



Public Services

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VERN M. REDIFER, P.E. - Director

YAKIMA COUNTY PLANNING DIVISION
Preliminary Short Subdivision Application
- DECISION -

PROJECT NAME: Buckles Short Subdivision

REVIEW PROCESS: Type 2

FILE NUMBER: PRJ2017-01086 / SUB2017-00031

ZONING: Rural Settlement (RS)


FUTURE LAND USE DESIGNATION: Rural Settlement LAMIRD

PARCEL NUMBER: 171428-42028

PROPOSAL: The proposal is for 2 lot short subdivision in the Rural Settlement zoning district.

PROPERTY OWNER: Bill Buckles
16751 Summitview Road
Coviche, WA 98923

AGENT: Bill Hordan
410 North 2nd Street
Yakima, WA 98923

PREPARED BY:  Jacob Clay, Planner, Zoning and Subdivision

DECISION: **Preliminary Short Subdivision Approval** with the following conditions:

The following conditions must be obtained within five years of the date of this decision. Please note that this decision and time limit pertains to conditional authorization for the subject short subdivision 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. The applicant shall submit for and obtain final approvals on all necessary Building & Fire Safety Division permits prior to recording of the final short plat. Contact the Yakima County Public Services Department: Building & Fire Safety Division at (509) 574-2300.
2. Prior to the recording of the final short plat a private road easement shall be established to provide Lot 2 access to Summitview Road. In accordance with YCC 19.23.060(2)(a) this easement shall be hard surfaced with two inches of asphalt concrete pavement on a subgrade of six inches of crushed base course, compacted depth and meet the minimum travel surface as required by the International Fire Code. Drainage facilities shall be sufficient to prevent discharge onto any public roadway.

3. Covenants meeting the recording requirements of the Yakima County Auditor's Office shall be provided for the perpetual maintenance of the private road and shall be submitted to the Yakima County Planning Division prior to finalization of the short subdivision. These covenants must be signed by the owners, according to the records of the office of the County Auditor of property to an aggregate amount of the majority of the lineal frontage upon the improvement required and of the area within the boundaries of the properties served by the road. Said covenants must establish a road maintenance fund and require the owners in the development to pay into such fund.
4. Prior to the recording of the final short plat the applicant shall obtain a Road Approach Permit (RAP) from the Yakima County Transportation Division for access from Summitview Road. Please contact the Transportation Division at (509) 574-2300.
5. All prior dedications of right-of-way, deeds, and grants shall be shown on the face of the final short plat.
6. An approved fire apparatus turnaround shall be constructed at the end of the private road and depicted on the final short plat. Contact the Building and Fire Safety Division at (509)574-2300 for further information on turnarounds.
7. In accordance with YCC 19.23.050(6)(b)(i) the private road must be retained permanently as a private road, be located within a non-exclusive access easement, and be maintained privately.
8. Prior to the recording of the final short plat once the private road improvements have been constructed, complete and submit the attached Private Road Certification along with the recording fee. An inspection of the roads will be made by Yakima County Planning upon submittal of the certification.
9. Lots 1 and 2 are to be less than 2.5 acres in size and shall be reviewed by the Yakima Health District (YHD) prior to final short plat approval to verify that the proposed lot is adequate to accommodate an on-site sewage system and reserve area outside of any water supply protection zone. Proper certification to that fact shall be submitted to the Yakima County Planning Division. If the Yakima Health District waives this requirement for written verification, the following notice shall be placed on the Mylar:
Notice to Public: The Yakima Health District has waived the requirement to provide written verification that lots herein can accommodate an on-site sewage system.
10. Lots 1 and 2 are currently served with an individual well and may continue to be served by an individual well.
11. Irrigation easements and distribution facilities shall be provided as required under RCW 58.17.310 and YCC 19.34.070(2)(d)). A statement shall be placed on the face of the short plat evidencing that the subdivision lies within the boundaries of an irrigation district and that irrigation water rights-of-way may be imposed by said irrigation district under RCW 58.17.310. If the irrigation district serves as its own treasurer, a certificate in accordance with YCC 19.34.070(2)(d)(iv) is required. The following irrigation district acknowledgement shall also be placed on the face of the short plat (YCC 19.34.070(2)(d)(iii)):
The property described hereon is wholly or in part within the boundaries of the Yakima- Tieton Irrigation District. The irrigation easements and rights-of-way on this plat as required by Yakima County Code Title 19 (either currently existing irrigation easements or rights-of-way or newly created ones) are adequate to serve all lots located within this plat which are otherwise entitled to irrigation water under the operating rules and regulations of the district. The irrigation easements and rights-of-way are adequate to transmit irrigation water under the operating rules and regulations of the district. Lots _____, in whole or in part, are not entitled to irrigation water under the operating rules and regulations of the district.

