



# SHORT SUBDIVISION (RURAL) FORM

FINAL  
Revised 2/18/2016

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](http://www.co.yakima.wa.us)

### INDICATE THE TYPE OF APPLICATION:

NEW SHORT SUBDIVISION

SHORT SUBDIVISION AMENDMENT

### PLEASE COMPLETE THE FOLLOWING QUESTIONS:

(if not applicable, explain why)

A. What is the total acreage of the subject parcel? 16.24

B. How many lots are you proposing to create as part of this Short Subdivision Application? 2

What are the proposed acreages for each proposed lot? Lot 1 = 1.48, Lot 2 = 14.76

C. Has the property been divided in the last 5 years?  Yes  No

D. In which zoning district is the property located?  
(Please check the appropriate zone and answer the pertinent questions.)

Agriculture (AG) - If the property is located within the AG zoning district please answer the following questions:

Which provision are you applying under?

Agriculturally Related Industry Lot

*(Please show on your site plan the location of all structures associated with the Agriculturally Related Industry in order to justify the proposed lot size.)*

Small Lot Provision; has it been at least **15 years** since it was last subdivided?  Yes  No

Special Exception Lot; has it been at least **10 years** since it was last subdivided?  Yes  No

Forest Watershed (FW)

Remote/Extremely Limited Development Potential (R/ELDP)

R 10/5 - If the property is located within the R 10/5 zoning district please answer the following questions:

a. How many road miles is the nearest year-round responding fire station? \_\_\_\_\_ Miles

b. In which fire district are you located? \_\_\_\_\_

c. Is the public road you access onto:  Paved  Gravel  Dirt

d. Are you proposing to cluster?  Yes  No

e. Was your lot created prior to May 21, 1997?  Yes  No

If yes, are you proposing to use the 1.15 multiplication factor?  Yes  No

Rural Transitional (RT) -- If the property is located within the RT zoning district please answer the following questions:

a. Which provision are you applying under:

Clustering

Non-Clustering

b. Was your lot created prior to May 27, 1997?  Yes  No

If yes, are you proposing to use the 1.15 multiplication factor?  Yes  No

Rural Settlement (RS) – If the property is located within the RS zoning district please answer the following questions:

Which community is the property located in: \_\_\_\_\_

Highway/Tourist Commercial (HC)

Mining (MIN)

E. Do any of the lots have irrigation rights?  Yes  No District Name: Sunnyside Valley Irrigation District

F. Is this subdivision contiguous with another proposed subdivision?  Yes  No

G. Are there any of the following man made/natural features located on your property:  
(Check all that apply and depict on site plan)

Ponds

Lakes

Streams/Rivers

Wetlands

Floodplain

Floodway

Steep Slopes (exceeds 10% grade)

Irrigation ditches/Canals

H. i. Will any of the lots be served by a:  County public road  Private Road  Shared Driveway (4 or fewer lots)

*(If served by a County public road or a private road please contact the Transportation Division for a Pre-Application meeting at (509)574-2300 before proceeding)*

What is the file number of the Pre-Application meeting? EAC See Attached (Jamie West Email Feb. 2, 2018)

ii. If any of your lots will be served by an existing private road, is there a homeowner's or maintenance association that takes care of the road?  Yes (please provide)  No

I. What will be the source of domestic water for these lots? *(When individual wells are proposed the applicant shall provide documentation from the Yakima Health District verifying that neither an existing public water system and/or a new public water system is available for the subdivision. The documentation must be submitted with this application.)*

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

This water system will Serve Lots (Check all that apply):  1  2  3  4

Name of water provider: \_\_\_\_\_

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: \_\_\_\_\_

The well is located on Parcel Number: \_\_\_\_\_

How many connections is the community well currently approved for? \_\_\_\_\_

iii.  New community well, (3+ connections) certify an existing well or construct a new well.

The well is:  Existing  Proposed on Lot/Parcel Number: \_\_\_\_\_

The well will serve Lots:  1  2  3  4

Will the proposed community well serve any lots outside of the proposed short subdivision?  Yes  No

If Yes, which parcel number(s)? \_\_\_\_\_

iv.  Shared, (2 party) well to serve lot(s) \_\_\_\_\_ and \_\_\_\_\_

The well is:  Existing  Proposed on Lot/Parcel Number: \_\_\_\_\_

***Please Note: Individual wells can be proposed in the AG, FW, and MIN zoning districts. If in the R/ELDP or R-10/5 zoning districts then individual wells can only be proposed if all lots are 5 acres or greater in size and outside the service area of a County water system (YCC Table 19.25-1).***

v.  Existing individual wells will continue to service Lot(s):  1  2  3  4

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

J. Which of the following methods of sewage disposal do you propose? *(When individual septic systems are proposed the applicant shall verify that a County sewer system is not available for the subdivision.)*

