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? 19.73 AC

B. How many lots are you proposing to create as part of this Short Subdivision Application? 4

What are the proposed acreages for each proposed lot? 4.79, 4.79, 5.08 & 5.08

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? 4.2 Miles

b. In which fire district are you located? NO. 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

☐ 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: BUENA IRRIGATION DIST.

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 NOT REQUIRED

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

NARRATIVE
FORM

DATE:_____ **REVIEWED BY:**_____
PROJECT NO.:_____ **CASE NO.:**_____
RELATED FILES:_____
PARCEL NUMBER(S): 201121-13002 & 13003
OWNER: JASON BANGS

The owner is proposing to short plat both parcels into a total of four lots. Since both parcels are in the R-10/5 zoning district and because of their size, each parcel can only create a maximum of two lots. Therefore, we are proposing to combine the shorts plats into one short plat process, since we can have a total of four lots on one short plat map that gets recorded.

The existing mobile home and the out buildings on proposed Lot 2 are going to be removed. The existing well on proposed Lot 2 will be used to serve a new house to be built and the existing septic system will be replaced with a new system when a new house is built on the lot. The existing house and out buildings on proposed Lot 3 will remain onsite. The existing well and septic system on proposed Lot 3 will remain in place. There are no existing structures on proposed Lots 1 and 4.

Proposed Lots 1 and 2 are both over 5.0 acres in size if you include the road right of way.

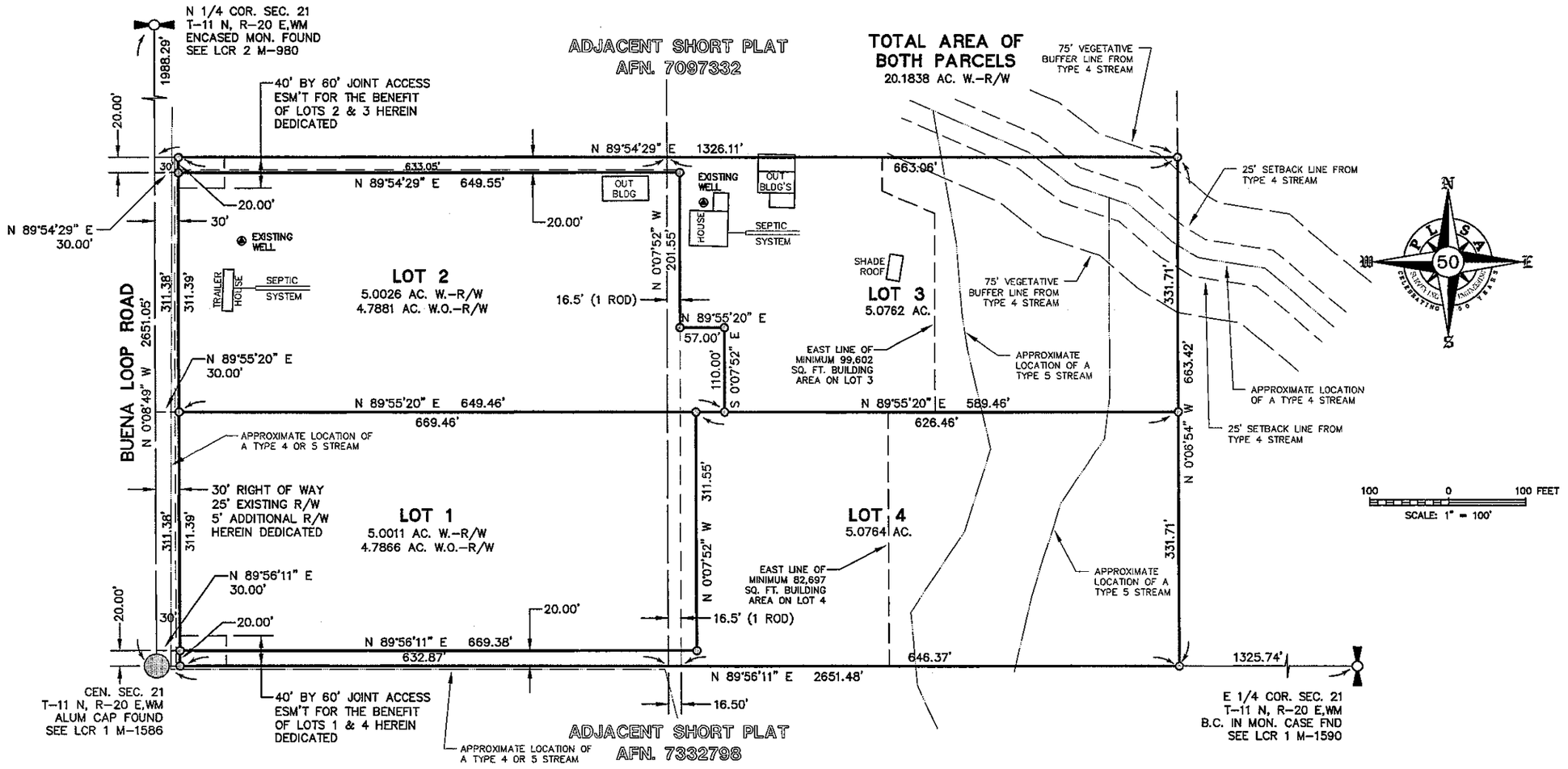
There is proposed to be a joint access point for proposed Lots 2 and 3 at the northwest corner of the property and a joint access point for proposed Lots 1 and 4 at the southwest corner of the property.