12. Irrigation easements and distribution facilities must be provided as specified by the Yakima – Tieton Irrigation District. Confirmation of the irrigation district's approval shall be in the form of a signature on the face of the final short plat with the required irrigation district statement (YCC 19.34.070(2)(d) and RCW 58.17.310).
13. Utility easements in accordance with YCC 19.25.050 must be reserved for and granted to all utilities (and to their respective successors and assigns) and shall be shown on the face of the short plat.
14. A Stormwater Plan is not required if this short subdivision disturbs less than one acre of ground, provided natural drainage easements are identified and recorded on the short plat. Otherwise, a Stormwater Plan shall be submitted to the Planning Division and approved by the Water Resources Division, prior to recording the final survey.
15. At the time the final short plat is to be recorded all property taxes and special assessments must be paid for the full year (RCW 84.56.345).
16. Please be aware that all parties with an ownership interest in the property must sign the final short plat. All required signatures shall be in permanent black ink (YCC 19.34.070(2)(c)). 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 final short plat.
17. The Final Short Subdivision Application shall consist of:
 - a) A survey of the final short plat meeting the requirements of YCC 19.34.070 and consisting of the original Mylar (or equivalent material, paper or other form acceptable to the County Auditor) and five paper copies (YCC19.34.070(4));
 - b) A current Subdivision Guarantee (title report), which cannot be more than 60 days old (YCC 19.30.060(8)); and
 - c) The final short plat recording fee (YCC 19.34.040(7)).
18. 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. 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.

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

19. In accordance with YCC 19.18.205(2)(a) Lots 1 and 2 borders on the AG zoning district. New residences and other "Especially Sensitive Land Uses" are subject to a 150-foot setback from the adjoining AG zoned lots, unless reduced as provided by the Yakima County Code.
20. In accordance with YCC 19.18.205(4) Lots 1 and 2 are located within 500 feet of an agriculture designated land and may be subject to noise, dust, smoke, odors, traffic and the application of chemicals resulting from commonly accepted practices associated with nearby agriculture uses.
21. Yakima County has no responsibility to build, improve, maintain or otherwise service any private road for this short plat. Any right-of-way dedicated to the public by this short plat shall not be opened as a County road until such time as it is improved to County road standards and accepted as part of the County road system.

