



# Public Services

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VERN M. REDIFER, P.E. - Director

YAKIMA COUNTY PLANNING DIVISION  
**Preliminary Short Subdivision Application**  
- FINAL DECISION -

**PROJECT NAME:** Stark Amendment to Preliminary Short Subdivision

**FILE NUMBER:** SUB2017-00042/PRJ2017-01817

**REVIEW PROCESS:** Type 2

**PROPERTY OWNER:** Deborah Stark

**MAILING ADDRESS:** 640 Lester Road  
Sunnyside, WA 98944

**AGENT:** Christopher Ammann  
Permit Surveying, Inc.

**MAILING ADDRESS:** 2245 Robertson Drive  
Richland, WA 99354

**ZONING DISTRICT:** Agriculture (AG)

**FUTURE LAND USE DESIGNATION:** Agriculture Resource

**SUBJECT PARCEL NUMBER:** 221022-24001

**PROPERTY LOCATION:** 640 Lester Road. The subject parcel is located on the west side of Lester Road, approximately 0.25 miles south of the intersection of Lester Road and Van Belle Road and 0.6 miles north of the City of Sunnyside, WA.

**ASSIGNED PLANNER:** Jacob Clay 

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

**A. CONDITIONS (NEXT STEPS):**

*The following conditions must be completed within Five years of the date of this decision prior to the finalization of the subject short subdivision. Please note that this decision, including the following conditions, findings, 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 the decision.*

**Building:**

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.

**Roads:**

2. All prior dedications of right-of-way, deeds, and grants shall be shown on the face of the final short plat.
3. The applicants shall dedicate an additional 10 feet of public right-of-way along the front side of Lot 1 and Lot 2 for a total of 30 feet of public right-of-way on the west side of the current Lester Road alignment.
4. When Lot 2 is developed an access road that meets the road standards of Yakima County Fire Life Safety will be required.

**Sewage:**

5. Lot 1 and Lot 2 will be greater than 2.5 acres in size, therefore a Yakima Health District septic review is not required prior to final plat approval. (YCC 19.34.060(5))

**Water:**

6. Lot 2 is currently served with an individual well and may continue to be served by an individual well.
7. An individual well has been allowed for Lot 1, the applicant shall demonstrate the following, at the time of development on Lot 1: (YCC19.25.040(2)(d))
  - a. An authorization for a groundwater withdrawal from the appropriate agency with jurisdiction has been obtained;
  - b. Each individual well will provide an adequate source of potable water for the proposed development including:
    - i. A water quality analysis report from the Yakima Health District or a State of Washington certified laboratory indicating compliance with the State Board of Health and locally adopted standards; and
    - ii. A water quantity report from a well driller, pump supplier, or other qualified person. The report must be in the form of an industry standard pump test, bailer test or air test for wells or a flow test for springs. The test must assure that a minimum quantity of 350 gallons per day is available for each dwelling unit.
  - c. The individual well has or will be designed in accordance with well siting and contamination standards as determined by the appropriate 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. 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 Sunnyside Valley 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. Lot 1 and Lot 2, in whole or in part, are not entitled to irrigation water under the operating rules and regulations of the district.

10. Irrigation easements and distribution facilities must be provided as specified by the Sunnyside Valley 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).

**Misc:**

11. 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.
12. A stormwater site 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 site plan shall be submitted to the Planning Division and approved by the Water Resources Division, prior to recording the final survey.
13. 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)
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 (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)).
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) Lot 1 and Lot 2 border on the Agriculture zoning district. New residences and other "Especially Sensitive Land Uses" are subject to a 150-foot setback from the adjoining Agriculture zoned lot(s), unless reduced as provided by the Yakima County Code.
18. In accordance with YCC 19.18.205(4) Lot 1 and Lot 2 are located within 500 feet of an agriculture resource 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.

**Water:**

19. Purchaser(s) and lessee(s) are hereby notified that Lot 1 within this short plat is 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.
20. The development of this land limits the owner(s) of Lot 1 and Lot 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:**

21. Purchaser(s) and lessee(s) are hereby notified that Lot 1 and Lot 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.

**Irrigation Districts:**

22. The property described hereon is wholly or in part within the boundaries of the Sunnyside Valley 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 1 and Lot 2, in whole or in part, are not entitled to irrigation water under the operating rules and regulations of the district.

