



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: YAKIMA - TIETON IRR

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)  
(Lot 2) (Lot 1)

*(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) LOT 1 and 171434 - 21004

The well is:  Existing  Proposed on Lot/Parcel Number: 171434 - 21001

***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

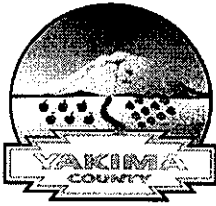
vi.  Proposed individual wells will serve Lot(s):  1  2  3  4

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](http://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.

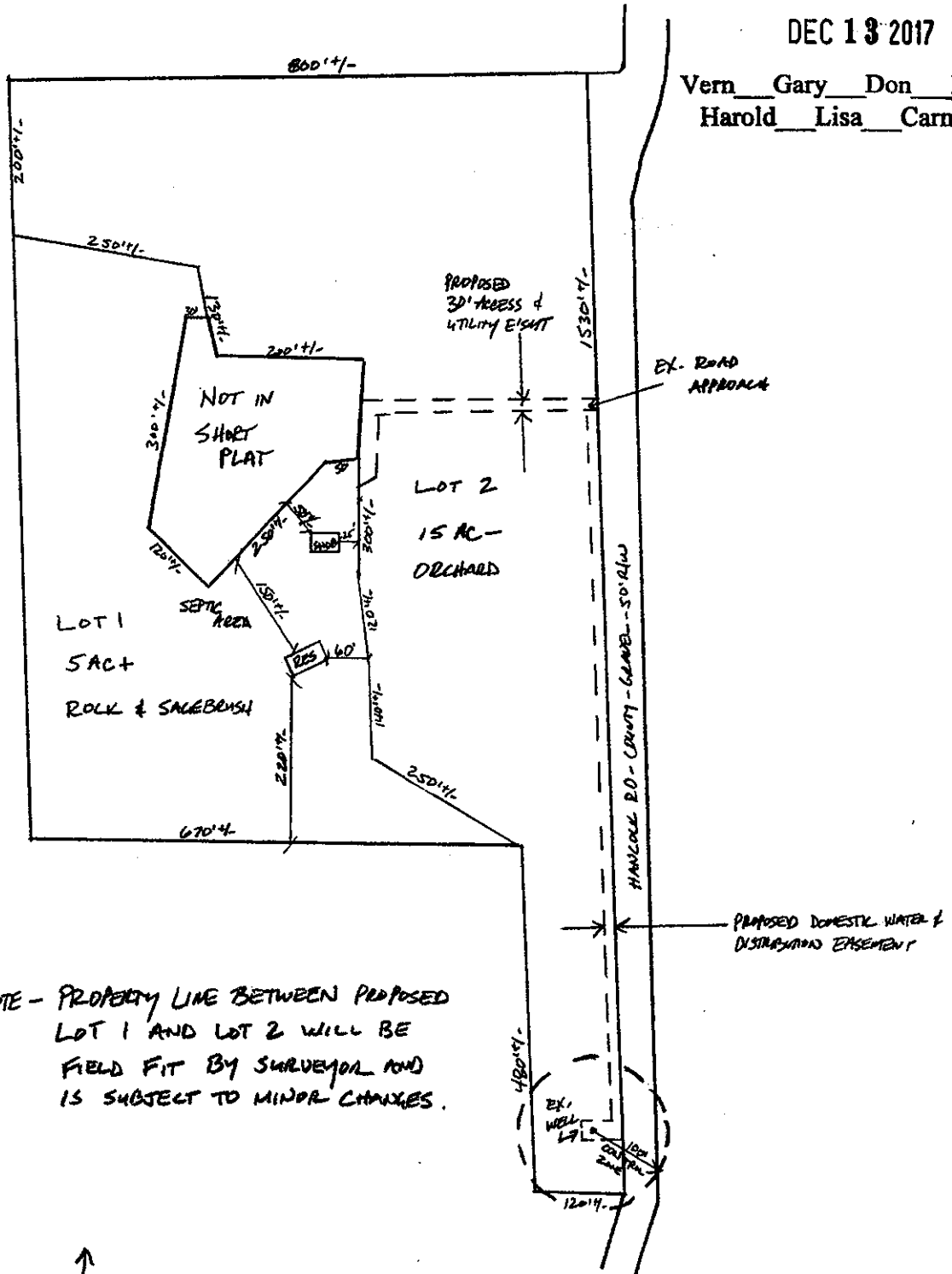
SEE ATTACHED WRITTEN NARRATIVE

## **WRITTEN NARRATIVE**

The proposal is to subdivide a 19.31 acre parcel into two lots. Lot 1 is proposed to be approximately 5 acres in size and contains a single-family residence, shop and on-site septic system. Lot 2 is proposed to be approximately 15 acres in size and is planted in orchard. The proponent is requesting an individual well because the existing well cannot be converted into a shared well (see attached YHD letter).

DEC 13 2017

Vern Gary Don Lynn  
Harold Lisa Carmen



\* NOTE - PROPERTY LINE BETWEEN PROPOSED LOT 1 AND LOT 2 WILL BE FIELD FIT BY SURVEYOR AND IS SUBJECT TO MINOR CHANGES.

NORTH ↑  
1" = 200'

DAVID DARWALL - OWNER  
HORDAN PLANNING SERVICES - REP.  
410 N. 2ND ST. YACOMA, WA 98901  
509-249-1919  
171434-21001  
10-27-17



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

November 16, 2017

Hordan Planning Services  
410 North 2<sup>nd</sup> Street  
Yakima, WA 98901

RE: Wells and water systems for a future subdivision, located at 360 Hancock Road, Cowiche (parcel number 171434-21001).

Mr. Hordan:

The Yakima Health District has reviewed the above referenced application regarding 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 find the Darnall Water System (ID# 00081 K) an existing group B water supply approved for two connections on this property. The well serving this system is currently producing approximately 10 gallons per minute (gpm). Replacing the pump is not an option due to the casing being bent. As such, expanding this system is not an option unless a new source (well) is installed and approved.

#### 2-Party Shared Wells

There are no shared wells in this project except for the Darnall Water System well. (See group B water systems above.)

#### Individual Well(s)

If a new source is not installed for the existing group B water system, an individual well serving the new lot is acceptable to the Yakima Health District.

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 that reads "Ted Silvestri".

Ted Silvestri, R.S.  
Environmental Health Specialist

cc: Yakima County Planning