22. The owner(s) of Lots 1 and 2 shown hereon, their grantees and assignees in interest, hereby covenant and agree to participate in the maintenance of the private road serving this short plat and to join in an owners' or road maintenance association designed to provide for their perpetual maintenance.
23. Purchaser(s) and lessee(s) are hereby notified that Lots 1 and 2 within this short plat are subject to the individual well requirements of YCC 19.25.040(2)(d) for installation of domestic water supply systems. Prior to the issuance of building permits, the applicant(s) shall submit an authorization for a groundwater withdrawal, a water quality analysis report, a water quantity report, and documentation showing that the well has been designed in accordance with well siting and contamination standards. In accordance with YCC 19.34.070(2)(c)(xiv), it is the responsibility of future owners to provide the intended source of potable water, consistent with the type of water system intended in this approval and in compliance with all laws governing its installation and operation.
24. The development of this land limits the owner(s) of Lots 1 and 2 to not exceed pumping more than 5,000 gallons per day from any existing and future wells. If the cumulative total of groundwater used for domestic use exceeds 5,000 gallons a day, a water right permit is required.
25. Purchaser(s) and lessee(s) are hereby notified that Lots 1 and 2 within this short plat are subject to Yakima Health District (YHD) standards for installation of on-site sewage disposal and domestic water supply systems. The lots were not evaluated by YHD prior to plat approval. Permits or approvals from YHD must be obtained before sewage or water system development is begun.
26. Natural Resources Conservation Service soils data, as depicted by a Web Soil Survey Site, indicate the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions.
27. 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 drainageways must not be altered or impeded.
28. Yakima County has in place an urban and rural addressing system per YCC Chapter 13.26. Determination of street names and address numbers for developed residential and commercial lots within this plat are at the discretion of the Yakima County Public Services Department upon issuance of an eligible building permit.

Based upon information supplied by the applicant, comments from public agencies and a review of the Yakima County Comprehensive Plan – Horizon 2040 and Yakima County Code Title 19 (the Unified Land Development Code), the Subdivision Administrator enters the following:

FINDINGS AND ANALYSIS

Location

1. 16751 Summitview Road. Located on the east side of Summitview Road, approximately 300 feet south of the intersection of Summitview Road and Cowiche City Road, 2.3 miles southeast of the City of Tieton in the Community of Cowiche. (Parcel # 171428-42028)

Project Description

2. The applicant is proposing to divide the 2.34-acre subject parcel into two lots. Each lot is proposed to be served by existing individual wells and existing individual, on-site septic systems. Access is from Summitview Road.

Lot #	Lot Size	Land Use
1	1.34 acres	Existing residence, shop, shed, well, drainfield and septic reserve
2	1.00 acres	Existing residence, well, drainfield and septic reserve

Zoning and Land Use

3. Pursuant to the Yakima County Unified Land Development Code, the subject parcel is within the Rural Settlement (RS) zoning district. "The RS zoning district designates limited areas of more intensive rural development (LAMIRDs) intended to recognize and maintain the role of unincorporated communities throughout rural Yakima County. This zoning district shall apply in small, compact, isolated, rural community centers that primarily exist to provide convenience goods and services reflecting farm and rural consumer needs in the surrounding rural area. The Rural Settlement zoning district is a "general use" zone and is utilized in those rural centers where a mixture of land uses (i.e. commercial, industrial and low to moderate density residential) is the established development pattern. Rural Settlements also provide informal community centers for area residents. Continued infill development within rural settlements is allowed by the Comprehensive Plan, if appropriate services and facilities are available." (YCC 19.11.040).

Parcels to the north, west, and south are also within the RS zoning district and contain residences. Parcels to the north, and east are within the Agriculture zoning district and contain residences and agriculture production. Surrounding parcels range in size from 0.13 acres to 9.95 acres.

The subject parcel is adjacent to parcels within the Agriculture zoning district. New residences and other "Especially Sensitive Land Uses" must maintain a 150-foot setback from the parcel to the east of the subject parcel per YCC 19.18.205(2)(a)(ii). The parcel to the north of the subject parcel is also within the Agriculture zoning district. However, the parcel to the north is less than 3 acres in size and contains a residence. According to YCC 19.35.020(6)(d)(vi) states the resource setback shall not apply to the north parcel.

Notice of Application

4. After the application was submitted, an internal notice of project review was emailed to representatives of the Transportation Division, the Building and Fire Safety Division, the Environmental and Natural Resources Planning Section, the Water Resources Division, the Utilities Division, and the Yakima Health District. Internal comments were received from the Transportation Division, the Building Division, Environmental Division, and the Water Resources Division. Comments were received from the Transportation Division, Water Resources Division and Building and Fire Safety Division. Internal comments are addressed in Section 5 and 7 and below, respectively. Comments are attached to this decision for further review.