**Misc:**

23. Natural Resources Conservation Service soils data, as depicted by the Yakima County GIS Department, 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.
24. 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.
25. 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:

**B. FINDINGS AND ANALYSIS:**

1. **Project Description:** The applicant is proposing to divide a 19.58 acre parcel as indicated on the submitted site plan into 2 lots using the small lot provision. Lot 1 is proposed to be approximately 17.08 acres in size and currently in agricultural production with no structures located on it. Lot 2 is proposed to be approximately 2.5 acres in size and contains a single family residence, septic system, individual well, and accessory buildings. Access to Lot 1 is a proposed to be directly from Lester Road. Access to Lot 2 is from an existing road approach from Lester Road located at the southeast corner of the property. This is an amendment to SUB2017-00023 which was approved with conditions. However, the applicant has changed the parcel lines of the preliminary subdivision therefore an amendment was required.

Lot #	Lot Size	Land Use
1	17.08 acres	Vacant and in agriculture production
2	2.5 acres	Single-family dwelling, garage, carport, shed, well and septic

2. **Zoning and Land Use:** The subject property is located within the Agricultural (AG) zoning district and it has been at least 15 years since the property was last divided. Title 19.11.010(4)(a) Small Lots provision states that “Lots in the AG zoning district that are greater than three acres may be subdivided to create one small lot around an existing residence; provided it has been at least 15 years since the lot was last divided, and it has contained a lawfully existing residence for at least the last five years...”

**Staff Finding:** Information from the Yakima County Assessor’s office shows that the residence on the subject parcel was constructed in 1930. The Public Services tracking system shows that

*the parcel has not been subdivided in the past 15 years, so the Subdivision Administrator may approve a small (1-3 acre) lot around the existing residence under YCC 19.11.010(4)(a).*

*The subject parcel is adjacent to lots that are in the Agriculture (Ag) zoning district. New residences and other "Especially Sensitive Land Uses"(ESLU) must maintain a 150-foot setback from all parcels in the Ag zoning district that are over 3 acres in size. (YCC 19.18.205(2)(a)(ii). Lot 2 will be the parcel directly to the east of Lot 1. Lot 2 is under 3 acres and has an existing especially sensitive land use. Therefore the setback for the east side of Lot 1 shall be 10 feet for a primary residence.*

3. Jurisdiction and Process: The proposal is being reviewed as an Amendment to a Preliminary Short Subdivision application, a Type 2 application under YCC 19.30.020(5)(a). YCC 19.30.100(1) allows the Reviewing Official to require conditions for approval of Type 2 Administrative Uses. YCC 16B.03.030(1)(b) states Type 2 applications are administrative actions which may generate public interest. Public notice will be provided for Type 2 actions.
4. Environmental Review: The proposal was determined to be categorically exempt from State Environmental Policy Act (SEPA) environmental review. There were no identified designated critical areas that would be affected by this proposal.
5. Notice of Application: 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 (Finding 8), Water Resources Division (Finding 10), Building & Fire Life Safety Division (Finding 5), and the Yakima Health District (Finding 12). Comments are attached to this decision for further review.

Yakima County Building & Fire Life Safety Division: The Building & Fire Life Safety Division provided the following comments:

"If Lot 2 is to be built upon it will need to meet fire apparatus access road requirements"

Staff Finding: *At the time of development upon Lot 2, the owner shall ensure the access road meets fire apparatus access road requirements.*

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 January 12, 2018, with the comment period ending January 26, 2018. One comment letter was received from the Washington State Department of Ecology and is addressed below.

Washington State Department of Ecology: The Department of Ecology commented that there is no water right association with this parcel that could be found in the Central Regional Office. Water usage is limited to 5,000 gallons per day for domestic supply.

Staff Finding: *The decision conditions the applicant to add a note to the final plat stating this development and future development of these lots cannot exceed more than 5,000*

*gallons per day without proof of a water right. Contact Taylor Gustafson at (509) 575-2382 for more information.*

6. Processing Timeframe:

Application submitted: December 22, 2017

Application Determined Complete: January 10, 2018

Notice of Application: January 12, 2018

7. Decision Criteria and Review: 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.

8. Streets and Roads: The applicant is proposing to use the existing approach from Lester Road for Lot 2 and a new approach for Lot 1 from Lester Road. The Yakima County Transportation Division provided the following comments:

- a. As proposed, the applicant shall dedicate 10 feet of right-of-way along the frontage of the parcel for Lester Road to meet the minimum road design standards of YCC 19.23.

