



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

VERN M. REDIFER, P.E. - Director

YAKIMA COUNTY PLANNING DIVISION
Preliminary Short Subdivision Application
- DECISION -

PROJECT NAME: Gibbons/Knight Hill Farms LLC Short Subdivision

REVIEW PROCESS: Type II

FILE NUMBER: PRJ2014-01112 / SUB2014-00055

PARCEL NUMBER: 201109-13407

ZONING: Agriculture (AG)

FUTURE LAND USE DESIGNATION: Agricultural Resource

PROPOSAL: The proposal is for a 2 lot short plat in the Agriculture (AG) zoning district to divide off the existing residence onto a 2 acre parcel, with a reduction to road improvement standards.

OWNER: Greg Gibbons
Knight Hill Farms LLC
1131 Knight Hill Road
Zillah, WA 98953

AGENT: Bill Hordan
Hordan Planning Services
410 North 2nd Street
Yakima, WA 98901

PREPARED BY: DR Dinah Reed, Senior Project Planner, Zoning and Subdivision

DECISION: Preliminary Short Subdivision Approval with the following conditions:

The following conditions must be obtained within three years of the date of this decision. Please note that this decision and time limit pertains to conditional authorization for the subject short plat only and failure to comply with all conditions will result in the expiration of the decision. This Final Decision includes the following conditions and the findings as described.

1. All prior dedications of right-of-way, deeds, and grants shall be shown on the face of the plat.

2. Zickler Road shall be improved to Rural Roadway Section "A" from Knight Hill Road to west end of Lot 1 requiring a 30 foot right-of-way, with a minimum 18 foot wide, gravel roadway consisting of 4 inches of Crushed Surfacing Base Course, compacted depth, (see attached Rural Roadway Section "A"). Existing gravel may be counted towards this requirement.
3. Once the road improvements have been constructed, complete and submit the attached Private Road Certification along with the recording fee. An inspection of the road will be made by Yakima County Planning upon submittal of the certification.
4. Irrigation easements and distribution facilities must be provided as specified by the Roza Irrigation District. Irrigation easements shall be shown on the face of the plat. Please contact the District for more information. (YCC 14.12.040(12) and RCW 58.17.310)
5. As long as Lots 1 and 2 are 2.0 acres in size, or larger, no Yakima Health District septic review will be required prior to final plat approval.
6. At the time the short plat Mylar is to be recorded all property taxes and special assessments must be paid for the full year. (RCW 84.56.345)
7. Please be aware that all parties with an ownership interest in the property must sign the final short plat. If there are other owners (including contract sellers or purchasers, etc.) the applicant should first verify that they will also be willing to sign the short plat.
8. The Final Short Plat Application shall consist of:
 - a. Survey of final short plat consisting of the mylar and six paper copies;
 - b. A current short plat certificate (title report), which cannot be more than 4 months old; and
 - c. The final short plat recording fee.

The following are ongoing conditions that apply to the project for the life of the permitted use. Failure at any time to comply with these conditions can result in the revocation of this permit.

9. Lot 2 is currently served by a shared well on parcel no. 201109-14408 and may continue to be served by said well. Lot 1 may be served with an individual well. It is the responsibility of the owners and/or purchasers to install the intended source of water after receiving approval from the Yakima Health District.
10. The owners, their grantees and assignees in interest will abide by the terms of YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement attached to this decision, briefly described as follows:
 - a. The applicant shall provide a letter to the Administrative Official certifying that the conditions of this decision have been met;
 - b. If compliance with the terms of this decision has not occurred within the specified timeframe, the project shall be considered expired and the land use approval shall be null and void;
 - c. If the application included any false information material to this approval, the project permit will be deemed in violation of the applicable Title(s) listed in YCC 16B.01.020;
 - d. The applicant and County may enter into a compliance agreement to complete the required conditions; and
 - e. The requirements for reinstating the permit after it expires.

