot zoned VR or RT and was created prior to May 21, 1997 are you using the 1.15 multiplication factor? Yes No N/A

E. Are there any critical areas, streams or wetlands? Yes No

F. i. Will any of the lots be served by a private road? Yes No

If Yes, then please circle the appropriate Lot number(s):

Lot(s) 1 (2) 3 4

ii. If there is an existing private road, is there a homeowner's or maintenance association that takes care of the road? Yes No

iii. Are you planning to petition for a relaxation of road standards and why? Yes No

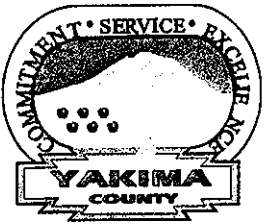
SEE ATTACHED WRITTEN NARRATIVE

G. What will be the source of domestic water for these lots?

i. Public water supply (water system operated by a city, Nob Hill, etc.). This water system will

Serve Lots: 1 2 3 4

Name of water provider: _____



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ii. Expand the use of an existing community well to serve Lot(s) 1 2 3 4

Name or State ID# of the existing community water system _____

Located on Parcel Number _____ Number of existing connections _____

Community well, (3+ connections) certify an existing well or construct a new well.

The well is Existing Proposed on Lot # _____

Will serve Lots 1 2 3 4

Shared, (2 party) well to serve lot(s) 2 and _____

The well is: Existing on lot 201109-14408 Proposed on Lot _____

Existing individual wells will continue service on Lot(s) 1 2 3 4

Proposed individual wells will serve Lot(s) 1 2 3 4

If individual wells are proposed and the property is zoned other than Agriculture, please explain why you are proposing individual wells, rather than a shared or community water system.


H. Which of the following methods of sewage disposal do you propose?

Public sewer for lots 1 2 3 4

Community/shared on-site septic systems for lots 1 2 3 4

Individual, on-site septic systems for lots 1 2 3 4

By signing this form you are certifying that the above information is attached and accurate.

Signature: 

Date: 10-31-14

KNIGHT HILL FARMS, LLC.

UBI Number 602187468
Category LLC
Active/Inactive Active
State Of Incorporation WA
WA Filing Date 03/07/2002
Expiration Date 03/31/2015
Inactive Date
Duration Perpetual
Registered Agent Information
Agent Name PAUL M LARSON
Address 105 N 3RD ST

City YAKIMA
State WA
ZIP 98901
Special Address Information
Address
City
State
Zip

Governing Persons

Title	Name	Address
Member	GIBBONS , GREG NOEL	PO BOX 1189 TOPPENISH , WA 989480140



NARRATIVE FORM

Form # PLN 003-F7-A
Revised 10/14/11

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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The Narrative Form is designed to help you, the application reviewer, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the **Yakima County Codes**. You should refer to the appropriate sections of the ordinance, when describing your proposal if applicable. You can obtain a copy of the ordinance in our offices, or access it on the internet at:

<http://www.co.yakima.wa.us/cmrs/default.htm> (choose 'County Code')

(Staff Use Only)

DATE: _____
REVIEWED BY: _____
PROJECT #: _____
CASE #: _____
RELATED FILES: _____

Narrative Content: Please tell us the "who", "what", "where", "when", and "why" of your proposal. A list of typical content is provided below. The area provided for your narrative continues on page 2 of this form. You may attach additional pages if needed. (Note: not all content listed below will be pertinent to your proposal, but please remember that your narrative must explain in detail the specifics of your proposal.) Narrative forms are mailed with notification of the project to surrounding property owners and agencies of interest

- Describe the current use of the site:
- Describe the use of the proposal:
 - Type of business and/or use
 - Hours and days of operation
 - Number of employees/family members
 - Maximum number of customers/guests
 - Number of lots created
 - Changes or additions of driveways or other access points
 - Type of mitigation or adjustment requested
- Describe any new or existing structures to be used as part of this proposal and what uses will be pertinent to the structure(s):
- Describe any parking facilities provided for the proposal:
 - Number of spaces (including accessible spaces)
 - Type of surface (gravel, paved)
- Access or route of travel to site
- Describe the current use of adjacent parcels and structures on these parcels:
- Describe the timelines for completion of your proposal:

