



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? 11.83 AC

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 = 2 to 3 AC
LOT 2 = 8.83 to 9.83 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 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: LOWER WAPATOX

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 _____

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

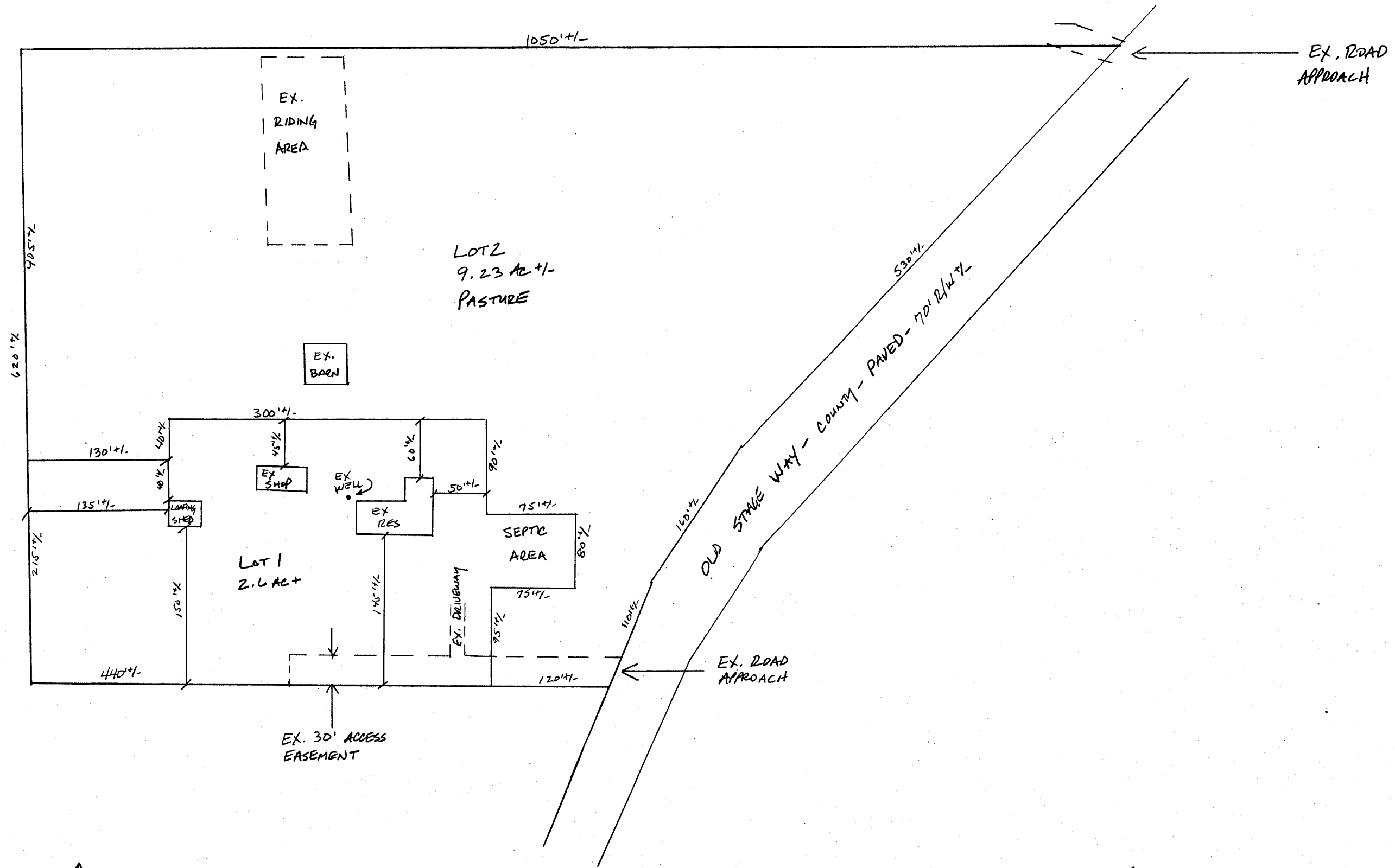
WRITTEN NARRATIVE

The proposal is to subdivide an existing residence and its improvements from an agriculturally zoned property. The purpose of the subdivision is so the owner of the property can construct a new residence.

As proposed, Lot 1 would contain the existing residence and miscellaneous outbuildings associated with the residence. The exact dimensions of Lot 1 are not currently known because some of the property lines will follow existing improvements and fence lines. Lot 1 is expected to be between 2 and 3 acres in size. The site plan indicates the lot is just over 2.5 acres in size. Lot 1 is currently served with an individual well and on-site septic system. The well located on Lot 1 is too close to the existing residence and shop to be converted into a two party well, so the existing well is intended to be an individual well for Lot 1.

Lot 2 of the short plat will be approximately 8 to 9 acres in size and contains an existing barn, outdoor riding area and pasture. The actual size of Lot 2 will be the balance acreage of the parent parcel, once the actual size of Lot 1 has been determined. Lot 2 is intended to be served with domestic water from a new individual well and with an on-site septic system for wastewater disposal.

Access to Lot 1 is proposed from an existing road approach located at the southeast corner that currently serves the existing residence. Access to Lot 2 is proposed from either the same road approach as Lot 1 or an existing road approach located at the northeast corner of the property. Access to Lot 2 will be determined once the actual construction site of the new residence is determined.



North ↑
1" = 100'

CHARLES GILMORE - OWNER
 HORDAN PLANNING SERVICES - REP.
 410 N. 2ND ST. YAKIMA, WA 98901
 509-249-1919
 181428-33002
 6-22-17



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 <u>not</u> 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 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 checked="" 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. (*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.