The short platted property will be subject to the following notes, which must be placed on the short plat Mylar by the surveyor:

11. This property is within, or borders on the Agriculture zoning district. New residences and other “Especially Sensitive Land Uses” are subject to a 150-foot setback from the adjoining Agriculture zoned lot(s), unless reduced as provided by the County zoning ordinance.
12. Purchaser(s) and lessee(s) are hereby notified that this short plat is situated in an agricultural area, and the lots are therefore subject to noise, dust, smoke, odors, traffic, and the application of chemicals resulting from usual and normal practices associated with nearby agricultural uses.
13. Purchaser(s) and lessee(s) are hereby notified that Lot 1 within this short plat is subject to Yakima Health District (YHD) standards for installation of domestic water supply systems. The lot was not evaluated by YHD prior to plat approval. Permits or approvals from YHD must be obtained before water systems development is begun.
14. Purchaser(s) and lessee(s) are hereby notified that Lot 1 within this short plat is subject to Yakima Health District (YHD) standards for installation of on-site sewage disposal. The lot was not evaluated by YHD prior to plat approval. Permits or approvals from YHD must be obtained before sewage system development is begun.
15. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site. Any natural drainage ways must not be altered or impeded.
16. Yakima County has in place an urban and rural addressing system. Street names and numbers for lots within this plat are issued by the Yakima County Public Services upon issuance of an approved building permit.

Based upon information supplied by the applicant, comments from public agencies and a review of the pertinent County Land Use Plan and codes, the Subdivision Administrator enters the following:

FINDINGS AND ANALYSIS

Location

1. The subject parcel is located on Knight Hill Road, east of Green Road and east of Knight Hill Road, approximately two (2) miles north of the City of Zillah, WA.

Project Description

2. The applicant is proposing to divide the 11.31 acre subject parcel into 2 lots. Lot 2 is served domestic water from a shared well on parcel no. 201109-14408, and Lot 1 is proposed to be served by an individual well. Sewage disposal is proposed to be through individual on-site septic systems. Access for Lot 2 will be off of a private road that has unopened Yakima County right-of-way, and access for Lot 1 will be off of Knight Hill Road.

| Lot # | Lot Size | Land Use |
|-------|-----------|--|
| 1 | 9.3 acres | Orchard |
| 2 | 2 acres | Existing residence, septic/drainfield, and orchard |

Zoning and Land Use

3. The subject property is located within the Agricultural (AG) zoning district. Yakima County Code (YCC) 15.21.050 allows for lots in the AG zoning district that are greater than 3 acres to be subdivided to create a small 1-3 acre lot around an existing residence, provided the residence has been lawfully existing for at least the last five years and the property has not been divided in the last 15 years.

Staff Finding: Yakima County Public Services records show that the property has not been divided in the last 15 years. The Subdivision Administrator may approve a small (1-3) acre lot around the existing residence.

Notice of Application

4. A combined Notice of Application and Notice of Completeness were mailed to property owners within 300 feet of the property and to agencies having jurisdiction or interest in the proposal on July 20, 2017 with the comment period ending August 3, 2017. No comments were received for this proposal.

Open Spaces

5. No open space areas are proposed.

Staff Finding: Open space dedication is not required for this proposal.

Drainage Ways

6. No provisions are proposed for drainage ways.

Staff Finding: All stormwater generated within the plat shall be retained on site (or contain the 25 year 24 hour rain event). All drainage ways must not be altered or impeded. (YCC 14.48.100)

Streets & Roads

7. The applicant proposes that Lot 1 will access from Knight Hill Road (paved County Road), and that Lot 2 will access from North Zickler Road (private access road). YCC 14.52.050 requires that density of 2-4 lots with a future density maximum of 4 lots would require the private access road (North Zickler) to have a minimum right-of-way of 30 feet, current surface width of 18 feet, current surface type of gravel and be designed to Rural Roadway Section "A".

The applicant's narrative explains that 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. Other parcels use Ballard Road for access (to the east)." The applicant is requesting a reduction to potential road improvements that exceed the requirements of Rural Roadway Section "A".

YCC 14.52.080 "Adjustment to minimum road standards....may be made by the Administrative Official...in the following situations: (A) In the Agriculture land use zones: (I) in situations when it is determined that the surrounding development pattern minimizes the need for a higher standard at this time... or (B) In all land use zones: (I) When such exception and/or adjustment will not be contrary to the public interest.."

Staff finding: All surrounding land uses that access either from Knight Hill Road (paved County Road to the west) or from Ballard Road (paved County Road to the east) are within the AG zoning district. The parcels range in size from 3-7 acres and all are in agricultural production according to aerial photos. There are small house sites on a few of the parcels. As the applicant argues in their narrative, although Zickler Road passes through 12 parcels (from Knight Hill Road to Ballard Road) the house sites to the east typically use Ballard Road, and the parcels to the west typically use Knight Hill Road.

The land use in general is agriculture. Therefore Rural Roadway Section "A" would support the surrounding development pattern and would not be contrary to public interest.

