

# 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)

VERN M. REDIFER, P.E. - Director

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

**PROJECT NAME:** Mahre Preliminary Short Subdivision

**FILE NUMBER:** SUB2018-00003

**REVIEW PROCESS:** Type 2

**PROPERTY OWNER:** Fred H. Mahre      **MAILING ADDRESS:** 60 Riggins Road  
Wapato, WA 98951

**AGENT:** same as owner

**ZONING DISTRICT:** Agriculture (AG)

**FUTURE LAND USE DESIGNATION:** Agriculture Resource

**SUBJECT PARCEL NUMBER:** 201105-13002

**PROPERTY LOCATION:** The subject parcel is located at 60 Riggins Road, on the south side of Riggins Road, approximately 300 feet southwest from the intersection of Riggins Road and Lombard Loop Road and approximately 3.5 miles northeast of the City of Wapato.

**ASSIGNED PLANNER:**  Dinah Reed, Senior Project Planner

**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. The applicant shall dedicate five (5) feet of right-of-way along the frontage of Riggins Road and have it shown on the face of the short plat.

3. The applicant shall obtain a Road Approach Permit for Lot 2 prior to final plat approval. A Road Approach Permit for Lot 3 shall be obtained at the time of development on Lot 3.
4. A private shared driveway shall be established to provide Lots 2 and 3 with access to Riggins Road. This easement shall be improved to meet the minimum travel surface and standards as required by the Building and Fire Safety Division. Drainage facilities shall be sufficient to prevent discharge onto any public roadway.
5. The applicants shall provide a road maintenance agreement for the private shared driveway that binds the owners within the development to financially participate in the perpetual maintenance of the shared driveway. This agreement must meet the requirements for being recorded with the Yakima County Auditor and it must be submitted to the Yakima County Planning Division with the appropriate fees, prior to finalization of the short subdivision.
6. All prior dedications of right-of-way, deeds, and grants shall be shown on the face of the final short plat.

**Sewage**

7. Since Lots 1 and 2 are not greater than 2.5 acres in size, a Yakima Health District septic review is required prior to final short plat approval (YCC 19.34.060(5)). Please provide verification to the Yakima County Planning Division prior to short plat approval.

**Water**

8. Lots 1, 2 and 3 are provided domestic water via Lombard Loop Water Association, WA DOH Public Water System ID 47820 4. New individual wells are not approved for Lots 1, 2 and 3.

**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.

**Misc**

10. 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.
11. 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).
12. 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.

13. 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)).
14. The project shall be completed in conformance with the project description and site plan submitted with the application referenced as file number SUB2018-00003. 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.
15. 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:**

16. Lots 1, 2 and 3 are provided domestic water via Lombard Loop Water Association, WA DOH Public Water System ID 47820 4. New individual wells are not approved for Lots 1, 2 and 3.
17. Lot 3 borders on agricultural resource designated land. New residences and other "Especially Sensitive Land Uses" are subject to a 150-foot setback from the adjoining agriculture resource designated land, unless reduced as provided by the Yakima County Code.
18. Lots 1, 2 and 3 are located within 500 feet of agricultural resource designated land and may be subject to noise, dust, smoke, odors, traffic and the application of chemicals resulting from commonly accepted practices associate with nearby agricultural uses.
19. Yakima County has no responsibility to build, improve, maintain or otherwise service any private shared driveway for this short plat.
20. Purchaser(s) and lessee(s) are hereby notified that Lot 3 within this short plat is subject to Yakima Health District (YHD) standards for installation of on-site sewage disposal. The lot was not evaluated by YHD prior to plat approval. Permits or approvals from YHD must be obtained before sewage system development is begun.
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.

23. 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 applicants are proposing to divide the 4.31-acre subject parcel into three lots. There are two existing houses -- one will be subdivided to be on Lot 1 and one will be subdivided to be on Lot 2, and Lot 3 will be vacant. All three lots will be served domestic water from Lombard Loop Water Association. Sanitary disposal will be continued for Lots 1 and 2 via individual septic and individual septic is proposed for Lot 3. Access is proposed from Riggins Road with a 30-foot access easement established from the existing road approach that will serve Lots 2 and 3 via a private driveway.