Public sewer for lots:  1  2  3  4

Existing individual, on-site septic systems for lots:  1  2  3  4

Proposed individual, on-site septic systems for lots:  1  2  3  4

**RE: Proposed Short Plat 211009-22414**

From: Jamie West  
Sent: Fri, Feb 2, 2018 at 3:18 pm  
To: tom@uptonsurveying.com

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Tom,

In order to limit access onto Yakima Valley Highway, The County Engineer will not approve any additional accesses onto it.

Per SPM recorded under AFN 7102099, there is an access easement already in place across 2100922413. Yakima County has no record of a Road Approach Permit for this access; Applicant will need to apply for RAP (\$275) to verify and record an existing residential access.

This parcel fronts Yakima Valley Highway, which is a Functional Class 07 (Rural Major Collector). The Standard design for this class of roadway is 70' (35' on each side of the center alignment of the roadway) Currently there is only 30' of R/W dedicated per Road Grant 137. An additional 5' of R/W will need to be dedicated.

No road improvements are necessary.

Please provide a copy of this email with your application for subdivision so I can remember to sign off on the EAC Box.

*Jamie West*

Engineering Tech Specialist  
Yakima County Public Services  
128 N 2<sup>nd</sup> Street – 4<sup>th</sup> Floor  
509.574.2300

**From:** tom@uptonsurveying.com [mailto:tom@uptonsurveying.com]  
**Sent:** Thursday, January 25, 2018 4:26 PM  
**To:** Jamie West <Jamie.West@co.yakima.wa.us>  
**Subject:** Proposed Short Plat 211009-22414

Hello Jamie,

Have a two-lot short plat coming up on Yakima Valley Hwy.

Appreciate your thoughts re Transportation early assistance. See attached.....

Thanks again,

Tom



# NARRATIVE FORM

FINAL  
Revised 10/01/15

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 review, 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 office or access it on the internet at:

<http://codepublishing.com/wa/yakimacounty/>

**Narrative Content:** Please tell us the “who,, “what,, “where,, and “why,, of your proposal. A list of typical content is provided below. **Please do not limit your project’s description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible.** Any missing/confusing information could result in the delay of our review.

Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

**Suggested Content:**

- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- For commercial operations describe the travel ways that will be located onsite.
- Describe the timelines for completion of your proposal.

**Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews.** Your narrative can be typed and printed on a separate sheet of paper with “See Attached,, written below, or you may print out legibly your narrative on the lines provided.