Zickler Road shall be improved to Rural Roadway Section "A" from Knight Hill Road to west end of Lot 1 requiring a 30 foot right-of-way, with a minimum 18 foot wide, gravel roadway consisting of 4 inches of Crushed Surfacing Base Course, compacted depth, (see attached Rural Roadway Section "A"). Existing gravel may be counted towards this requirement. Once the road improvements have been constructed, complete and submit the attached Private Road Certification along with the recording fee. An inspection of the road will be made by Yakima County Planning upon submittal of the certification.

The Yakima County Transportation Division provided the following comments:

“THE SITE PLAN HAS ROAD INCORRECTLY LABELED ON THE SOUTH (THIS PORTION OF RD IS UN-OPENED ROW) ACCESS IS PRIVATE. NO ADDITIONAL ROW AT THIS TIME.

Proposed "Lot 2" (residential), will be addressed as "260 N. Zickler Rd." to confirm with surrounding residential addresses per ADD2015-00017. Proposed "Lot 1" (agricultural) will remain unaddressed pending eligible building permit. Any references to "11' or "211" N. Zickler Road shall be deleted.”

Staff Finding: According to YCC 15.20.020, when a proposed use requires access to a County roadway, the approach location must be reviewed by the County Engineer. All road grants, deeds, and dedications of right-of-way shall be shown on the Mylar. For more information, please contact the Yakima County Transportation Division at (509)574-2300.

Potable Water Supplies:

8. The applicant is proposing Lot 2 continue to be served domestic water from an existing shared well on parcel no. 201109-1408. Lot 1 is to be served domestic water from a proposed individual well.

Staff Finding: Individual wells are allowed in the Agriculture (AG) zoning district (YCC14.52.130(2)). New wells must be approved by the Yakima Health District before construction begins. Please confer with the Yakima Health District to determine if there are any potential health issues regarding current or new wells.

Sanitary Disposal:

9. The applicant is proposing to use individual, on-site septic systems for Lot 1 and Lot 2.

Staff Finding: When located in an area where public sewer is not available, individual on-site septic systems are allowed, subject to approval by the Yakima Health District before construction begins (YCC 14.48.040). The Yakima Health District also requires review of lots that are 2.0 acres in size or smaller to ascertain the existence of a septic drain field replacement area. As Lot 1 is proposed to be less than 2.0 acres in size, the proposed lot shall be reviewed by the Yakima Health District prior to final plat approval.

Schools & Schoolgrounds/Safe Walking Conditions:

10. The property is located in the Toppenish School District. The applicant is not proposing sidewalks or walking paths for students who may want to walk to school.

Staff Finding: *This area is served by the school bus route system. Children only have to walk from the house to the county road and the school bus either picks them up or drops them off.*

DECISION

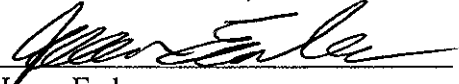
Based upon the above findings, the Yakima County Subdivision Administrator hereby finds that the proposed short plat will make the appropriate provisions for the public health, safety and general welfare, as well as for (as applicable) open spaces, drainage ways, streets and roads, public ways, potable water supplies, sanitary disposal, schools and schoolgrounds, and safe walking conditions for students who walk to and from school. RCW 58.17.110.

The preliminary short plat application of Bill Hordan, on behalf of Greg Gibbons, Knight Hill Farms LLC, is hereby **APPROVED**, subject to the conditions listed above.

If you have any questions regarding this decision or the appeal process, please contact Dinah Reed, Senior Project Planner, of our staff at (509)574-2300.

Administrative Official: LYNN DEITRICK, AICP

Designee:



Jason Earles
Planning Section Manager, Subdivision/Zoning

Date:

8/8/17

NOTICE OF APPEAL

In accordance with Section 16B.09 of the Yakima County Code, any person of standing may appeal the Administrative Official's decision to the Yakima County Hearing Examiner. A notice of such appeal shall be filed in writing and delivered to the Planning Division on the 4th Floor of the Yakima County Courthouse, Yakima, Washington on or before 4:00 p.m., 8/22/17. The appeal shall be in writing, shall be accompanied by the filing fee, and shall include:

- A. The appellant's name, address, and telephone number.
- B. Appellant's statement establishing standing to initiate the appeal under Section 16B.09.020 of this Chapter;
- C. An identification of the specific proposal and specific actions, omissions, conditions or determinations for which appeal is sought;
- D. Appellant's statement of the particular grounds for the appeal, setting forth the principal points of appeal and addressing why the appellant believes the decision to be wrong; and
- E. The desired outcome or relief sought by the appellant.

