



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

Public Services (3)  
SUB 2017-00443  
Proposed Short Subdivision (Rural) Form

JAN 25 2018

### INDICATE THE TYPE OF APPLICATION:

- NEW SHORT SUBDIVISION
- SHORT SUBDIVISION AMENDMENT  
 Ven            Gary            Lynn             
 Harold            Lisa            Carmen

### PLEASE COMPLETE THE FOLLOWING QUESTIONS: (if not applicable, explain why)

- A. What is the total acreage of the subject parcel? 7.54
- 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? Parent 5.49, New 2.05
- 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

Call

Forest Watershed (FW)

Remote/Extremely Limited Development Potential (R/ELDP)

### R 10/5 - If the property is located within the R 10/5 zoning district please answer the following questions:

- a. How many road miles is the nearest year-round responding fire station?            Miles
- b. In which fire district are you located?
- c. Is the public road you access onto:  Paved  Gravel  Dirt
- d. Are you proposing to cluster?  Yes  No
- e. Was your lot created prior to May 21, 1997?  Yes  No  
 If yes, are you proposing to use the 1.15 multiplication factor?  Yes  No

### Rural Transitional (RT) - If the property is located within the RT zoning district please answer the following questions:

- a. Which provision are you applying under:  
 Clustering

Non-Clustering

b. Was your lot created prior to May 27, 1997?  Yes  No

If yes, are you proposing to use the 1.15 multiplication factor?  Yes  No

Rural Settlement (RS) – If the property is located within the RS zoning district please answer the following questions:

Which community is the property located in: \_\_\_\_\_

Highway/Tourist Commercial (HC)

Mining (MIN)

E. Do any of the lots have irrigation rights?  Yes  No District Name: Roza 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 (see cover letter)

Wetlands

Floodplain

Floodway

Steep Slopes (exceeds 10% grade)

Irrigation ditches/Canals (South boundary of Parent Parcel)

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 None required (Jose Testerman)

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 (existing) and 2 (new) *EEEE*

The well is:  Existing  Proposed on Lot/Parcel Number: ~~371007~~ ~~52001~~ Lot #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).***

*EEEE*  
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

*Lot #1 has existing septic system*



# SHORT PLAT SITE PLAN SUBMITTAL CHECKLIST

FINAL  
Revised 10/01/15

## Land Use Actions

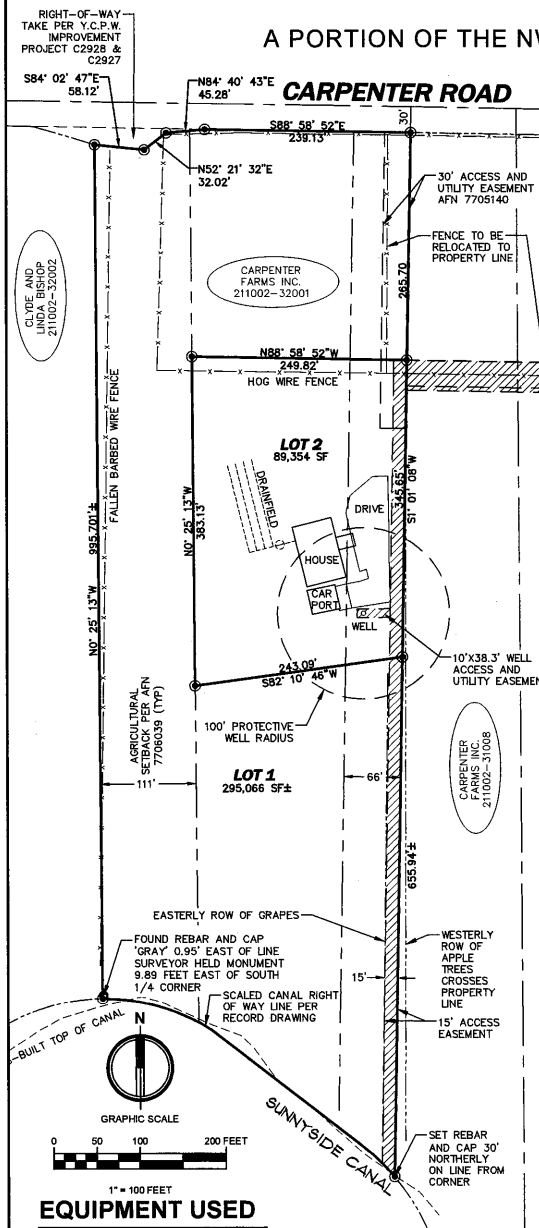
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This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site plan is also included for your assistance. If you need information or assistance please contact the Public Services at (509) 574-2300.

<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 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. ( <b>*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.</b> )
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.

SHORT PLAT

A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 02, TOWNSHIP 10 NORTH, RANGE 21 EAST, W.M.,  
YAKIMA COUNTY, WASHINGTON.