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see next page

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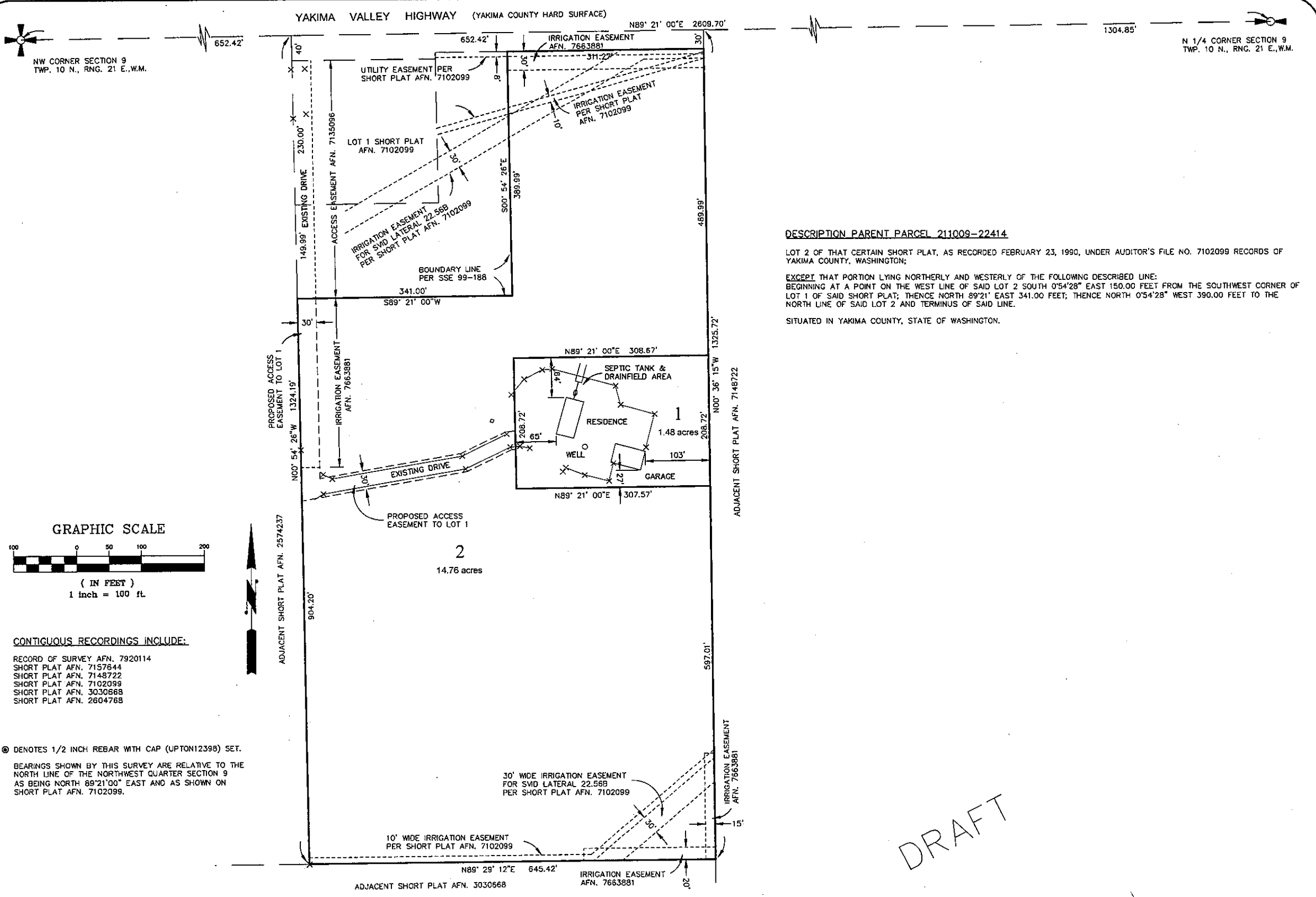
Create small lot around existing residence, yard & outbuildings.

Lot 1 access will be via a new easement and existing easement to Yakima Valley Highway.

Lot 2 to have direct access to Yakima Valley Highway.

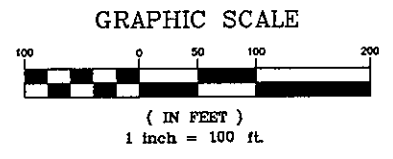
A subsequent application to reconfigure the two resultant lots is anticipated.

*Please use additional pages as needed*



NW CORNER SECTION 9  
TWP. 10 N., RNG. 21 E., W.M.

N 1/4 CORNER SECTION 9  
TWP. 10 N., RNG. 21 E., W.M.



**CONTIGUOUS RECORDINGS INCLUDE:**

- RECORD OF SURVEY AFN. 7920114
- SHORT PLAT AFN. 7157644
- SHORT PLAT AFN. 7148722
- SHORT PLAT AFN. 7102099
- SHORT PLAT AFN. 3030668
- SHORT PLAT AFN. 2604768

⊙ DENOTES 1/2 INCH REBAR WITH CAP (UPTON12398) SET.  
BEARINGS SHOWN BY THIS SURVEY ARE RELATIVE TO THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 9 AS BEING NORTH 89°21'00" EAST AND AS SHOWN ON SHORT PLAT AFN. 7102099.

**DESCRIPTION PARENT PARCEL 211009-22414**

LOT 2 OF THAT CERTAIN SHORT PLAT, AS RECORDED FEBRUARY 23, 1990, UNDER AUDITOR'S FILE NO. 7102099 RECORDS OF YAKIMA COUNTY, WASHINGTON;  
  
EXCEPT THAT PORTION LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:  
BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2 SOUTH 0°54'28" EAST 150.00 FEET FROM THE SOUTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE NORTH 89°21' EAST 341.00 FEET; THENCE NORTH 0°54'28" WEST 390.00 FEET TO THE NORTH LINE OF SAID LOT 2 AND TERMINUS OF SAID LINE.  
  
SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON.

DRAFT

**FILING CERTIFICATE**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.,  
UNDER AUDITOR'S FILE NO. \_\_\_\_\_, RECORDS OF YAKIMA COUNTY, WASHINGTON.  
CHARLES ROSS  
YAKIMA COUNTY AUDITOR BY \_\_\_\_\_, DEPUTY

TWP. 10 N.,  
RANGE 21 E., W.M.