Lot #	Lot Size	Land Use
1	1.70 acres	Single family residence, barn, and individual septic system.
2	1.06 acres	Single family residence, and individual septic system
3	2.22 acres	vacant

2. Zoning and Land Use: The subject property is located within the Agriculture (AG) zoning district. According to YCC 19.11.010(4)(a), lots in the AG zoning district that are greater than three acres may be subdivided to create a 1-3 acre 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: The applicant is proposing to divide the 4.31 acre parcel into three (3) parcels. According to Yakima County Public Services records, the property has not been subdivided in the last 15 years. According to Yakima County Assessor's Office information, there are two homes on the subject parcel, one built in 1950 (a 720 square foot bungalow) and the other built in 1960 (a 2009 square foot rambler). The proposal meets the requirements of YCC 19.11.010(4) therefore, the Reviewing Official may approve a small 1-3 acre lot around the existing residences and create a vacant lot. The property is within the AG zoning district, the following plat notes are required (YCC 19.18.205):*

- Lot 3 borders on agricultural resource designated land. New residences and other "Especially Sensitive Land Uses" are subject to a 150-foot setback from the adjoining Agriculture Resource designated land, unless reduced as provided by the Yakima County Code.*
- Lots 1, 2 and 3 are located within 500 feet of agricultural 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 agricultural uses.*

3. 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.
4. 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 Planning Section, the Water Resources Division, the Transportation Division, the Utilities Division, the Assessor's Office, and the Yakima Health District.

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 31, 2018, with the comment period ending February 14, 2018. Comments were received from State of WA Department of Ecology and a neighboring property owner.

**State of WA Department of Ecology –**

“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. See attached letter (Attachment B) for details.”

*Staff Finding: The applicant shall comply with the comments provided by Ecology.*

**Neighboring Property Owner –**

In summary, the neighboring property owner opposes the application because the lot is within the Agriculture zoning district and it should remain agriculture rather than have three dwellings in a small space.

*Staff Finding: Yakima County Code Title 19.11.010(1)(b) and (3)(a) and (b) states that “the purpose of the AG district is to preserve and maintain areas for the continued practice of agriculture by limiting the creation of small lots, permitting only those new uses that are compatible with agricultural activities, protection of agricultural lands of long-term commercial significance, and providing measures to notify and separate especially sensitive land uses from customary and innovative agricultural land management practices.”*

*However, “Lots in the AG zoning district that are greater than three acres may be subdivided to create one small lot around an existing residence...”*

*Furthermore, “A lot that has contained more than one lawfully established, habitable dwelling, as defined in YCC Title 13, since before October 1, 1974 may be divided to separate each such dwelling onto an individual lot...”*

*The two houses on the subject parcel were built in 1950 and 1960, before Yakima County Code was enacted in 1974, therefore meet the criteria of 19.11.010(3)(b).*

5. Processing Timeframe:

Application submitted: January 17, 2018

Application Determined Complete: January 29, 2018

Notice of Application: January 31, 2018

6. Streets and Roads: The applicants are proposing to use the existing access from Riggins Road. The Yakima County Transportation Division provided the following comments:

“Per YCC 19.23.20 (2) Right of Way. Right-of-way adjacent to and within all development must be dedicated and improved consistent with the requirements of this Chapter. To meet minimum road standards for Riggins RD, applicant shall dedicate an additional 5' of R/W along the frontage of property. Yakima County Transportation has no record of a Road Approach Permit for Lot 2 and 3 of this proposal. Per title 10.08.020 and 19.10.040 (3) and RCW 36.75.130 the applicant shall obtain a RAP from the Yakima County Transportation Division for Lot 2 of this proposal. The fact that the road approach application is in conjunction with a SUB must be disclosed by the applicant at the time of application. For Lot 3, no future building permits can be issued without the completion and approval of a RAP but will not be required until such time.

Per YCC 19.23.060 (d) A user maintenance agreement must be recorded that binds owners within the development to financially participate in perpetual maintenance of the private shared driveway.”