HATCHED AREA REPRESENTS EASEMENTS BEING CREATED WITH THIS SHORT PLAT FOR THE BENEFIT OF NEW LOTS 1 AND 2 AND FOR THE PURPOSES STATED HEREON.

**SURVEY FOR**

CARPENTER RANCHES  
448 CARPENTER ROAD  
GRANGER, WA 98932

**LEGEND**

- SECTION CORNER
- QUARTER SECTION CORNER
- CENTER SECTION
- SET REBAR AND CAP
- FOUND PROPERTY CORNER
- FENCE

**APPROVALS**

APPROVED BY THE YAKIMA COUNTY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY THE ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

**LEGAL DESCRIPTION**

PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 72156212100184 DATED AUGUST 23, 2017  
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 10 NORTH, RANGE 21 EAST, W.M., LYING NORTHERLY OF THE SUNNYSIDE MAIN CANAL; EXCEPT RIGHT OF WAY OF SUNNYSIDE CANAL; EXCEPT COUNTY ROAD ALONG THE NORTH; EXCEPT THE WEST 190 FEET THEREOF; AND EXCEPT ANY PORTION OF SAID TRACT LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTER OF SAID SECTION 2; THENCE NORTH 90°00'00" WEST (REFERENCE BEARING) ALONG THE NORTH LINE OF SAID SUBDIVISION 1494 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE; THENCE SOUTH 0°00'00" EAST 1255.66 FEET TO THE NORTH RIGHT OF WAY LINE OF THE MAIN SUNNYSIDE CANAL AND TERMINUS OF THE HEREIN DESCRIBED LINE.  
SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON.

**DEDICATION AND WAIVER OF CLAIMS**

KNOWN ALL MEN BY THESE PRESENT THAT CARPENTER FARMS, INC. A WASHINGTON CORPORATION, AS OWNER AND ALL OTHER PARTIES HAVING ANY OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED; HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS OF WAY AS SHOWN AS PUBLIC DEDICATION HEREON TO THE USE OF THE PUBLIC DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE COUNTY OF YAKIMA AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS AND/OR RIGHTS OF WAY; AND DO HEREBY GRANT AND RESERVE THE EASEMENTS SHOWN HEREON FOR THE USES INDICATED.

CARPENTER FARMS, INC. MANAGING OFFICER \_\_\_\_\_

**CORPORATE ACKNOWLEDGEMENT**

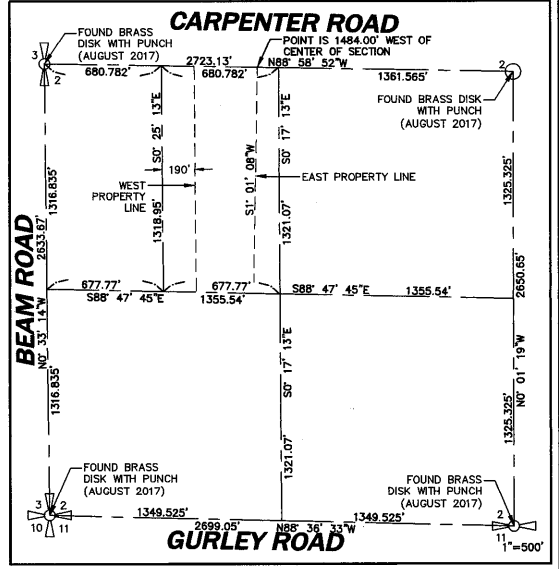
BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, PERSONALLY APPEARED TOM CARPENTER, TO ME KNOWN TO BE MANAGING OFFICER FOR CARPENTER FARMS, INC. THE WASHINGTON CORPORATION DESCRIBED IN AND WHO ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED ON BEHALF OF SAID CORPORATION AND FOR THE USES AND PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

\_\_\_\_\_, RESIDING AT \_\_\_\_\_  
NOTARY FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES \_\_\_\_\_

**IRRIGATION STATEMENT**

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARY OF THE ROZA IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN BY THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS SHORT PLAT TO OTHER ADJACENT LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. LOTS \_\_\_\_\_ ARE, IN WHOLE OR IN PART, NOT ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY THAT:

1. THIS SHORT PLAT CONTAINS COMPLETED IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THE DISTRICTS STANDARDS.
  2. PROVISIONS ACCEPTABLE TO THIS DISTRICT HAVE BEEN MADE FOR COMPLETED IRRIGATION FACILITIES.
  3. THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THE REQUIREMENTS.
  4. LOTS \_\_\_\_\_ ARE NOT CLASSIFIED AS 'IRRIGABLE LAND' BY THIS DISTRICT AND/OR ARE NOT ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT. ROZA IRRIGATION DISTRICT (R.I.D.) HEREBY CERTIFIES THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATE HAVE BEEN PAID.
- DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017  
(R.I.D.)