**SURVEYOR'S CERTIFICATE**  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CAROL-LYNN DENHOED IN JAN. 2018.  
SURVEY PREPARED UTILIZING STANDARD FIELD PROCEDURES, USING TOPCON RIK GPS AND/OR TOPCON GPT-8003A AND MEETING THE REQUIREMENTS OF WAC 332-130-090. MONUMENTS VISITED 01/19/18

THOMAS F. UPTON  
CERTIFICATE NO. LS12398

**Thomas F. Upton Surveying**  
Professional Land Surveyor  
PO BOX 2514 YAKIMA, WASHINGTON 98907  
TELEPHONE: VOICE (509) 576-0441 FAX (509) 452-0581

PRELIMINARY SHORT PLAT  
OF PARCEL 211009-22414 PREPARED FOR  
KDH RANCHES, LLC  
90013 REATA ROAD, KENNEWICK, WA. 99338

DATE: 01/26/18 SCALE: 1" = 100' ACCOUNT NO: 18729

18729P01.DWG



# SHORT PLAT SITE PLAN SUBMITTAL CHECKLIST

FINAL  
Revised 10/01/15

## Land Use Actions

Yakima County Public Services

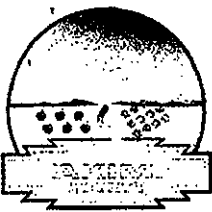
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This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

### Required Site Plan Information:

1	<input checked="" type="checkbox"/>	Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. <b>Grid paper or picture backgrounds are <u>not</u> acceptable, the map must be reproducible.</b>
2	<input checked="" type="checkbox"/>	Blue or Black Ink, in order that they may be photocopied.
3	<input checked="" type="checkbox"/>	North Arrow (north should be pointing to the top of the page)
4	<input checked="" type="checkbox"/>	Legend to include:
	<input checked="" type="checkbox"/>	<i>Owner/Applicant Name</i>
	<input checked="" type="checkbox"/>	<i>Date the Site Plan was drawn.</i>
	<input checked="" type="checkbox"/>	<i>Name, address and telephone number of the person preparing the site plan</i>
	<input checked="" type="checkbox"/>	<i>Tax Parcel Number with Range, Township and Section</i>
	<input checked="" type="checkbox"/>	<i>Standard engineering scale of the drawing (at least: 1" = 200 ft.)</i>
5	<input checked="" type="checkbox"/>	Property line dimensions of all existing and proposed lot(s) involved in the project with approximate acreages and lot numbers (Lot 1, Lot 2, Lot 3 etc.).
6	<input checked="" type="checkbox"/>	The location, width and purpose of all easements (utility, access and/or irrigation), railroad right-of-way, canals and other man-made features on and adjacent to the site.
7	<input type="checkbox"/>	Location of new and/or expanded public and private infrastructure including but not limited to public water, sewer main, fire protection systems and other underground facilities. <i>For projects with more than four lots, the location, name, right-of-way width, approximate radii or curves and approximate grades of all proposed streets, alleys or roads within or on the boundary of the project.</i>
8	<input checked="" type="checkbox"/>	Streets, alleys and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt); location of existing and proposed sidewalks, curbs, gutters, culverts, buried conduits and subsurface drains, landscaping, site screening and stormwater drainage facilities.
9	<input checked="" type="checkbox"/>	Location, dimension and design of all points of ingress (to) and egress (from) for each proposed lot.
10	<input type="checkbox"/>	Location of existing and proposed pedestrian and vehicular circulation patterns, trails and bicycle paths.
11	<input checked="" type="checkbox"/>	Location, shape, size, and types of all existing and proposed structures, minimum building setbacks from the existing and proposed property lines, roads, other structures, and the lot coverage for each lot.
12	<input type="checkbox"/>	Location and dimensions of all proposed uses, open space and public areas.
13	<input type="checkbox"/>	Location of structures on the adjoining lots, when needed to address compatibility issues.
14	<input type="checkbox"/>	All natural physical features such as rock outcroppings, wooded areas, adjacent orchards, vineyards, hop fields or commercial forest tracks of ten acres or more, streams, creeks, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. ( <b>*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.</b> )
15	<input type="checkbox"/>	Location, width, name and direction of flow of all watercourses.
16	<input type="checkbox"/>	Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone.
17	<input type="checkbox"/>	Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines
18	<input type="checkbox"/>	Within a UGA, Master Plan Resort or Rural Settlement show the existing topographic contours at intervals of not more than 5' when the ground slopes exceed 10%. Extend 100' beyond the boundaries of the site.





