



Public Services

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VERN M. REDIFER, P.E. - Director

DATE: March 16, 2018

TO: Fred and Joyce Piske, Thom Upton with Thomas F. Upton Surveying, and Parties of Record

FROM: Yakima County Public Services Department: Planning Division

SUBJ: SUB2017-00037 - Piske Short Subdivision
Notice of Decision

This notice is issued pursuant to Yakima County Code Chapter 16B.07 and RCW 36.70B.130

Decision made on project permits: The Yakima County Subdivision Administrator hereby **Approves** the requested two lot short subdivision in the Rural-10/5 (R-10/5) zoning district, subject to conditions. The Findings and Decision can be viewed online at: www.yakimap.com/permits/ or you can view a copy of the application materials at the Planning Division on the 4th floor of the Courthouse.

Appeal procedures:

In accordance with Title 16B, Chapter 16B.09 of the Yakima County Code, any person of standing pursuant to 16B.09.020 may appeal the Administrative Official's decision to the Yakima County Hearing Examiner. A notice of such appeal must 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., March 30, 2018**. The filing of an appeal does not stay the effectiveness or effective date of any enforcement action or decision of violation including cancellations and revocations of permits or approvals. The appeal must be in writing, using the appropriate forms, accompanied by the appeal fee, and contain the following information:

- 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.

If you have any questions on this proposal, please call **Julia Loudon**, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2210

7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)



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VERN M. REDIFER, P.E. - Director

YAKIMA COUNTY PLANNING DIVISION
Preliminary Short Subdivision
- DECISION -

PROJECT NAME: Piske Short Subdivision **FILE NUMBER:** PRJ2017-001233 /
SUB2017-00037

REVIEW PROCESS: Type 2

PROPERTY OWNERS: Frederick and Joyce Piske

MAILING ADDRESS: 14307 Fisk Road
Yakima, WA 98908

APPLICANT/AGENT: Tom Upton
Thomas F. Upton Surveying

MAILING ADDRESS: P.O. Box 2514
Yakima, WA 98907

ZONING DISTRICT: Rural-10/5 (R-10/5)

FUTURE LAND USE DESIGNATION: Rural Self-Sufficient

PARCEL NUMBER: 171333-11005

PROPERTY LOCATION: 14307 Fisk Road. The subject parcel is located on the north side of Fisk Road, about ½ of a mile east of the intersection of Fisk Road and Douglas Road, approximately 2½ miles west of the City of Yakima, WA.

ASSIGNED PLANNER: Julia Loudon, Planner, Zoning and Subdivision *JL*

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

A. CONDITIONS (NEXT STEPS)

The following conditions must be obtained within Five years of the date of this decision. Please note that this decision, including the following conditions, findings as described, and time limit pertains to conditional authorization for the subject short subdivision only. Failure to comply with all conditions will result in the expiration of this decision.

Roads:

1. The applicants shall dedicate an additional five (5) feet of right-of-way along the entire frontage of Lots 1 and 2 for Fisk Road.
2. The applicants shall obtain a Road Approach Permit (RAP) from the Yakima County Transportation Division for all existing accesses to the county roadway system, prior to finalization of the short subdivision.
3. All prior dedications of right-of-way, deeds, and grants shall be shown on the face of the final short plat.

Sewage:

4. As long as Lot 1 and Lot 2 are 2.5 acres in size or greater, a Yakima Health District septic review is not required prior to final short plat approval (YCC 19.34.060(5)).

Water:

5. The applicant shall obtain all necessary permits from the Yakima Health District for a two-party shared public water system. Documentation showing that the shared well has been approved shall be submitted to the Yakima County Planning Division.
6. As a two-party shared well has been allowed for this short subdivision, the applicant shall demonstrate that the two-party shared water system will provide an adequate source of potable water for the proposed development.
7. Shared well easements must be established in accordance with YCC 19.25.050. The applicant will need to coordinate easement placement with their surveyor, the Yakima Health District, and any other agency with jurisdiction.
8. The development of this land limits the owner(s) of Lots 1 and 2, as well as future divisions of these lots, to not exceed withdrawing 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.

Irrigation:

9. 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.
10. If the irrigation district serves as its own treasurer, a certificate in accordance with YCC 19.34.070(2)(d)(iv) is required.
11. As the subject parcels are within the Yakima-Tieton Irrigation District, 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.

Miscellaneous:

12. 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.
13. At the time the final short plat is to be recorded all property taxes and special assessments shall be paid for the full year (RCW 84.56.345).
14. 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.
15. 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 (YCC 19.34.070(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)).
16. The owners, their grantees and assignees in interest will abide by the Compliance, Extension, Expiration and Reinstatement requirements as outlined in YCC 16B.07.050. 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:

17. In accordance with YCC 19.18.205(2)(a), new residences and other "Especially Sensitive Land Uses" are subject to a 60-foot setback from any adjoining lot containing a commercial agricultural use in a rural zoning district, unless reduced as provided by the Yakima County Code.