*Staff Finding: The applicant shall dedicate an additional ten (10) feet of public right-of-way along the frontage of Lot 1 and Lot 2 for a total of thirty (30) feet of public right-of-way on the east side of the current Lester Road alignment. A RAP will not be required for Lot 1 until a residence is built and/or placed on Lot 1. The applicant can apply for a seasonal agriculture access onto Lot 1 through the Transportation Division at no cost. For questions regarding access, please contact the Yakima County Transportation Division at (509) 574-2300.*

9. Open Spaces: No open space areas are proposed for this short subdivision.

*Staff finding: YCC 19.34.060(7) gives Yakima County authority to require subdivisions to designate a portion of their land area exclusive of streets as parks or recreation areas. However, this provision does not apply to short subdivisions in rural zoning districts. As such, open space is not required for this proposal.*

10. Drainage Ways and Critical Areas: No critical areas were found on the subject parcel. The Yakima County Water Resources Division had the following comment:

- a) 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. The parcel is bounded on the west side by an SVID Drain located in a platted easement. Another drain along the east parcel boundary has a dedicated easement. No other significant drainageways are apparent so an additional platted easement is not required. A stormwater plan will not be required for the short-plat. According to the NRCS Web Soil Survey the two soils on the parcel are characterized by slow water infiltration and shallow depth to groundwater. If the soils are not artificially drained the groundwater will be closer to the surface.

*Staff finding: This decision conditions that all stormwater be retained on site. Please contact the Water Resources Division with any additional questions at (509) 574-2300.*

11. Potable Water Supplies: An existing individual well is proposed to continue serving the residence on Lot 2. Lot 1 is proposed to be served domestic water from an individual well. The applicants supplied a letter from the Yakima Health District stating that the existing well cannot be approved as a 2-party shared well because of potential sources of contamination within the 100 foot sanitary control zone (i.e. home and septic).

*Staff Finding: According to YCC Table 19.25-1, subdivisions in the Agriculture (AG) zoning district have three options for domestic water, in order of priority:*

1. *An existing public water system;*
2. *A new public water system*
3. *Individual wells*

*An individual well is required when Group A or B public water systems or two-party shared water systems are not available (YCC 19.25.040(2)(d)). According to documentation provided by the Yakima Health District, there are no existing Group A or Group B water systems available in the area and it appears that the existing well cannot be approved as a 2-party shared well. Based on this information, the Reviewing Official has determined that individual wells may be allowed for this subdivision.*

*For individual wells, YCC 19.25.040(2)(d) requires the applicant to demonstrate that an authorization for a groundwater withdrawal from the appropriate agency with jurisdiction has been obtained. The applicant is also required to demonstrate that the individual wells will provide an adequate source of potable water for the development. This includes providing a water quality analysis report from the Yakima Health District or a State of Washington certified laboratory and providing a water quantity report from a well driller, pump supplier, or other qualified person.*

*The water quality analysis report must indicate compliance with the State Board of Health and locally adopted standards. The water quantity report must be in the form of an industry standard pump test, bailer test or air test for wells or a flow test for springs and it must assure that a minimum quantity of 350 gallons per day is available for each dwelling unit. The applicant must also demonstrate that the wells have been or will be designed in accordance with well siting and contamination standards as determined by the appropriate agency with jurisdiction.*

12. Sanitary Disposal: The applicant is proposing to use individual, on-site septic systems for Lot 1 and Lot 2. An on-site septic system exists for Lot 2.

*Staff Finding: When located in an area where public sewer is not available in the Agriculture zoning district, individual on-site septic systems are allowed, subject to approval by the Yakima Health District before construction begins. Each individual system shall be entirely contained on the same lot as a proposed dwelling that it is intended to serve or on another parcel on which the owner possesses an easement interest for that purpose (YCC 19.25.040(1)(c)).*

13. Schools & Schoolgrounds/Safe Walking Conditions: The property is located in the Sunnyside 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.*

**C. DECISION:**

Based upon the above findings, the Yakima County Subdivision Administrator hereby **APPROVES** the requested preliminary short subdivision, subject to the conditions listed above.

**Administrative Official:** LYNN DETRICK, AICP

**Designee:**

  
\_\_\_\_\_  
Jason Earles  
Planning Section Manager / Current Planning

**Date:**

\_\_\_\_\_  
2/9/18

**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., 2/23/18. 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 Form
- C. Narrative
- D. Yakima Health District letter dated August 30, 2017
- E. Site Plan
- F. Washington State Department of Ecology letter dated January 24, 2018
- G. Internal Comments

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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

Public Services

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DEC 22 2017

Vern \_\_\_ Gary \_\_\_ Don \_\_\_ Lynn \_\_\_  
Harold \_\_\_ Lisa \_\_\_ Carmen \_\_\_

### 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? 19.73

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? 17.03, 2.50

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: \_\_\_\_\_

Highway/Tourist Commercial (HC)

Mining (MIN)

E. Do any of the lots have irrigation rights?  Yes  No District Name: SVID

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](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.