*Staff Finding: The applicant shall dedicate five (5) feet of right-of-way along the frontage of Riggins Road and show on the face of the short plat. The applicant shall obtain a Road Approach Permit for Lot 2 prior to final plat approval. For more information, please contact the Yakima County Transportation Division at (509)574-2300.*

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

*Staff Finding: This proposal is using the small lot provision of the Yakima County Code. This provision does not require the cluster development option to accomplish this short subdivision. Therefore, the Reviewing Official has determined that open space dedication is not required for this proposal.*

8. Drainage Ways and Critical Areas: According to the Yakima County Critical Areas maps, an alluvial fan crosses the east portion of the property. The Yakima County Water Resources Division provided the following comments regarding soils and stormwater runoff:

“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. Natural drainageways are not apparent on this parcel so a drainage easement is not required. A stormwater plan is not required.

Plat Note 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: 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 12.10.130. The above listed Water Resources plat notes are required on the face of the short plat. Contact the Water Resources Division at (509)574-2300 for more information regarding soils and surface water run-off.*

9. Potable Water Supplies: The existing residences that will be on proposed Lots 1 and 2 are currently served domestic water by the Lombard Loop Water Association. Lot 3 is proposed to be connected to the Lombard Loop Water Association. The applicant provided documentation by the Secretary/Treasurer of the Association verifying a Purchase of a Certificate Right of a new connection.

*Staff Finding: According to YCC Table 19.25-1, short 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 existing public water system (Lombard Loop Water Association) is available and the applicant has provided verification from said Association for a new connection for Lot 3. The applicant shall provide Lot 3 with domestic water from the Lombard Loop Water Association. An individual well is not approved for Lot 3.*

10. Sanitary Disposal: The applicants are proposing to use individual, on-site septic systems for Lots 1, 2 and 3.

*Staff Finding: According to YCC Table 19.25-2, short subdivisions in the Agriculture (AG) 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. Since all three lots are less than 2.5 acres in size, a Yakima Health District septic review is required prior to final short plat approval (YCC 19.34.060(5)).*

11. Schools & Schoolgrounds/Safe Walking Conditions: The property is located in the Wapato School District. The applicants are 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.*

12. 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 Roza 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.


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

**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 DEITRICK, AICP

**Designee:**

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

**Date:**

3/2/18



#### **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., 3/16/18. 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. State of WA Department of Ecology comment letter dated February 9, 2018.
- C. Application
- D. Narrative
- E. Site Plans
- F. Internal Comments

SUB18-003 AG Mahre 3-SmallLots dsr FINAL.docx

*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.



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

February 9, 2018

Public Services ( )

FEB 12 2018

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

Vern \_\_\_ Gary \_\_\_ Don \_\_\_  
Harold \_\_\_ Lisa \_\_\_

Re: SUB2018-00003

Dear Ms. Reed:

Thank you for the opportunity to comment on the short subdivision of 4.31 acres into 3 lots, proposed by Fred H. Mahre. 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](mailto:valerie.bound@ecy.wa.gov).

Sincerely,

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

7297

Attachment:     B



# 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)

### 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? 4.31 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? LOT 1 - 1.90 LOT 2 - 1.06 LOT 3 - 1.35

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) ROZA IRRIGATION

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? 1 Miles

b. In which fire district are you located? LOMBARD LOOP OR SAWYER

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: C

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 WATER

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 9017-00101

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: LOMBARD LOOP WATER ASSN.

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: LOMBARD LOOP WATER ASSN.

DAVE GREEN

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.

I AM REQUESTING THE REMAINING 4.31 ACRES TO BE BE  
DIVIDED INTO 3 LOTS, LOT NO 1 IS 1.70 ACRES, MY HOUSE IS  
OVER

Attachment: D



ON THIS LOT, THE HOUSE IS 56' LONG AND 35' WIDE AND  
BRICK CONSTRUCTED WITH SMILING POOL & WAS A RED  
SAND FOR STORAGE, HAS A FRONT SAVED. DOMESTIC WATER  
IS FURNISHED BY 'LORDARD' LOCAL WATER ASSN'.  
AND LAND HAS ROZA WATER FOR IRRIGATION &  
ARE HAVE A 60' PAVED ROAD.