Water:

18. Lots 1 and 2 of this short plat have been required to use a two-party shared well. The owners shown hereon, their grantees and assignees in interest, hereby covenant and agree to participate in the maintenance of the two-party shared well serving their respective lots and to join in an owner's or well maintenance association designed to provide for its perpetual maintenance. Individual wells may not be installed on any of these lots.
19. The development of this land limits the owner(s) of Lot(s) 1 and 2, as well as future divisions of these lots, to not exceed withdrawing 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.

Sewer:

20. Purchaser(s) and lessee(s) are hereby notified that Lot(s) 1 and 2 within this short plat are subject to Yakima Health District (YHD) standards for installation of on-site sewage disposal. The lots were not evaluated by YHD prior to plat approval. Permits or approval from YHD must be obtained before sewage system development is begun.

Miscellaneous:

21. 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.
22. 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.

B. NOTES

The following are ongoing conditions that apply to the project for the life of the permitted use. Failure at any time to comply with these conditions can result in the revocation of this permit.

1. The project shall be completed in conformance with the project description and site plan submitted with the application referenced as file number SUB2017-00037. Any changes may require additional review. If changes are planned in the future, please contact the Yakima County Public Services Department: Planning Division at (509)574-2300 for assistance with the permitting process.
2. An NPDES Construction Stormwater Permit, SEPA, and a stormwater pollution prevention plan may be required prior to beginning certain ground-breaking activities. If there are plans for development that has potential for stormwater discharge from a construction site, it is recommended that the applicants contact the Department of Ecology.

C. FINDINGS AND ANALYSIS

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:

1. **Project Description:** The applicants are proposing to divide the 9.36 acre subject parcel into two lots. Lots 1 and 2 will be served domestic water by a proposed two-party shared well that will be located on Lot 2. Sewage disposal will be by individual on-site septic for both lots. Each lot will continue to use the existing driveway approach onto Fisk Road.

Lot #	Lot Size	Land Use
1	5.00 acres	Pasture
2	4.36 acres	Pasture

2. **Zoning and Land Use:** The subject property is located within the Rural-10/5 (R-10/5) zoning district. According to YCC Table 19.11.030-1, lots that access a county maintained hard surfaced road, that are within a fire district, and that are within 5 road miles from a year-round responding fire station can have a 5 acre minimum lot area.

Staff Finding: The applicants are proposing to divide the 9.36 acre parcel and create a 5 acre lot and a 4.36 acre lot. The subject lot accesses onto Fisk Road, which is a county maintained hard surfaced road. The lot is within Fire District #12 and is less than 5 road miles from a year-round responding fire station.

According to YCC 19.11.030(3)(c), lot size and density calculations are based on the size of the lot as it existed on May 21, 1997. Based on Yakima County Public Services records, the subject lot does not appear to have changed in size or shape since May 21, 1997.

According to YCC 19.11.030(3)(b), the acreage of a lot that is less than the minimum required in Table 19.11.030-1 and has existed since May 21, 1997 may be multiplied by a factor of 1.15 to determine if it qualifies for a single division. The applicants are proposing to use the 1.15 multiplier to increase the lot size to 10.76, which will allow for a single division of the lot. As the proposal meets the requirements of YCC 19.11.030(3), the Reviewing Official may approve a division of the subject lot into a 5 acre parcel and a 4.36 acre parcel.

As the property is within a rural zoning district, the following plat note is required (YCC 19.18.205):

- In accordance with YCC 19.18.205(2)(a), new residences and other "Especially Sensitive Land Uses" are subject to a 60-foot setback from any adjoining lot containing a commercial agricultural use in a rural zoning district, unless reduced as provided by the Yakima County Code.*

3. **Jurisdiction and Process:** This proposal is being reviewed as a Type 2 Preliminary Short Subdivision application, in accordance with YCC 19.34.040(3)(b). YCC 19.30.100(1) allows the Reviewing Official to impose conditions of approval on any development to ensure that the proposal meet the standards and criteria for approval. YCC 16B.03.030(1)(b) states that Type 2 applications are administrative actions which may generate public interest, therefore public notice must be provided for Type 2 actions.
4. **Environmental Review:** This proposal was determined to be categorically exempt from a State Environmental Policy Act (SEPA) environmental review.
5. **Critical Areas / Shoreline Review:** According to the Yakima County Critical Areas maps, there are no critical areas located on the subject property.
6. **Notice of Application:** After the application was submitted, an internal notice of project review was emailed to representatives of the Building and Fire Safety Division, the Environmental and

Natural Resources (E&NR) Planning Section, the Water Resources Division, the Transportation Division, the Utilities Division, the Right-of-Way Division, the Yakima Health District and the Assessor's Office on November 28, 2017. Internal comments were received from the Transportation Division and the Water Resources Division and are addressed under Findings 8a and 8c. Copies of the comments are attached for further detail.