# YCWRS - CHECKLIST

Revised:  
1/3/2018 8:51 AM

## Yakima County Water Resource System

Ordinance 13-2017

Planning Division – Yakima County Public Services

**Tax Parcel Number:** (11 digits)  
(Reference WWW.YAKIMAP.COM for assistance)  
Range - Township - Section - xxxxx

Example: 18 13 23 - 1 2 3 4 5

**PARCEL(s)** 211009-22414

**Subdivision/ Short Plat Number:**  
Lot # 2, AFN. 7102099

**Office Use Only: DATE:**

**Planning Case No(s):** \_\_\_\_\_

**Health Case No(s):** \_\_\_\_\_

**Water Purveyor:**

YCWRS Permit Required (12.08.050.A.3) (well permit)

Other (12.08.050.A. 1, 2, 4, 5, 6) (water purveyor)

Exempt (12.08.050)

**Intake Staff**

**Site Address:** 16432 Yakima Valley Highway **City:** Granger

All applicants for a building permit or other development permit requiring potable water must provide evidence of an adequate water supply to the county prior to the issuance of a building permit or placement permit for manufactured home.

**Property Owner:** KDH Ranches, LLC **Day Phone:** 509-551-0804

**Mailing Address:** 90013 Reata Road

**City, State, ZIP:** Kennewick, WA. 99338

**E-mail:** cdenhoed@windermere.com

**Owners Signature:** *[Signature]* **Member** **Date:** 1/20/18

**Applicant/Agent:** Tom Upton **Day Phone:** 509-576-0441

**Mailing Address:** P.O. Box 2514

**City, State, ZIP:** Yakima, Wa. 98907

**E-mail:** tom@uptonsurveying.com

**Signature:** *[Signature]* **Date:** 1-30-18

**PLEASE CHECK BELOW THE TYPE OF LAND USE APPLICATION YOU ARE APPLYING FOR:**

NEW  AMENDMENT

LONG PLAT  URBAN SHORT SUBDIVISION  RURAL SHORT SUBDIVISION

OTHER  CONDITIONAL USE PERMIT  NON CONFORMING USE

Please Describe:

**EVIDENCE OF LEGAL AVAILABILITY OF WATER (Ordinance 13-2017)**

Customer shall check below as applicable and provide a copy with your application/checklist.

1. Water right permit from Department of Ecology, or

2. Letter from an approved water purveyor stating the ability to provide water, or

3. A YCWRS domestic well permit, or

4. Other adequate evidence of interest in a suitable water right held for mitigation purposes by an existing water bank, or

5. Yakama Nation Water Code permit for properties located within the exterior boundaries of the Yakama Nation, or

6. Documentation that the well site is located outside the Yakima River watershed.

**EVIDENCE OF QUALITY OF WATER**

- 1. A letter from an approved water purveyor stating the ability to provide water, or
- 2. Notification from the Yakima Health District that the water supply is potable. (wells)

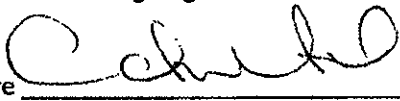
**EVIDENCE OF QUANTITY OF WATER**

- 1. A letter from an approved water purveyor stating the ability to provide water, or
- 2. Notification from the Yakima Health District that the water supply is potable. (wells)

"Yakima County Water Resource System(YCWRS)" is a water system organized pursuant to RCW 36.94.140 which provides service to the public in the form of "mitigated" or "water budget neutral" water supplies for domestic use through the withdrawal of domestic supply from a groundwater permit exempt well. The service area of the water system is all of the privately held property in Yakima County within the Yakima River watershed except those areas within the corporate limits of a City, within the exterior boundaries of the Yakama Reservation, or within the service areas of a Type A and Type B water systems in existence prior to January 1, 2018. The YCWRS holds senior water rights and allows the use of such rights by the public when wells are constructed and metered accordingly to YCWRS procedures.

- o I acknowledge that I am applying for a Subdivision and/or Land Use Permit with the Yakima County Permit Services Department as specified within this application.
- o As such, verification of an approved potable water supply is a requirement and part of the procedure to obtain my Subdivision and/or Land Use Permit.
- o I shall provide Yakima County with proof of adequate water source as indicated in Ordinance 13-2017 or obtain a YCWRS domestic well permit.
- o I understand that Yakima County shall be held harmless for misinterpretation or misrepresentation of documents to obtain my permits.
- o I am aware my land use permit WILL NOT be issued until I provide proof of an approved source of potable water and associated documentation.

I (print name) Carolynn Dentbed, Member KDH Ranchos LLC certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

(required) Owner Signature  member Date: 1/29/18