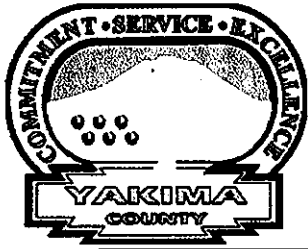
Attachments:

- A. YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement
- B. Private Road Certification
- C. Application
- D. Narrative
- E. Site Plan

SUB2014-00055_Gibbons_dsr.docx

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.



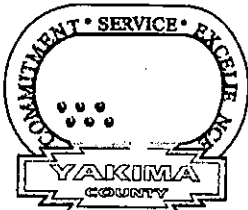
Compliance, Extension, Expiration and Reinstatement (YCC 16B.07.050)

- (1) Compliance with Conditions and Safeguards of Project Permit. It is the affirmative duty of a project permit holder and the land owner (as applicant) to comply with any conditions made a part of the terms under which the approval of a project permit was granted as authorized by Yakima County Code. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions. When the conditions of the project permit have been met within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the applicant shall provide a letter certifying that the conditions were met to the Administrative Official to document compliance.

- (2) Extension of Any Approved Project Permit. A valid project permit, other than a preliminary plat, may be extended one time only for up to one additional year by action of the Administrative Official.
 - (a) Requests for extensions shall be made in writing, shall be submitted to the Planning Division prior to the expiration date and shall be accompanied by the final approved site plan showing the location and size of any development or work already completed on the project. Such extension request shall present a timeline that identifies when each of the conditions of the decision has or will be completed and shall detail unique and special circumstances that prohibited the commencement or completion, or both, of the use authorized.
 - (b) The Administrative Official shall review the request without public notice or hearing and issue the decision within fourteen days from the receipt of the completed request. The Administrative Official may:
 - (i) Approve the extension based on a work schedule provided by the applicant to assure the work will be completed according to a modified schedule, or
 - (ii) Disapprove the extension.
 - (c) The Administrative Official shall mail the decision to the applicant and shall specify the decision as final unless appealed to the Hearing Examiner under the provisions of Chapter 16B.09 of this Title. Conditions of approval listed previously in the Notice of Decision issued pursuant to 16B.07.010 through 16B.07.030 of this Chapter may be appealed only according to the procedures and time periods specified in YCC 16B.09.010 and are not subject to appeal again following any decision or determination of the Administrative Official made under this Section 16B.07.050.

Attachment: A

- (3) Failure to Complete Approved Permit Conditions within Specified Timeframe and Failure to Comply with Permit Decisions or Conditions.
- (a) Expiration. If compliance with the terms of the project permit approval has not occurred within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the project shall be considered expired by time limitation and the land use approval shall be null and void. Expiration of a project permit granted pursuant to Yakima County Code shall not be subject to appeal.
 - (b) Violations. A project permit issued or processed pursuant to any applicable Title listed in YCC 16B.01.020 will be deemed in violation of this Code if it is ascertained that the application included any false information material to the project permit approval, or if it develops that the conditions and safeguards made a part of the terms under which the approval was granted are not being maintained. Such violations of project permit approval shall be subject to Chapter 16B.11 and other remedies available to Yakima County under any applicable law to enforce conditions of permit approvals, remedy land use and code violations or abate those violations including without limitation YCC Title 13.
 - (c) Compliance agreement. The applicant and the County may enter into a compliance agreement to complete the required conditions subject to appropriate fees to compensate the County in preparing, recording and implementing the compliance agreement. On terms acceptable to the Administrative Official, in his or her sole discretion, the County may offer an extension of time to complete the required conditions of approval subject to appropriate fees to compensate the County in preparing, recording and implementing any such compliance agreement; provided, however, that no compliance agreement may be used in lieu of the permit process to remove or negotiate conditions of approval.
- (4) Reinstatement. Where a project permit has expired, the applicant may apply to have the permit reinstated and the work authorized by the original permit can be recommenced, provided the following are met:
- (a) The applicant submits a written request not more than sixty days after the original permit or authorized extension expired.
 - (b) The applicant provides a timeline for successful achievement of all conditions upon which the Administrative Official can agree.
 - (c) The codes under which the original permit was issued and other laws which are enforced by Yakima County have not been amended in any manner which affects the work authorized by the original permit.
 - (d) No changes have been made or will be made in the original plans and specifications for such work.
 - (e) The applicant submits a reinstatement fee. The fee for a reinstated permit shall be seventy percent of the amount required for a new project permit pursuant to YCC Title 20.
 - (f) Where the request for reinstatement does not comply with all of the preceding criteria in this Subsection, a new project permit application must be submitted and processed as a new project, at full permit fees.