Once the application was determined complete, a combined Notice of Application and Notice of Completeness were mailed to property owners within 300 feet of the property and to agencies having jurisdiction or interest in the proposal on December 29, 2017, with the comment period ending January 12, 2018. Two comments were received during the comment period. One comment was received from the Department of Ecology and is addressed below:

- a. Washington State Department of Ecology – Water Quality: The Water Quality section stated that the dividing of property can be the first step in a proposed development. The Water Quality section then stated that “an NPDES Construction Stormwater Permit may be required if a subsequent individual or common plan of development that has potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements and building or upgrading existing roads”. The comment then indicated that a state environmental policy act (SEPA) review and the development of a stormwater pollution prevention plan are part of the process. The Water Quality section also commented that drywells and certain infiltration structures are regulated under Underground Injection Control Program.

Staff Finding: The comment letter is attached for further detail. According to this comment, a permit and a stormwater plan are required prior to beginning certain ground-breaking activities. If there are plans for development that has potential for stormwater discharge from a construction site, it is recommended that the applicants contact the Department of Ecology.

- b. Washington State Department of Ecology – Toxics Clean-up: The Department of Ecology commented on the possibility that the soil contains residual concentrations of pesticides, based on the historical agricultural use of the land. The Department of Ecology recommended that the soils be tested for lead, arsenic, and organochlorine pesticides.

Staff Finding: If there are plans for future development that include substantial disturbance of the soils on the subject parcel, it is recommended that the applicant contact the Department of Ecology regarding soil testing. A copy of the comment letter is attached for further detail.

7. Processing Timeframe:

Application submitted: November 27, 2017

Application Determined Complete: December 21, 2017

Notice of Application/Notice of Completeness: December 29, 2017

8. Decision Criteria and Review for Short Subdivision Applications (YCC19.34.040(4)): The Administrative Official shall approve a preliminary short plat if the applicant has demonstrated the application complies with the approval criteria in Subsection 19.34.050(5)(a) or that the application can meet those criteria by complying with conditions of approval.

- a. **Streets & Roads:** The applicants are proposing to use the existing driveway approaches onto Fisk Road. The Yakima County Transportation Division provided the following comments:
- i. Fisk Road is a Functional Class 09 (Rural Local Access) Road. For this class of road, 30' of Right of Way from the center alignment on each side of the road shall be dedicated per YCC19.23. Per R/W Deed 5633 (recorded under AFN number 1696767) there is only 25' of R/W dedicated to Yakima County. Applicant shall dedicate an additional 5' of R/W along the entire frontage of the affected lots (1 & 2).
 - ii. No road improvements required.
 - iii. Yakima County Transportation has no record of permitted access. 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:** The applicants shall dedicate an additional five (5) feet of right-of-way along the entire frontage of the affected lots (Lots 1 and 2). The applicants shall also be required to obtain a Road Approach Permit (RAP) from the Transportation Division for all existing accesses to the county roadway system, prior to finalization of the short subdivision. All road grants, deeds, and dedications of right-of-way shall be shown on the Mylar. YCC 19.34.070(2)(i) requires the following plat note regarding addressing:*

- *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.*

For more information, please contact the Yakima County Transportation Division at (509)574-2300.

- b. **Open Spaces, Parks and Recreation:** No open space areas or recreation areas are proposed for this short subdivision.

***Staff Finding:** This proposal is using the basic minimum lot size, with the 1.15 multiplier, to accomplish this short subdivision. This provision does not require the cluster development option with open space. According to YCC 19.34.060(7), subdivisions of five acres or larger within Urban Growth Areas (UGAs) and all plats three acres or larger in the Rural Settlement (RS) zoning district require recreation areas. As this proposal is not a full subdivision within the UGA and is not in the RS zoning district, the Reviewing Official has determined that neither open space dedication nor recreational areas are required for this proposal.*

- c. **Drainage Ways:** According to the Yakima County Critical Areas maps, there are no critical areas located on the subject parcel. The Yakima County Water Resources Division provided the following comments:

- Stormwater must be retained on site. Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.
- As described, this short plat will not require a Stormwater plan. There are no apparent natural drainageways so dedication of a drainageway easement is not required.
- The following plat note is 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.”

Staff Finding: The above plat note shall be placed on the face of the mylar. All stormwater generated within the plat shall be retained on site. Upland drainage, if any, must be conveyed through the property in accordance with criteria found in YCC 12.10.250. Contact the Water Resources Division at (509)574-2300 for more information regarding soils and surface water run-off.

- d. **Potable Water Supplies:** The applicants have proposed to establish a new two-party shared well to serve both Lot 1 and Lot 2. The well is to be located on Lot 2.

Staff Finding: According to YCC Table 19.25-1, short subdivisions in the Rural-10/5 (R-10/5) zoning district have two options for domestic water, in order of priority: an existing public water system or a new public water system. A new two-party shared well is required when only two lots will be served and existing Group A or B public water systems are not available (YCC 19.25.040(2)(c)).