Yakima County Building and Fire Safety Division: The Building and Fire Safety Division had the following comment:

"Numerous permits over the years and property line adjustments, etc. 1976-07170 permit for 2 story home. Permit noted the existing home was to be changed to a shop. Permits over the years site plan indicate the original home was a "storage" building. 2009 permit site plan then shows it to be a residence. The original home was not permitted to stay as a residence, therefore is not legally established. A building permit for change of use for the original residence/storage. If short plat is approved, change of use to be a residence, or if short plat is not allowed, the change of use to be storage only as noted in the 1976 permit."

Staff finding: This decision conditions the applicant to apply for building permits to legally establish the residence on proposed Lot 1. Please contact the Fire and Safety Division at (509) 574-2300 for more information.

A combined Notice of Application, Notice of Completeness, and Notice of Environmental Review were mailed to property owners within 300 feet of the property and to agencies having jurisdiction or interest in the proposal on November 3, 2017, with the comment period ending November 17, 2017. One external comment was received from the Department of Ecology and is discussed below.

Department of Ecology Letter dated November 14, 2017: The Department of Ecology (DOE) had concerns regarding toxic clean-up and water resources. "Based upon the historical agricultural use of this land, there is a possibility that the soils contain residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence."

Staff finding: This decision conditions the applicant to test the soils prior to finalization of the short plat and contact Valeria Bound of the Department of Ecology at (509) 454-7886 to discuss toxic clean-up. The DOE stated that the wells are exempt wells that cannot withdraw more than 5,000 gallons per day. The DOE's letter is attached for further review.

Streets & Roads

5. The applicant is proposing to access Lots 1 and 2 from Summitview Road via a 30 foot wide access and utility easement. The Yakima County Transportation Division provided the following comments:

"YC-Transportation has no record of permitted access to parcel. Per title 10.08.020 and 19.10.040 (3) the applicant shall obtain a Road Approach Permit (RAP) from the Yakima County Transportation Division for all existing accesses to the county roadway system. The fact that the road approach application is in conjunction with a SUB must be disclosed by the applicant at the time of application. No future building permits can be issued without the completion and approval of a Road Approach Permit."

Staff Finding: This decision conditions the applicant to apply for a Road Approach Permit with the Yakima County Transportation Division. Please contact the Transportation Division at (509) 574-2300 for further questions. In addition, a private road easement shall be established to provide Lot 2 access to Summitview Road. The easement shall be a private road as opposed to a private shared driveway because of the potential to subdivide further in the future. The private road shall be constructed to meet standards in YCC 19.23.050 and includes hard surfacing in the RS zoning district YCC 19.23.050(6)(a)(viii). The applicant shall apply for County Transportation Engineering review for a private road.

Open Spaces

6. The applicants are not proposing to dedicate open space. Pursuant to RCW 58.17.110 and related statutes, the County shall require subdivision five acres or larger within Urban Growth Areas and all plats three acres or larger in Rural Settlements to designate a portion of land area exclusive of streets as a recreation area. Recreation areas may include: private or public parks, pocket parks or mini-parks, playgrounds, trails and pathways.

Staff Finding: The subject parcel is not three acres or larger, therefore the applicant is not required to dedicate open space.

Drainage Ways

7. The Yakima County Water Resources Division provided the following comment:

“Plat Notes Required:

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 drainageways must not be altered or impeded.

Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions..”

Staff Finding: Stormwater must be retained on site and upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.130. The above comment shall appear as a plat note on the Final Mylar.

Potable Water Supplies

8. There are two wells on the subject parcel. The applicant is proposing to continue to use the individual wells for the existing residences.

Staff Finding: Each parcel will have an individual well located on it. The project as a whole will not be allowed to draw more than 5,000 gallons per day from the wells.

