



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? 24.73 acres +/-

B. How many lots are you proposing to create as part of this Short Subdivision Application? 3

What are the proposed acreages for each proposed lot? 1 acre, 20.73 +/- (balance, 3 acres)

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

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: Wapato Irrigation

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 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

Project Narrative

Arreola Short Plat

This application is for a three-lot short subdivision under the small lot provision of YCC 19.11.010(3)(a) *and* under the provision of YCC 19.11.010(3)(b) for a lot that that has contained more than one lawfully established dwelling since before October 1, 1974. The subject property currently has three dwellings and a fourth unoccupied 'cabin' which is to be demolished or removed. An existing manufactured home sited in 2001 is to be placed on a three acre "small lot". A manufactured home that was placed on the site in the Spring of 1974 is still occupied by its original residents who have entered into an agreement with the financial institution that has acquired the property to remain in their home along with one-half acre of land (subsequently increased to one acre to conform to County zoning regulations) provided that it does not include any other buildings except for the cabin, which is to be removed. The one-acre lot is being created to accomplish this.

The remainder of the property contains a home that was built in 1935, as indicated by Yakima County Assessor records. The newer manufactured home is located 850 feet away from the other two residences on its own separate individual well and septic system.

The property has been farmed in the past, although it is not currently in agricultural production. It is crossed by two irrigation canals, contains an area identified by County mapping as potential wetland and a WIP irrigation drain. The drain was investigated by County staff and determined to not be a critical area (Reference File Number EAC 17-110). The other mapped feature was not investigated. It is located in the northwest part of the property at some distance from any of the residences and would not be included in the proposed small lot

Discussion of Application Items.

This application is being made by Ted and Emily Arreola, who have lived in the existing manufactured home since it was sited in 1974. It is being made pursuant to an agreement with the current property owner, JP Morgan Chase, to allow them to remain in their home.

Surrounding land uses include both agriculture and residential with small residential lots extending along the north side of Progressive Road in both directions from Lot 1 and scattered residences on the south side of the road. A residence on a 51 acre (+/-) agricultural parcel to the north is served by an existing private access driveway across proposed Lot 2.

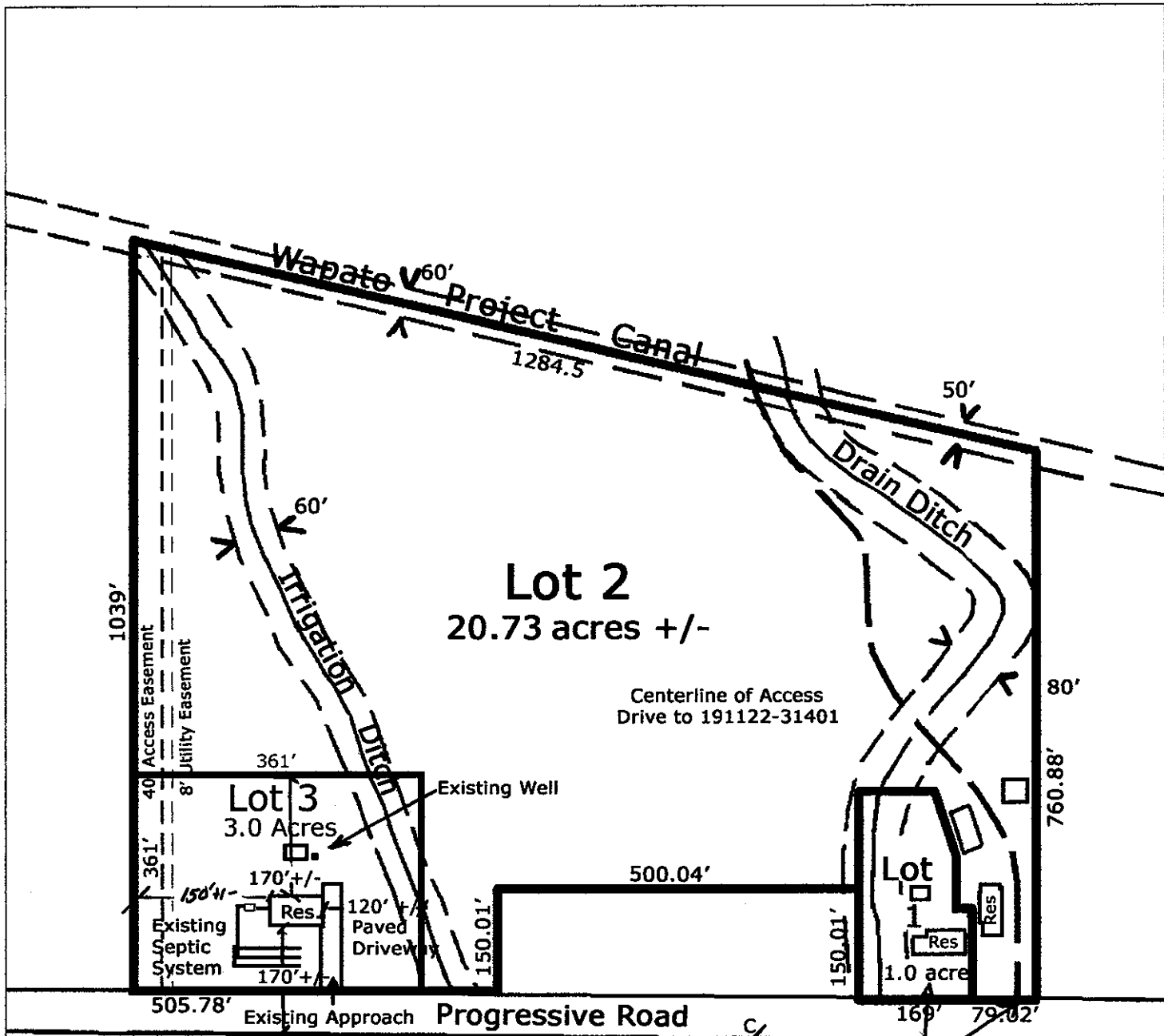
The well that serves the two adjacent dwellings on proposed Lots 1 and 2 and the well that serves the manufactured home on Lot 3 are existing, as are the septic systems with each dwelling having its own separate system. No new dwellings or water or septic systems are proposed by this application.