As there do not appear to be Group A or Group B water systems in the area, the applicants will be required to provide a new two-party shared public water system that serves both Lot 1 and Lot 2. All necessary permits shall be obtained from the Yakima Health District for the new two-party shared public water system. The applicants will need to demonstrate that the two-party shared water system will provide an adequate source of potable water for the proposed development. Shared well easements must be established in accordance with YCC 19.25.050.

Although the Washington State Department of Ecology didn't provide comment on this case regarding water withdrawal, it should be noted that they regulate domestic well withdrawal. Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than 1/2 acre of lawn or noncommercial garden will require a permit from the Department of Ecology (RCW 90.44.050).

- e. **Sanitary Disposal:** The applicants are proposing to use individual, on-site septic systems for Lot 1 and Lot 2.

Staff Finding: According to YCC Table 19.25-2, short subdivisions in the Rural-10/5 (R-10/5) zoning district are to connect to either a County sewer system or individual on-site septic

systems. Connection to a County system is required if the lots are located within the service area of a County sewer system.

According to Yakima County Public Services information, a County sewer system is not available in this area. Therefore, the Reviewing Official has determined that individual on-site septic systems may be allowed for this subdivision. As long as Lot 1 and Lot 2 are 2.5 acres in size or greater, a Yakima Health District septic review is not required prior to final short plat approval (YCC 19.34.060(5)).

- f. **Schools & Schoolgrounds/Safe Walking Conditions:** The property is located in the West Valley 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.*

- g. **Irrigation Water Supplies:** Based on Yakima County Public Services GIS maps, the subject parcel is located within the Yakima-Tieton Irrigation District (YTID). No comments were received from the YTID during the comment period.

***Staff Finding:** Irrigation 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. As the subject parcel is within the Yakima-Tieton Irrigation District, the following acknowledgement is required on the short plat, in addition to the above required statement:*


- 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.*

If the irrigation district serves as its own treasurer, a certificate in accordance with YCC 19.34.070(2)(d)(iv) is required.

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.

Administrative Official: LYNN DEITRICK, AICP

Designee:



Jason Earles
Planning Section Manager / Zoning and Subdivision

Date:

3/16/18

D. 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., 3/30/18. 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. Short Subdivision (Rural) Form
- C. Narrative
- D. Site Plan
- E. Notice of Completeness/Application
- F. Internal Comments
- G. Washington State Department of Ecology Comment Letter dated January 9, 2018
- H. Yakima Health District Water Supply System Assistance Application

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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, national 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



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? 9.36 Acres

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 at 5.00 Acres; Lot 2 at Balance of Approximately 4.36

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? 2.64 Miles

b. In which fire district are you located? Gromore

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: 3 pg lot 3

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 Irrigation District

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 Counter Discussion with Staff 9/15/2017
Concluded EAC not necessary.

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) _____ 1 _____ and _____ 2 _____

The well is: Existing Proposed on Lot/Parcel Number: _____ 2 _____

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 NEXT PAGE

Attachment: Cpg.lot2

1/4 COR SECTION 33
 TWP 13 N, R. 17 E, M.
 2.1/77 ALUM. CAP IN CASE
 FOUND, FOR A.N. 7511267

GRAPHIC SCALE



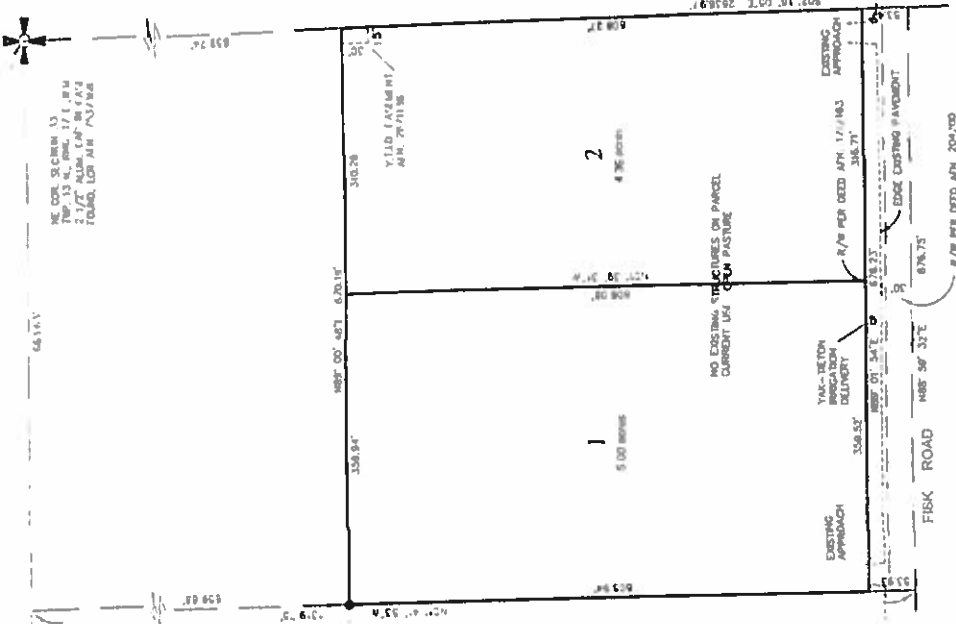
CONGRUOUS RECORDINGS.
 RECORD OF SURVEY A.N. 7700278
 RECORD OF SURVEY A.N. 7511267
 SHORT PLAT A.N. 2063228
 SHORT PLAT A.N. 2063243