Sanitary Disposal

9. The applicant is proposing to use individual septic systems which will be located on Lot 1 and Lot 2.

Staff Finding: YCC Table 19.25-2 allows for parcels in the Rural Settlement zoning district to connect to individual on-site septic systems when a county sewer system is not available. A letter dated October 5, 2017 from the Cowiche Sewer District states that the parcel is not within the boundaries of the Cowiche Sewer District.

Schools & Schoolgrounds/Safe Walking Conditions

10. The property is located in the Highland 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.

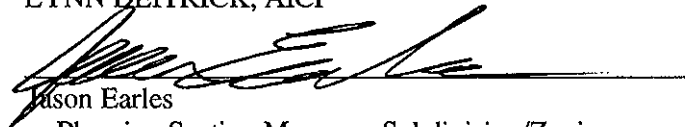
DECISION

Based upon the above findings, the Yakima County Subdivision Administrator hereby finds that the proposed short subdivision 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 by Bill Buckles is hereby **APPROVED**, subject to the conditions listed above.

Administrative Official: LYNN DEITRICK, AICP

Designee:


Jason Earles
Planning Section Manager, Subdivision/Zoning

Date:

1/19/18

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., 2/2/18. 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. Application
- C. Narrative
- D. Site Plan
- E. Internal Comments
- F. Department of Ecology Letter dated November 14, 2017

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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, nation 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.



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? 2.34 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 = 1.34 Ac
LOT 2 = 1.00 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

Attachment: B

- 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: COWICHE

- Highway/Tourist Commercial (HC)
- Mining (MIN)

E. Do any of the lots have irrigation rights? Yes No District Name: YAKIMA - TIETON IRR 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 _____

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

FINAL
Revised 10/01/15

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 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

Attachment: C

WRITTEN NARRATIVE

This proposal is based on a meeting between the property owner and Julia Loudon of the Yakima County Planning Department. The proposal is to subdivide a single parcel of property into 2 lots. As proposed, Lot 1 will be 1.34 acres in size and contain an existing residence, well and on-site septic system. Lot 2 will be 1.00 acres in size and contain an existing residence and well. The septic system for Lot 2 is currently located on Lot 1. A septic reserve area is provided on the west end of Lot 2 (see site plan). The septic reserve area for Lot 1 is proposed on its western end (see site plan). Access to the Lot 2 is proposed by a 30-foot wide easement over Lot 1, up to its large parking area. Lot 1 has direct access to Summitview Road and also owns all the property necessary for access to its improvements.



COWICHE SEWER DISTRICT



Cowiche Sewer District
P.O. Box 64
51 COWICHE CITY ROAD
COWICHE, WA 98923

JOE TREPANIER, Chairman
NICHOLE HART, Commissioner
ROSA BARRAGAN, Commissioner

DATE: October 5th, 2017
TO: HORDAN PLANNING SERVICES
FROM: R. Merritt, General Manager
RE: Parcel 171428-42028 -- 16751 Summitview Rd; Cowiche, WA 98923

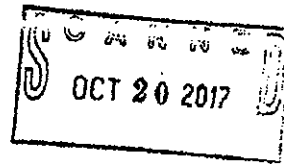
This letter shall service as notice that the aforementioned parcel in Cowiche is NOT currently within the boundaries of the Cowiche Sewer District.

R. A. Merritt
General Manager



Yakima Health District
1210 Ahtanum Ridge Drive
Union Gap, Washington 98903
Phone (509) 575-4040

October 19, 2017



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

RE: Wells and water systems for a future subdivision located at 16751 Summitview Road, Cowiche (parcel number 171428-42028).

Mr. Hordan:

The Yakima Health District has reviewed the above referenced application in regards to water systems that may be associated with this project according to the requirements in YCC 19.25.040. A site visit was not done as a part of this review. Our findings are presented below:

Group A Water Systems

We checked our files and the Washington State Department of Health community water system database (SENTRY). We did not find any existing Group A water systems within 200 feet of this development.