THE PROPOSAL IS TO DIVIDE AN EXISTING RESIDENCE AND 2 ACRES FROM AN
11.3 ACRE PARCEL. LOT 1 WOULD BE 9.3 ACRES IN SIZE AND IS CURRENTLY
PLANTED IN ORCHARD. LOT 2 WOULD BE 2 ACRES IN SIZE CONTAIN AN
EXISTING RESIDENCE AND ON-SITE SEPTIC SYSTEM. DOMESTIC WATER FOR LOT 2 IS
PROVIDED VIA AN EXISTING 2-PARTY WELL LOCATED ON PARCEL 201109-14408.

WRITTEN NARRATIVE

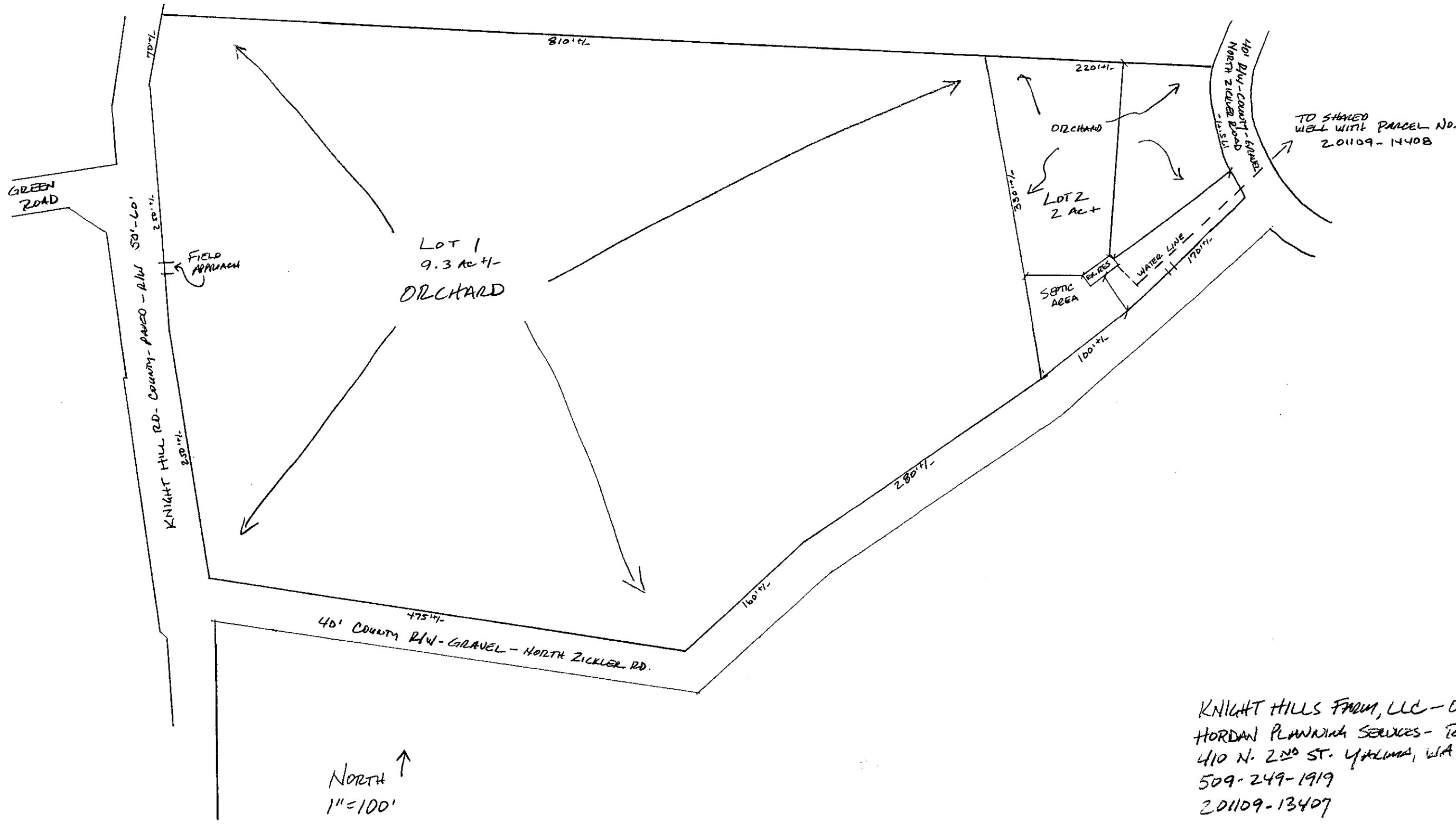
This is a request to reduce the road standards for a 2-lot short plat. The request is being made because a cursory review of the number of lots being served by North Zickler appears to exceed the number of lots permitted on a private gravel road. In fact, only 4 lots would have legal access to this section of North Zickler Road. Other parcels use Ballard Road for access or the same lots have additional frontage onto other rights-of-ways which permits them to have two legal points of access (double frontage). The review shows that the only lots being served with "exclusive" legal access to North Zickler Road are Parcel Numbers 201109-14408, 41413, 42409 and proposed Lot 2 of this short plat.