GENERAL APPLICATION FORM

Form # PLN 003-F3-A

Public Services (11)

For Land Use Actions

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

NOV 05 2014

Don Steve

Lisa Carmen

(Staff Use Only)

- Yakima Co. Zoning
- Yakima UAZO
- UGA For: _____
- Master Application

DATE: 11/5/14
 REVIEWED BY: RLB
 PROJECT #: PJT 2014-112
 CASE #(s): SUB 2014-55
 RECEIPT #: REC'D 35635/REC'D 35634

CHECK ALL THAT APPLY AND ATTACH THE APPROPRIATE SUPPLEMENTAL FORM(S)

- | Zoning | | Subdivision | Other |
|--|---|---|--|
| <input type="checkbox"/> Type I/Class 1 Use | <input type="checkbox"/> Admin. Adjustment | <input type="checkbox"/> Exemption (SSE) | <input type="checkbox"/> Environmental Checklist |
| <input type="checkbox"/> Type II/Class 2 Use | <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Short Subdivision | <input type="checkbox"/> Appeal: <u>HE</u> <u>BOCC</u> |
| <input type="checkbox"/> Type III/Class 3 Use | <input type="checkbox"/> Modification | <input type="checkbox"/> Subdivision (Long) | <input type="checkbox"/> Critical Areas/Shoreline |
| <input type="checkbox"/> MH for Aged/Infirm | <input type="checkbox"/> Non-conforming Use | <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Substantial Development |
| <input type="checkbox"/> Reduce Resource Setback | <input type="checkbox"/> Interpretation | <input type="checkbox"/> Alteration/Vacation | <input type="checkbox"/> Standard Development |
| <input type="checkbox"/> Minor Rezone | <input type="checkbox"/> Major Rezone | <input type="checkbox"/> Subdivision Variance | <input type="checkbox"/> Shoreline Exemption |
| | | | <input type="checkbox"/> Plan/Dev Reg Map Ad. |
| | | | <input type="checkbox"/> Plan/Dev Reg Text Ad. |

YCC Table 15.18 or YUAZO 4-1 Land Use: _____

Other forms submitted: _____

SUBJECT PROPERTY INFORMATION

Parcel Number(s): A. 201109-13407 Property Address: KNIGHT HILL RD
 B. _____ Area Description: 2 Miles NW of BUENA
 C. _____ (Direction) (Nearest Community)
 D. _____ Zoning District AG

Applicant Information: (Please Check Contact Person)

By signing this form, I hereby state as true that all ownership interests of the property have reviewed the proposal as presented in the application materials and support the proposed change(s) in land use.

Property Owner: GREG GIBBONS

Day Phone: (509) 949-8866 Company (if any) KNIGHT HILL FARMS LLC

Owner of Parcel(s): A

Address: 1131 KNIGHT HILL RD ZILLAH State: WA ZIP: 98953

Email: _____

Signature: Greg Gibbons Date: 11-4-14

Agent/Contact Person (if different): BILL HORDAN

Day Phone: (509) 249-1919 Company (if any) HORDAN PLANNING SERVICES

Owner of Parcel(s): N/A

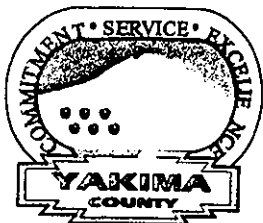
Address: 410 N. 2nd ST YAKIMA State: WA ZIP: 98901

Email: _____

Signature: Bill Hordan

Attachment: 11-31-14 C

If there are additional property owners, provide an attachment in the same format and with the same declaration



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: _____



SHORT PLAT FORM

Form # PLN S 003-F1-A
Revised 03/1/10

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

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

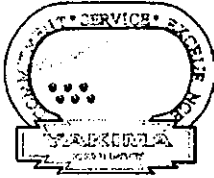
Community/shared on-site septic systems for lots 1 2 3 4

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



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
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

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/cms/default.htm> (choose 'County Code')

| | |
|-------------------------|-------|
| <i>(Staff Use Only)</i> | |
| 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 20109-14408.

Attachment D

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.

Attachment: 