- ⊙ DENOTES 1/2 INCH REBAR WITH CAP (OPTION 7/98) SET.
- DENOTES 1/2 INCH REBAR WITH CAP (OPTION 1/98) FOUND.

BEARINGS SHOWN BY THIS SURVEY ARE RELIABLE TO THE
 EXTENT OF THE NORTHEAST QUARTER SECTION 33
 AS SHOWN BY THE SURVEY. COST AND AS SHOWN ON
 SHORT PLAT A.N. 2063228.

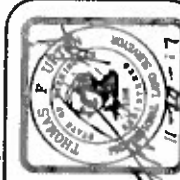
DESCRIPTION OF PARENT PARCEL 171333-11005.

THE SOUTH-EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH RANGE 17 EAST,
 EXCEPT THAT PORTION CONVEYED TO YAKIMA COUNTY IN DEED RECORDED UNDER AUDITOR'S FILE NO. 1717263 (PINE ROAD);
 AND EXCEPT THE SOUTH 30 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 CONVEYED TO
 YAKIMA COUNTY UNDER AUDITOR'S FILE NO. 204200.
 SITUATED IN YAKIMA COUNTY, WASHINGTON.

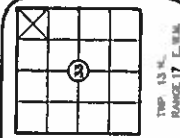


DRAFT

Thomas F. Upton Survey
 Professional Land Surveyor
 YAKIMA, WA
 PO BOX 2314
 TELEPHONE: VOIC (509) 578-0441 FAX (509) 578-0442
 PRELIMINARY SHORT PLAT
 OF PARCEL 171333-11005 PREPARED TO
 FRED PISKE
 14307 FISK ROAD YAKIMA, WA 1



SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTOR, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF FRED PISKE IN OCTOBER 2017. SURVEY PERFORMED UTILIZING STANDARD FIELD PROCEDURES, USING A LEICA DISTANCE MEASURING INSTRUMENT (DMI) WITH A METRIC RECORDING OF MAG 332-101 FOR BENCHMARKS NISTED 10/21/17.



FILING CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M.,
 UNDER AUDITOR'S FILE NO. _____, RECORDS OF YAKIMA COUNTY, WASHINGTON.
 CHARLES ROSS BY _____ DEPUTY
 YAKIMA COUNTY AUDITOR



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
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

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 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.



**Notice of Application
Notice of Completeness**

Appl. Submitted: November 27, 2017
Completeness Date: December 21, 2017
Notice Date: December 29, 2017
Case No (s): SUB2017-00037

Applicants: Tom Upton, with Thomas F. Upton Surveying, on behalf of Fredrick and Joyce Piske
Location: The subject parcel is located on the north side of Fisk Road, about 1/2 of a mile east of the intersection of Fisk Road and Douglas Road, approximately 2 1/2 miles west of the City of Yakima.

Tax Parcel No.: 171333-11005

Proposal: The applicants are proposing a 2 lot short subdivision using the 1.15 multiplier. Lot 1 is to be 5 acre in size and Lot 2 is to be 4.36 acres in size.

A land use application has been submitted near your property. To view the application materials online go to: www.yakimadep.com/permits/ or you can view a copy of application materials at the Planning Division on the 4th floor of the Courthouse. Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. All written comments must be received by 4:00 p.m., January 12, 2018. To be considered prior to making the final decision, all submitted comments must identify the name and physical or post office address of the sender. Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Be sure to reference the above case number in your correspondence. Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information and may be appealed within 14 days of the date of issuance. If you have any questions on this proposal, please call Julia Loudon, Planner, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

Attachment: Ex 1 of 6



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

ices

Public Notice Language

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2218

7-1-1 or 1-800-833-6394 (Washington Relay Services for deaf and hard of hearing)

SCANNED

11/13/2011

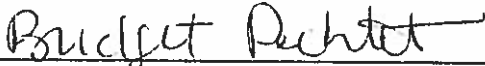
BY: *[Signature]*

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF YAKIMA)

I, Bridget Pecht, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, a Notice of Application and Notice of Completeness, a true and correct copy of which is enclosed here-with; that Notice of Application and Notice of Completeness was addressed to property owners, adjoining property owners, and agencies, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 29th day of December, 2017.