Group B Water Systems

We checked our files and the Washington State Department of Health community water system database (SENTRY). We did not find existing any Group B water systems within 200 feet of this development.

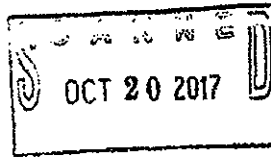
2-Party Shared Wells

Our review of the supplied information and our records shows two existing individual wells serving the two existing residences in this project. It appears that these wells cannot be approved as 2-Party Shared Wells because of the existence of potential sources of contamination inside of the 100 foot sanitary control area (houses, sheds, the neighbor's barn and sheds, et al).

Individual Wells

The existing wells at this site do meet the criteria for individual wells serving one single family residence.

No review of water quantity or availability was done by the Yakima Health District. Our review of your water system does not confer or guarantee any right for you to withdraw or divert



groundwater. Contact your local planning department or the Washington State Department of Ecology for more information about your legal rights to use groundwater.

If you have any questions, please call me at (509) 249-6562.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ted Silvestri".

Ted Silvestri, R.S.
Environmental Health Specialist

cc: Yakima County Planning



SHORT PLAT SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

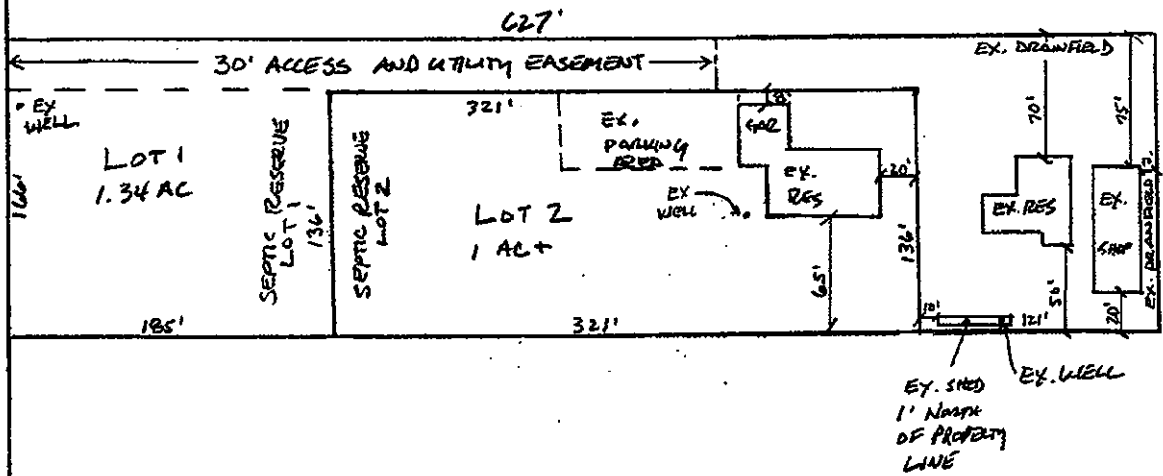
Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this 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 checked="" 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 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.

Attachment: D

SUMMITVIEW RD - COUNTY - PAVED - 70' R/W



North
1" = 100'

Bill Buckles - Owner
HORDAN PLANNING SERVICES - REP.
410 N. 2ND ST. YAKIMA, WA 98901
509-249-1919
171428-42028
9-13-17

Actions on Case SUB2017-00031 Parcel Number: 17142842028

(Buckles/Hordan) 2 lot short subdivision in the RS zoning district to place each house on its own lot.

Address Creation/Verification**Assigned To:****Done By:**

Date Received 10/20/2017

Date Due 10/23/2017

Date Done

Case Created**Assigned To:****Done By:** JHW

Date Created 10/20/2017

No Submittal Received**Assigned To:****Done By:** JHW

Date Created 10/20/2017

Building Completeness Notes**Assigned To:****Done By:** GG

Date Routed 10/23/2017

Comment Required By 10/25/2017

Response Date 10/23/2017

10-23-17 no comments.