LOT NO 2 HAS A TENT HOUSE. RECENTLY BUILT  
IT ALSO IS SERVED BY ROZA WATER AND LOMBARD<sup>60' WIDE</sup> ROAD  
IT HAS A GRAVEL ROAD TO IT. IT IS 1.06 ACRES.

LOT NO 3 IS 2.22 ACRES. I PLAN TO SELL LOT TO A  
HOME BUILDER. WE HAVE ROZA WATER AND  
LOMBARD<sup>60'</sup> ROAD FOR OK. YOU CAN CALL  
WATER / (DAVE GREEN) FOR INFORMATION.  
LOMBARD<sup>60'</sup> WATER ASS. (509-834-2333)

THE ROZA WATER IS PIPED TO ALL THREE LOTS.  
I WILL DIVIDE IT UP BY THE ACRES OWNED.

THE ENTRANCE IS 20' FT WIDE PARTLY PAVED,  
AND GRAVEL. I WILL FINISH ROAD ABOUT IN  
FEB-2018 AND A WIDER SPOT FOR BACKUP  
GET OF MY HOUSE LATER

I WOULD LIKE TO SELL LOT IN 2018!

I THINK I HAVE NOT GOT SOLD! NOW.

SEE: Fred H. Meho

JAN 22 2018

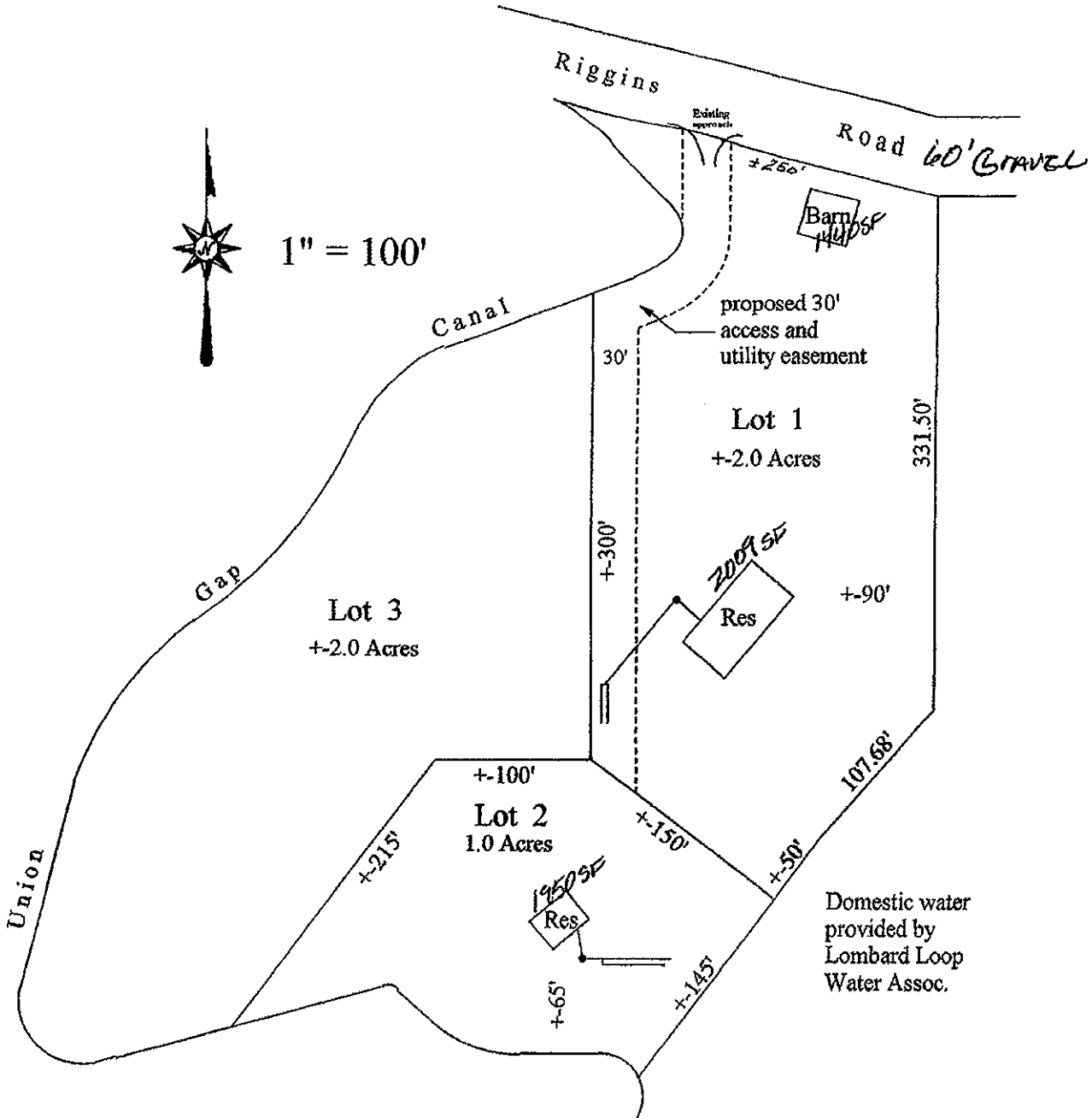
Vern Gary Don Lynn  
Harold Lisa Carmel

# Short Plat Application

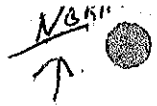
prepared for

## Fred Mahre

Parcel number: 201105-13002



Attachment: E



CENTERLINE 8' EASEMENT  
LOMBARD LOOP WATER ASSOC.  
AFN 2866379

R I G G I N S R O A D

FRED H. MADHRE  
1/19/18  
60 RIGGINS RD  
201105-13002  
11=100'

EXISTING 25'  
R/W AFN 1107038

R/W CURVE DAT.  
RADIUS 1470'  
CHORD 141.64'  
BRG N 84° 00' W

G A P C A N A L

30' ACCESS AND  
UTILITY EASEMENT  
HEREIN RESERVED.

Turnaround

LOT 3  
2.22 ACRES

LOT 1  
1.70 ACRES

12' IRRIGATION ESMT.  
FOR LOTS 2 AND 3  
HEREIN RESERVED.

EXISTING 10' IRRIGATION  
EASEMENT APPURTENANT  
THIS PARCEL PER ADJACENT  
SHORT PLAT.  
SHORT PLAT AFN 7637910

ADJACENT SHORT PLAT

LOT 2  
1.06 ACRES

CALL  
(SUB. NO  
SUB 12-024)

NOTE - UNION GAP IRRIGATION  
DISTRICT HAS AN EASEMENT OF  
SUFFICIENT WIDTH FOR OPERATIONS  
AND MAINTENANCE.