We will be adjusting the lot line between the two existing parcels so that proposed Lots 3 and 4 being created in the short plat will each have a 20-foot direct access onto Buena Loop Road and so that proposed Lots 1 and 2 being created in the short plat will have in excess of 5.0000 acres so that each parcel will be allowed to have its own domestic well.

Public Services (AL)

SEP 15 2016

Vern___Gary___Don___Lynn___
Dave___Lisa___Carmen___



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____,
20_____, AT ____ M., UNDER A.F. NO._____
RECORDS OF YAKIMA COUNTY, WASHINGTON.

COUNTY AUDITOR _____ BY DEPUTY _____

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 JASON BANGS IN JUNE, 2016.

RICHARD L. WEHR, CERTIFICATE NO. 18929. DATE

PLSA
ENGINEERING-SURVEYING-PLANNING
521 NORTH 20th AVENUE, SUITE 3
YAKIMA, WASHINGTON 98902
(509) 575-6990

SHORT PLAT

PARCEL NO'S. 201121-13002 & 13003
—PREPARED FOR—
JASON BANGS

SW 1/4, NE 1/4, SEC. 21, T-11 N, R-20 E,WM

DRAWN BY: RICK
DATE: 7/19/2016
JOB NO. 16141
SHEET NO. 1 OF 2

SHORT PLAT
SITE PLAN SUBMITTAL CHECKLIST
Land Use Actions

FINAL
Revised 10/01/15

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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	■	Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. **Grid paper or picture backgrounds are not acceptable, the map must be reproducible.**
2	■	Blue or Black Ink, in order that they may be photocopied.
3	■	North Arrow (north should be pointing to the top of the page)
4	■	Legend to include:
	☐	***Owner/Applicant Name***
	☐	***Date the Site Plan was drawn.***
	☐	***Name, address and telephone number of the person preparing the site plan***
	☐	***Tax Parcel Number with Range, Township and Section***
	☐	***Standard engineering scale of the drawing (at least: 1" = 200 ft.)***
5	■	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	■	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	☐	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. *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.*
8	☐	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	☐	Location, dimension and design of all points of ingress (to) and egress (from) for each proposed lot.
10	☐	Location of existing and proposed pedestrian and vehicular circulation patterns, trails and bicycle paths.
11	☐	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	☐	Location and dimensions of all proposed uses, open space and public areas.
13	☐	Location of structures on the adjoining lots, when needed to address compatibility issues.
14	☐	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. **(*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.)**
15	☐	Location, width, name and direction of flow of all watercourses.
16	☐	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	☐	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	☐	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.