Surface Water Issues**Assigned To:****Done By:** EH

Date Routed 10/24/2017

Comment Required By 10/26/2017

Response Date 10/24/2017

Plat Notes Required:

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 drainageways must not be altered or impeded.

Natural Resources Conservation Service soils data, as depicted on the Web Soil Survey site, indicates the parcel has shallow depth to groundwater, shallow depth to hardpan, and/or poorly draining soils that may make compliance with requirements to retain runoff on site difficult or limiting, depending on the amount and type of current and future site development and available engineering solutions.

Completeness Review Period**Assigned To:****Done By:** JXC

Appl. received 10/20/2017

Review due 11/17/2017

Notice Sent 11/1/2017

PC Tracking**Assigned To:****Done By:** B P

Date Created 11/1/2017

Date Due

Finished 11/1/2017

11/1/17 - Sent Request to Printing for 32 Postcards, Due 11/3/17 - BP

Utilities Issues**Assigned To:****Done By:** JES

Date Routed 11/1/2017

Comment Required By 11/3/2017

Response Date 11/1/2017

No concerns.

Notice of Application Sent**Assigned To:****Done By:** JEP

Notice Due

Comment Ends 11/17/2017

Notice sent 11/3/2017

Attachment: E

PC Tracking**Assigned To:****Done By:** JXC

Date Created 11/14/2017

Date Due

Finished

11/14/2017

Received lett from DOE, fwd to scanning

Trans. Completeness Notes**Assigned To:****Done By:** JDW

Date Routed 12/5/2017

Comment Required By 12/7/2017

Response Date

12/5/2017

YC-Transportation has no record of permitted access to parcel.

Per title 10.08.020 and 19.10.040 (3) the applicant shall obtain a Road Approach Permit (RAP) from the Yakima County Transportation Division for all existing accesses to the county roadway system. The fact that the road approach application is in conjunction with a SUB must be disclosed by the applicant at the time of application. No future building permits can be issued without the completion and approval of a Road Approach Permit.

Building Issues**Assigned To:****Done By:** JLC

Date Routed 12/20/2017

Comment Required By 12/22/2017

Response Date

12/20/2017

As per EAC2017-00079 notes August 19 2017 (jlc).

Numerous permits over the years and property line adjustments, etc.

1976-07170 permit for 2 story home. Permit noted the existing home was to be changed to a shop. Permits over the years site plan indicate the original home was a "storage" building.

2009 permit site plan then shows it to be a residence.

The original home was not permitted to stay as a residence, therefore is not legally established.

A building permit for change of use for the original residence/storage. If short plat is approved, change of use to be a residence, or if short plat is not allowed, the change of use to be storage only as noted in the 1976 permit.



SUB17-031
Public Services (2)

NOV 14 2017

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY Vern Gary Don Lynn
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-7499 Harold Lisa Carmen

November 14, 2017

Jacob Clay
Yakima County Planning Division
128 North 2nd Street
4th Floor Courthouse
Yakima, WA 98901

Re: SUB2017-00031

Dear Mr. Clay:

Thank you for the opportunity to comment on the short subdivision of 2.34 acres into 2 lots, proposed by Bill Hordan, on behalf of Bill Buckles. We have reviewed the application and have the following comments.

TOXICS CLEAN-UP

Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

If you have any questions or would like to respond to these Toxics Clean-up comments, please contact Valerie Bound at (509) 454-7886 or email at valerie.bound@ecy.wa.gov.

WATER RESOURCES

In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology.

On March 28, 2002 the Washington State Supreme Court ruled that the RCW 90.44.050 permit exemption does not apply where a developer of a residential subdivision proposes multiple wells

Attachment: F

Mr. Clay
November 14, 2017
Page 2

to serve each lot in the development if in combination, the withdrawal will exceed the exemption criteria.

If you have any questions or would like to respond to these Water Resources comments, please contact Taylor Gustafson at (509) 575-2382 or email at taylor.gustafson@ecy.wa.gov.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

7075