SEPARATE HOME-SITE FROM CROP

1

Attachment:     C





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

<sup>SUB 17-092</sup>  
Public Services (cc)

JAN 08 2018

Vern \_\_\_ Gary \_\_\_ Don \_\_\_ Lynn  
Harold \_\_\_ Lisa \_\_\_ Carmen \_\_\_

8/30/2017

Permit Surveying Inc  
2245 Robertson Dr.  
Richland, WA 99354

**RE:** Request to approve the use of the existing domestic well located at 640 Lester Rd (parcel number 221022-24001) as a 2-party well to proposed Lot 1, and Lot 2.

**M:**

You have requested an approval for an existing/new well on parcel number 221022-24001 to serve two residences located on proposed Lot 1 and 2. After review of the submitted materials and making a site visit, the Yakima Health District cannot approve this well as a 2-party shared well. The reason(s) this well cannot be approved are:

- 1) Home and existing septic within the 100 Ft. well protection radius.

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

Sincerely,

Riley Moore,  
Environmental Health Specialist

Cc: - Yakima County Planning

Attachment:   D



# SHORT PLAT SITE PLAN SUBMITTAL CHECKLIST

FINAL  
Revised 10/01/15  
**Public Services ( )**

## 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](http://www.co.yakima.wa.us)

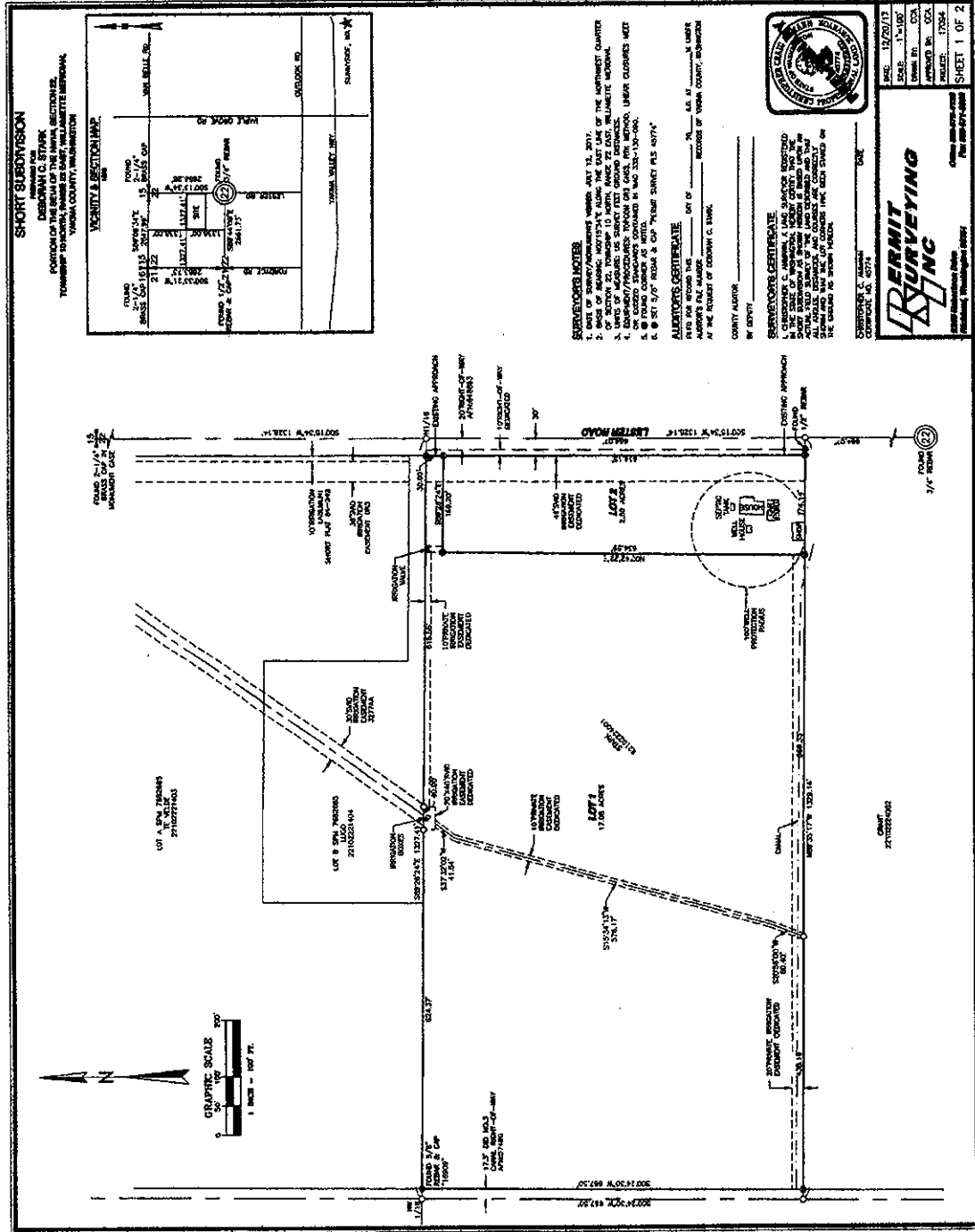
DEC 22 2017

Vern Gary Don Lynn  
Haro

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.

<b>Required Site Plan Information:</b>	
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. <b>Grid paper or picture backgrounds are not acceptable, the map must be reproducible.</b>
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 checked="" type="checkbox"/> Location of existing and proposed pedestrian and vehicular circulation patterns, trails and bicycle paths.
11	<input checked="" type="checkbox"/> Location, shape, size, and types of all existing and proposed structures, minimum building setbacks from the existing and proposed property lines, roads, other structures, and the lot coverage for each lot.
12	<input checked="" type="checkbox"/> Location and dimensions of all proposed uses, open space and public areas.
13	<input checked="" type="checkbox"/> Location of structures on the adjoining lots, when needed to address compatibility issues.
14	<input checked="" type="checkbox"/> All natural physical features such as rock outcroppings, wooded areas, adjacent orchards, vineyards, hop fields or commercial forest tracks of ten acres or more, streams, creeks, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. (*Boundaries of the 10 and 25-year floodplain using the flood risk maps as provided by Yakima County as part of a mandatory pre-application meeting.)
15	<input checked="" 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 checked="" 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:   E



**HERMIT SURVEYING INC.**  
 1000 Washington Blvd  