That I mailed said notices in the manner herein set forth and that all of the statements are made herein are just and true. Dated this 29th day of December, 2017.



Bridget Pecht
Office Specialist

Chris Gatchallan Jason Earles
Joe Stump John Walkenhauer
Kent MaHenry Jose Testerman
Michele Pescador Terry Keenhan
Dianna Woods David Haws
Chris Pederson

WA. State Dept. of Ecology
Attn: Gwen Clear
crosepacoordinator@ecy.wa.gov

Yakama Nation
Cultural Resources
jessica@Yakama.com AND
ccamuso@Yakama.com

Elizabeth Sanchey
Environmental Program
Program Manager
esanchey@yakama.com

Superintendent
Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Clean Air Agency
329 N. First Street
Yakima, WA 98901

Jim Zorkan
U.S. EPA, Region 10
950 W. Bannock St, Suite 900
Boise, ID 83702

15
14
31

Yakima Health District

Thomas Upton
Thomas F. Upton Surveying
PO Box 2514
Yakima, WA 98907

Chief Dave Leitch
Fire District #12
10000 Zier Road
Yakima, WA 98908

Yakima-Tieton Irrigation Dist.
Attn: Richard Dieker
470 Camp 4 Rd.
Yakima, WA 98908

West Valley School District #208
Attn: Dr. Michael Brophy
8902 Zier Road
Yakima, WA 98908

Charter Communications
1005 N. 16th Avenue
Yakima, WA 98902

Centurylink Communication
8 S. 2nd Avenue
Yakima, WA 98902

Cascade Natural Gas
701 S. 1st Avenue
Yakima, WA 98902

Pacific Power & Light
ATTN: Clarke Satre
500 N. Keys Road
Yakima, WA 98901

WA State Dept. of Health
Office of Drinking Water
16201 E. Indiana Ave – Ste 1500
Spokane Valley, WA 99216

WA State Dept of Health
Wastewater/Shellfish
16201 E. Indiana Ave – Ste 1500
Spokane, WA 99216