Surveyor Instructions:

Proposed Lot 1 is to be one acre and meet the minimum lot size.

All existing buildings other than the manufactured home, carport and cabin are to remain on Lot 2 and lot lines drawn to conform to required setbacks from existing buildings.

Each septic system is to remain on the same lot as the residence it is connected to, although the lot line between Lots 1 and 2 may need to be modified to accommodate a replacement area for Lot 1 or the replacement area may need to be located in an easement on Lot 2.



Parcel Number: 191122-34401



Scale 1" = 200'



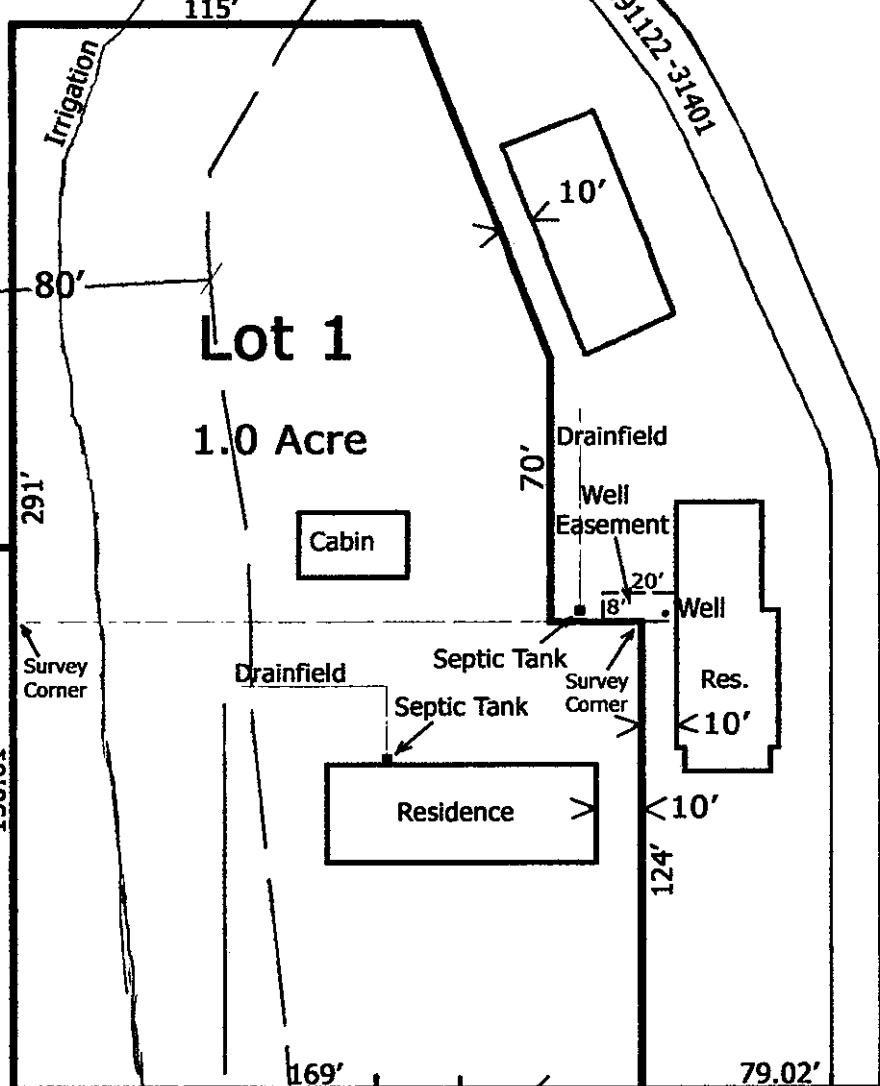
Owner: JP Morgan Chase
 Applicant: Ted & Emily Arreola
 Prepared by Durant Development Services, Inc.
 PO Box 1723 (509) 248-4156
 Yakima, WA 98907
 January 10, 2018

Lot 2
23.73 acres +/-

Lot 1
1.0 Acre

Access Drive to Home on 191122-31401

Irrigation Drain



Progressive Road $\frac{C}{L}$

Owner: JP Morgan Chase
Applicant: Ted & Emily Arreola
Prepared by Durant Development Services, Inc.
PO Box 1723 (509) 248-4156
Yakima, WA 98907
December 29, 2017



Parcel Number: 191122-34401