**COUNTY NOTES**

XXX

**BASIS OF BEARING**

NAD 1983 WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

DWN. BY	DATE
TD	10/5/17
CHKD. BY	JOB NO.
JB	2170488.50

**EQUIPMENT USED**

3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017  
AT \_\_\_\_\_ AM/PM, IN BOOK \_\_\_\_\_ OF SHORT PLAT, AND  
UNDER AUDITOR'S FILE NUMBER \_\_\_\_\_ RECORDS  
OF YAKIMA COUNTY, WASHINGTON AT THE REQUEST OF THE ADMINISTRATOR.

YAKIMA COUNTY AUDITOR \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

**TREASURER'S CERTIFICATE**

I CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATE HAVE BEEN PAID.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

YAKIMA COUNTY TREASURER'S OFFICE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, JOHN W. BECKER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN AUGUST, 2017, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C., AT THE REQUEST OF CARPENTER RANCHES LLC.

JOHN W. BECKER, PLS 38460 DATE \_\_\_\_\_



5804 Road 90, Suite H Pasco, WA 99301  
509.380.5883 TEL 253.363.2572 FAX www.ahbl.com web



# NARRATIVE FORM

FINAL  
Revised 10/01/15

Yakima County Public Services  
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The Narrative Form is designed to help you, the application review, interested agencies, and adjacent property owners to the proposal understand the scope of your project and how your project meets the legal requirements in the Yakima County Codes. You should refer to the appropriate sections of the ordinance when describing your proposal if applicable. You can obtain a copy of the ordinance in our office or access it on the internet at:

<http://codepublishing.com/wa/yakimacounty/>

**Narrative Content:** Please tell us the “who”, “what”, “where”, and “why” of your proposal. A list of typical content is provided below. **Please do not limit your project’s description to just these items.** In order for us to conduct a timely review of your project please **be as detailed as possible.** Any missing/confusing information could result in the delay of our review.

Note: Not all content listed below will be pertinent to your proposal. These items are suggestions in order to help you draft your narrative.

### **Suggested Content:**

- Describe the current use of the site including all existing structures with their dimensions, square footage and usage.
- Describe the proposed use in detail (including but not limited to the type of business and/or use, hours and days of operation, number of employees, number of people living on-site, maximum number of customers and/or guests, changes or additions to the driveways or other access points, the type of mitigation or adjustment requested).
- Describe which standards are proposed to be adjusted and justify why the standard needs to be adjusted.
- Describe any new or existing structures to be used as part of this proposal.
- Describe how the proposed use will be pertinent to the proposed/existing structures.
- Describe any parking facilities (number of spaces and surface type), landscaping, signage, and lighting that will be associated with your proposal.
- Describe your access to the property and the route of travel to the site.
- For commercial operations describe the travel ways that will be located onsite.
- Describe the timelines for completion of your proposal.

**Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews.** Your narrative can be typed and printed on a separate sheet of paper with “See Attached” written below, or you may print out legibly your narrative on the lines provided.

*See Attached*

## **Short Subdivision Narrative (Carpenter Farms, Inc.)**

Carpenter Farms Inc. is requesting a Short Subdivision of Yakima County Tax Parcel #211002-32001. The purpose of the Short Subdivision Application request is for a two lot subdivision for the construction of a single family dwelling to provide housing and assistance to an ailing uncle. The proposed dwelling will be in close proximity to where the rest of the family members reside.

- *Describe the current use of the site:*  
Currently Yakima County Tax Parcel #211002-32001 is irrigated land with pasture and wine grapes. There is also a single family dwelling on the Parcel which is the residence of Tom and Betty Carpenter (Lot #2 on attached Site Plan). The dwelling has 2,370 square feet, three bedrooms, and two full baths. There is also a detached garage which has 480 square feet.
  
- *Describe the proposed use in detail:*  
A single family dwelling of approximately 1,500 square feet will be constructed to the north of the existing dwelling (Lot #1 on attached Site Plan). The dwelling will provide housing for an ailing uncle.
  
- *Describe which standards are proposed to be adjusted:*  
Not Applicable.
  
- *Describe any new or existing structures to be used as part of this proposal:*  
Not Applicable.
  
- *Describe how the proposed use will be pertinent to the proposed existing structures:*  
Not Applicable.
  
- *Describe any parking facilities:*  
Not Applicable.
  
- *Describe your access to the property and the route of travel to the site:*  
A 30 foot access easement will provide access from Carpenter Road to Lots #1 and #2 as identified on the attached Site Plan. An Access and Utility Easement along with a Well Sharing Agreement for joint use of the existing well on Lot #2 will be recorded when the Short Subdivision is recorded with the Yakima County Auditor.

- *For commercial operations describe the travel ways that will be located on site:*  
Not Applicable.
- *Describe the timelines for completion of your proposal:*  
As soon as the Short Subdivision is approved construction will begin immediately. Hope to have ailing uncle moved in to the dwelling by early summer 2018.