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

SUB17-037

12/29/17

15 LABELS

17133311402
ANTHONY R & CYNTHIA D WALL
14582 DOUGLAS RD
YAKIMA WA 98908

17133422408
BARBARA A SMITH
51 SHARON VIEW PL
YAKIMA WA 98908

17133422407
DAN L & MELISSA DEROSIER
71 SHARON VIEW PL
YAKIMA WA 98908

17133314018
DONALD JR & SANDRA SHARP
60 AQUILA DR
YAKIMA WA 98908

17133423414
EDUARDO MEDINA
14212 FISK RD
YAKIMA WA 98908

17133311005
FREDERICK E. & JOYCE K PISKE
14307 FISK RD
YAKIMA WA 98908

17133422400 **DUP**
FREDERICK PISKE
14307 FISK RD
YAKIMA WA 98908

17133422402
GENE C & KATHLEEN L GRIGSBY
14203 FISK RD
YAKIMA WA 98908

17133422001
HLH PROPERTIES LLC
PO BOX 9755
YAKIMA WA 98909

17133314016
JAMES WOOLDRIDGE
14538 FISK RD
YAKIMA WA 98908

17133423415
KEITH A & SUSAN K WEST BOLLMAN
14210 FISK RD
YAKIMA WA 98908

17133311406
LINDA GILBERT
14430 DOUGLAS RD
YAKIMA WA 98908

17133311006
LORI L LOBAN
14541 FISK RD
YAKIMA WA 98908

17133314017
MARICELA SANCHEZ HERNANDEZ
1707 S FAIR AVE
YAKIMA WA 98901

17133422409
MILAN & BLAZENKA KRSIC
20 SHARIN VIEW PL
YAKIMA WA 98908

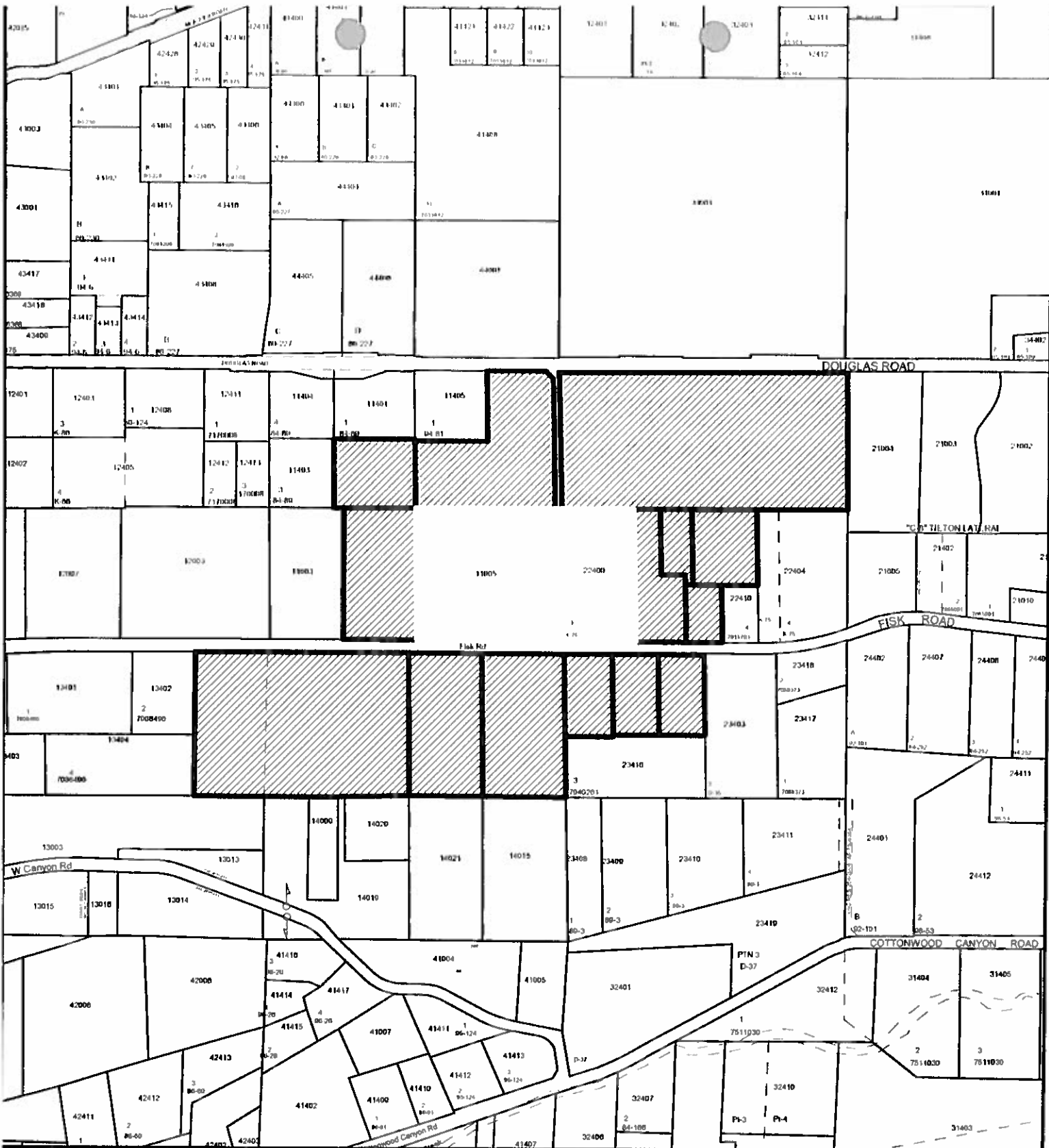
17133314017
SERGIO MONTIEL MORENO
14520 FISK RD
YAKIMA WA 98908

17133423412
STEVE L & ROSELLE FISCHER
14308 FISK RD
YAKIMA WA 98908

APO MAILING LIST

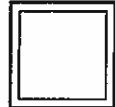
HIGHLIGHTED = DUPLICATE

**SUB17-037
12/29/17
16 LABELS**



FILE: SUB17-037
NAME: Piske

Parcels: 171333-11005, 171334-22400,



Subject Parcels



Notified Property Owners
 Within 300 Feet



Mapscale: 1" = 600'
 November 28, 2017

Parcel lot lines are for visual display only. Do not use for legal purposes.



Actions on Case SUB2017-00037 Parcel Number: 17133311005

(Piske/Upton) 2 lot short plat in R-10/5 zoning district with proposed shared well and individual septic. Using 1.15 multiplier

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

Date Received 11/27/2017

Date Due 11/30/2017

Date Done

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

Date Created 11/27/2017

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

Date Created 11/27/2017

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

Date Routed 11/29/2017

Comment Required By 12/1/2017

Response Date 11/29/2017

No concerns.

Trans. Issues**Assigned To:****Done By:** JDW

Date Routed 12/5/2017

Comment Required By 12/7/2017

Response Date 12/5/2017

Fisk Road is a Functional Class 09 (Rural Local Access) Road. For this class of road, 30' of Right of Way from the center alignment on each side of the road shall be dedicated per YCC19.23 Per R/W Deed 5633 (recorded under AFN number 1696767) There is only 25' of R/W dedicated to Yakima County. Applicant shall dedicate and additional 5' of R/W along the entire frontage of the affected lots (1 & 2).

No Road Improvements Required

Yakima County Transportation has no record of permitted Access. 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.

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

Date Routed 12/15/2017

Comment Required By 12/17/2017

Response Date 12/15/2017

Stormwater must be retained on site. Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.

As described this short plat will not require a Stormwater plan. There are no apparent natural drainageways so dedication of a drainageway easement is not required.

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

Date Routed 12/15/2017

Comment Required By 12/17/2017

Response Date 12/15/2017

The following Plat Note is 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.