 York, Pennsylvania 17404  
 Phone: 717-767-4888

**DATE:** 12/20/17  
**SCALE:** 1"=100'  
**BOOK NO.:** OCA  
**APPROVED BY:** OCA  
**DATE:** 1/20/18

**SHEET 1 OF 2**





SUB 17-042  
Public Services (x)

JAN 25 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 24, 2018

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

Re: SUB2017-00042

Dear Mr. Clay:

Thank you for the opportunity to comment on the short subdivision of 19.58 acres into 2 lots, proposed by Deborah Stark. We have reviewed the application and have the following comments.

**WATER RESOURCES**

No water right records associated with this property were found in the Central Regional Office.

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.

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](mailto:taylor.gustafson@ecy.wa.gov).

Sincerely,

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

Attachment:     F    





## Division Comments

**SUB2017-00042**

TASK ▲	ACTION BY NAME FML#	STATUS	COMMENTS
Address Review	Jase K Testerman	Complete	Address will be retained with existing residence.
Building Review	Jacob X Clay	Comments Not Received	
Code Enforcement Review	Jacob X Clay	Comments Not Required	
Current Planning Review	Jacob X Clay	Complete w/Conditions	
Environmental Review	Byron J Gumz	Comments Not Required	
Fire Review	Chris M. Pedersen	Complete w/Conditions	If the property is built upon it will need to meet fire apparatus access road requirements.
Flood/Hazard Review	Jacob X Clay	Comments Not Required	
Health Review	John R Wilson	Complete	Lots are greater than 2.5 acres in size. No Health District review necessary.
Long Range Review	Tua Vang	Comments Not Required	
Transportation Review	Jamie D West	Complete w/Conditions	As proposed, Applicant Shall dedicate 10' of Right-of-way along the frontage of the parcel for Lester Road to meet the minimum road design standards of YCC 19.23
Utility Review			
Water Resources Review	Dianna L Woods	Complete w/Conditions	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. The parcel is bounded on the west side by an SVID Drain located in a platted easement. Another drain along the east parcel boundary has a dedicated easement. No other significant drainageways are apparent so an additional platted easement is not required. A stormwater plan will not be required for the short-plat. According to the NRCS Web Soil Survey the two soils on the parcel are characterized by slow water infiltration and shallow depth to groundwater. If the soils are not artificially drained the groundwater will be closer to the surface. Required Plat Notes: * General drainage - 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. * Water Resources Plat note A - Natural Resources Conservation Service soils data, as depicted by the Yakima County GIS Department, 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.

Attachment:   G