Parcel 201109-14409 and all lots on the north side of North Zickler Road and east of parcel 201109-14409 use Ballard Road, a county maintained road, as their legal means of access. On the south side of this section of North Zickler Road, starting with Parcel 201109-42405 and the parcels lying east of it, all use Ballard Road for access or they use the right-of-way which abuts these parcels on the south for access to Ballard Road (again, double frontage available and used). All Parcels that lie north of the subject property, starting with Parcel 201109-13403 have double frontage on North Zickler and Knight Hill Road. Beyond a certain point, lots closer to Lombard Loop Road on the north, use Lombard Loop for access. Near the intersection of North Zickler Road and Knight Hill Road, Parcels 201109-42401 and 42410 have double frontage, as both have frontage on Knight Hill Road and North Zickler Road.

At issue here is what should the road improvements be when existing parcels are currently being used for agricultural purposes and do not have residences located on them, especially when the lots have two points of legal access? Which lots do you count? This causes a dilemma when attempting to try and determine necessary road improvements when one of the lots is proposed for subdivision. In this case, the property owner has knowledge of which parcels regularly use the section of North Zickler Road as it abuts the south line of Parcel 201109-13407. It has been determined that only 4 lots actually use this section on a regular basis. Other lots are accessed from other private and public roadways in the area on a regular basis. Thus, it is logical that the number of lots actually being served should be the number which is used when determining which road standards apply. In this case it would be Rural Roadway Section A.

Additionally, the proposed subdivision is to separate an "existing" residence from a parcel that has double frontage to North Zickler Road and Knight Hill Road. The balance of the property is in agricultural use. The existing residence will have direct access to North Zickler Road, which has a total right-of-way width of 40-feet, as it currently does at this time. Therefore, no new vehicle trips will be added to this section of roadway by this 2-lot subdivision.

Based on this perplexity over the number of lots served by this section of North Zickler Road, the applicant is requesting a reduction to the road standards and requesting that Rural Roadway Section A be imposed from Knight Hill Road, northeasterly along North Zickler Road, to the driveway of proposed Lot 2. This request is being made because only 4 total lots will use this section of North Zickler Road on a regular basis. Other lots (mostly vacant of residences) in this area use other directions for normal access and/or have two points of access afforded them.



KNIGHT HILLS FARM, LLC - OWNER
 HORDAN PLANNING SERVICES - REP.
 410 N. 2ND ST. YALUMA, WA 98901
 509-249-1919
 201109-13407

