

DEC 01 2016



SHORT SUBDIVISION (RURAL) FORM

Ve FINAL
Revised 10/01/15. Lynn
Dave Lisa Carmen

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? 33.6 Ac
- B. How many lots are you proposing to create as part of this Short Subdivision Application? 2
And what are the proposed acreages for each proposed lot? LOT 1 = 3 AC LOT 2 = 30.66 AC
- 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 property lots 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:

1) Which Provision are you applying under:

Clustering

Non-Clustering

2) 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: _____

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 private road? Yes No

If Yes, then please select 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?

(If Yes, please explain on the attached narrative the specific circumstances that exist which contributes to the need for the proposed reduction.)

Have you had a Pre-Application meeting to discuss the road reduction? Yes No

iv. What is your proposed road standard? Road Width: _____
 Easement Width: _____
 Surface Type: Paved Gravel
 Sidewalks: Yes No
 Streetlights: Yes No

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

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) 1 and 2
 The well is: Existing on Lot/Parcel: 181405-23001 Proposed on Lot/Parcel: _____

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

If individual wells are proposed and the property is zoned something other than Agriculture, please answer the following questions.

- If the property is located within the R 5/10 zoning districts will each of the lots within the short subdivision be greater than 4 acres in size? Yes No
- Was the existing individual well installed prior to July 1, 1992? Yes No
- If yes, has the well been reviewed and approved by the Yakima Health District? Yes No

J. 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

Public Services 

JULIA

JAN 31 2017

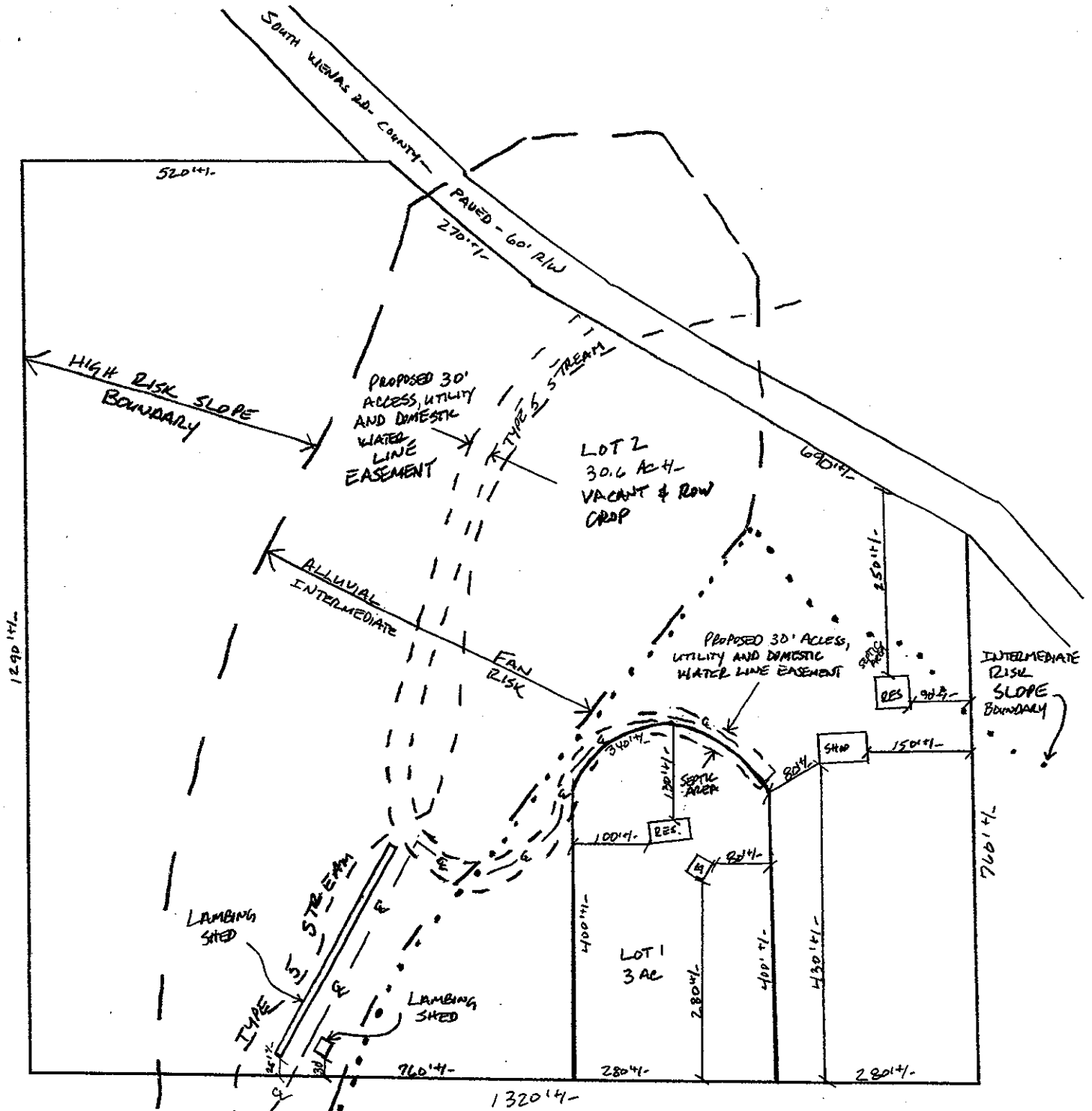
Vern ___ Gary ___ Don ___ Lynn ___
Dave ___ Lisa ___ Carmen ___

SUPPLEMENTAL WRITTEN NARRATIVE

(SUB2016-39 – Fletcher)

This supplemental narrative is being added to SUB2016-39 - Fletcher based on a meeting with County Planning personnel on January 12, 2017 regarding the use of individual wells when requests for 2-party wells fail.

The domestic well situation for this application is such that the two lots within the short plat are currently served by an existing off-site two-party well. If the existing 2-party well cannot be approved by as a 2-party well by the Yakima Health District, then the property owner desires to serve the lots with individual wells.



JAMES FLETCHER - OWNER
 HORDAN PLANNING SERVICES - REP
 410 N. 2ND ST. YACOMA, WA 98901
 509-249-1919
 181405-22002
 11-3-16

NORTH ↑
 1" = 200'



SHORT PLAT SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

Yakima County Public Services

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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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. Grid paper or picture backgrounds are not acceptable, the map must be reproducible.
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 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 checked="" 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. (*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	<input type="checkbox"/>	Location, width, name and direction of flow of all watercourses.
16	<input checked="" 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 checked="" 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.



NARRATIVE FORM

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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.

SEE ATTACHED WRITTEN NARRATIVE.

WRITTEN NARRATIVE

The proposal is to subdivide 1 of the residences from the parent parcel into its own parcel. Lot 1 is proposed to be approximately 3.0 acres in size and will contain a single-family residence and on-site septic system. Lot 2 is proposed to be 30.6 acres in size and will contain single family residence, on-site septic system and lambing shed. The remainder of property is vacant and planted in row crop.