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

Appl. received 11/27/2017

Review due 12/25/2017

Notice Sent 12/21/2017

Subdivision Completeness Notes

Assigned To:

Done By: JHW

Date Routed 12/21/2017

Comment Required By 12/23/2017

Response Date 12/21/2017

Application appears to be complete.

PC Tracking

Assigned To:

Done By: JHW

Date Created 12/27/2017

Date Due

Finished

12/27/2017

Application materials bundled and file forwarded to admin for mailing.

PC Notification

Assigned To:

Done By: B P

Date PC Notified 12/28/2017

Date Action Due

Date Done by PC

12/28/2017

12/28/17 - Sent Request to Printing for 31 Postcards, Due 12/29/17.

Notice of Application Sent

Assigned To:

Done By: JEP

Notice Due

Comment Ends 1/12/2017

Notice sent

12/29/2017



JAN 10 2018

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Vern ___ Gary ___ Don ___ Lynn ___
Harold ___ Lisa ___ Carmen ___

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

January 9, 2018

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

Re: SUB2017-00037

Dear Mrs. Loudon:

Thank you for the opportunity to comment on the short subdivision of 9.36 acres into 2 lots, proposed by Fredrick and Joyce Piske. 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 QUALITY

Dividing or platting of a piece of property is often the first step in a proposed development. An NPDES Construction Stormwater Permit may be required if a subsequent individual or common plan of development that has potential for stormwater discharge from a construction site with disturbed ground. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact **Lloyd Stevens, Jr.** with the Department of Ecology, (509) 574-3991, with questions about this permit.

Attachment: G 02 1 of 2

Mrs. Loudon
January 9, 2018
Page 2

Best management practices must be used to prevent any sediment, oil, gas or other pollutants from entering surface or ground water.

Underground Injection Control

Drywells, and certain infiltration structures such as drain fields and French drains are regulated under 173-218 WAC Underground Injection Control Program. This program requires evaluation of construction standards, restrictions on types of discharges, registration of the structure through the UIC Program. Further information may be found on Ecology's website: <http://www.ecy.wa.gov/programs/wq/grndwtr/uic/index.html> , or with an internet search for "Washington UIC".

If you have any questions or would like to respond to the Water Quality comments, please contact Andrew Wargo at (509) 454-7223 or email at andrew.wargo@ecy.wa.gov .

Sincerely,



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

7208

**YAKIMA HEALTH DISTRICT
WATER SUPPLY SYSTEM ASSISTANCE APPLICATION**

1210 Ahtanum Ridge Drive, Union Gap, Washington 98903

If you need help or have questions, contact
Environmental Health at:
(509) 249-6508
(800) 535-5016 ext. 508
FAX (509) 575-7894

FOR OFFICE USE ONLY	
Date Received	_____
Amount Paid	_____
Staff Initials	_____
Check #	_____
Receipt #	_____
Comments	_____

PLEASE PRINT CLEARLY

APPLICANT INFORMATION

THOMAS F. UPTON
(Name)
P.O. Box 2514
(Address)
YAKIMA, WA 98907-2514
(City, State, Zip)
509-576-0441
Phone: Home _____ Work _____

LAND OWNER INFORMATION

FRED RISKE
(Name)
14307 FISK ROAD
(Address)
YAKIMA, WA 98908
(City, State, Zip)
509-949-2900
Phone: Home _____ Work _____

- Well Site Location: VICINITY 14307 FISK ROAD YAKIMA
(Street/Road) (City)
- Well Site Tax Parcel #: 171333-11005 Short Plat #: PROPOSED Lot #: _____
- Well(s): Existing: _____ Proposed: _____ Service Type: Residential: _____ Commercial: _____
(Circle one) (Circle one)
- Service Requested: Well Site Approval: _____ 2-Party Well Approval: _____ Group B Assistance: _____
(2016 fee is \$140.00) (2016 fee is \$140.00 - well site approval also needed) (2016 fee is \$650.00)
Same Farm Exemption Review: _____ Additional Connection Review: _____
(2016 fee is \$140.00) (2016 fee is \$280.00)
Well Certificate/Review: X Other (specify): _____
(2016 fee is \$80.00 if no site visit needed)
- Water System Name: FRED RISKE
- Current # of Connections: _____ Total Proposed Number of Connections: 2
- List all tax parcel numbers of current and future lots served by the system: PRESENT 171333-11001; FUTURE LOTS NOT ASSIGNED

My signature certifies that this information is accurate to the best of my knowledge. I grant permission for the Yakima Health District to make studies and/or inspections required by the review process. I understand that any decision made by the Yakima Health District may be appealed provided that the appeal is made in writing and delivered to the Health District within 30 days of the decision. I also understand that supplying incorrect and/or incomplete information may result in a delay or prohibit approval. Additional costs may also be incurred as a result of misinformation.

Applicant's Signature: Thomas Upton

Date: 11/20/17

Attachment: H
updated 1/20/16