



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

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? 3.89 ACRES (169448 sq ft)
- B. How many lots are you proposing to create as part of this Short Subdivision Application? TWO (2 NEW)
What are the proposed acreages for each proposed lot? LOT A 2 ACRES - LOT B 1.89 ACRES
- 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.) AG

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? NA Miles

b. In which fire district are you located? DISTRICT 5

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 NA

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: NA

Highway/Tourist Commercial (HC)

Mining (MIN)

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

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 - DID#9

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

No Road improvements, adequate R/W Map for existing access. No other special requirements.
Janie West

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 NA

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



NARRATIVE FORM

FINAL
Revised 10/01/15

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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.

currently, The Property is being used as a Single family Home by The Owners (Rafael Guerra) daughter There is a 1377 sqft Home with a 24'x30' Garage and a 30'x24' CarPort - Patio Cover a small 10'x14' shed for lawn mower and other small Tools

The owner currently lives in Mattawa and wishes to divide the Property so he can build a new home for him and his wife. This will Allow Them to move back near Their family Members.

once the 2nd lot is approved They will have a new home with an attached Garage built. This will Require a new water well and septic Tank installation.

MR. & MRS Guerra miss being near Their children & Grand children and are looking Forward to being Close to family & Friends.

Please use additional pages as needed

DID 9
Flow ↓

61.92'

HOP
FIELD



Natural
PASTURE
LAND

EXISTING property LINE
Proposed NEW
Property LINE

297.66'

672.60'

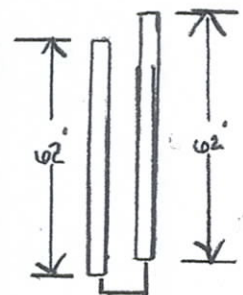
LOT 1
EXISTING Home
WITH 1.5 ACRES
145' x 451' = 65395 sqft

LOT 2
NEW LOT
2.39 ACRES
104108.4 sqft.

FLOW
Natural
PASTURE
LAND

474.08'

451'

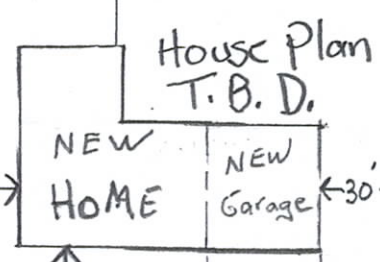
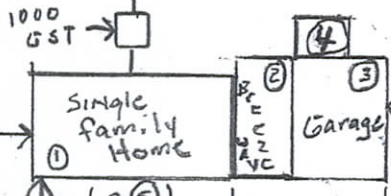


NEW
drawfield

NEW Tank

EXISTING Parcel SIZE
3.89 ACRES
169448 sq ft

- 1) EXISTING Home 51' x 27'
- 2) EXISTING Breezeway 12' x 30'
- 3) EXISTING Garage 24' x 30'
- 4) EXISTING Shed 10' x 14'
- 5) EXISTING Patio (level 30' x 24' (carport))



House Plan
T.B.D.

NEW Well

10' Additional R&W with
Previous division
8' utility EASEMENT
10' IRRIGATION EASEMENT

woodworth Rd. 287.20'

301 WOODWORTH RD - (Paved Public R.O.W.)

owner: Rafael GUERRO
301 Woodworth Rd
Grandview WA 98930

Parcel # 230904-44403

Site Plan by: (509-882-0882)
Lower valley Drafting & Design
SCOTT STORMS 5-24-12