E



## Division Comments

### SUB2018-00003

TASK ▲	ACTION BY NAME FML#	STATUS	COMMENTS
Address Review	Jase K Testerman	Complete w/Conditions	existing residency on proposed lot 1 will retain existing address.
Building Review	Richard A Hembree	Complete	All future construction including additions, remodels, alteration and new buildings will require building permits.
Code Enforcement Review	Janna C Jackson	Complete	No comments.
Current Planning Review	Dinah S Reed	Complete w/Conditions	application appears complete.
Environmental Review	Byron J Gumz	Comments Not Required	
Fire Review	Chris M Pedersen	Comments Not Required	
Flood/Hazard Review	Richard A Hembree	Comments Not Required	N/A: There is no 100yr floodplain or floodway on parcel.
Health Review	John R Wilson	Complete w/Conditions	All lots are to be served water from an approved Group A Water System Lombard Loop Water Assoc. For septic systems, Lot 1 has a drain field located in the proposed 30 ft access and utility easement. The drain field will need to be moved out of the access and utility easement. Please contact the Yakima Health District to obtain an alteration septic permit. Lot 2 will need to have test holes evaluated for future reserve area for the drain field. Lot 3 needs to have test holes evaluated for septic suitability.
Long Range Review	Tua Vang	Comments Not Required	
Transportation Review	Jamie D West	Complete w/Conditions	Per YCC 19.23.20 (2) Right of Way. Right-of-way adjacent to and within all development must be dedicated and improved consistent with the requirements of this Chapter. To meet minimum road standards for Riggins RD, applicant shall dedicate an additional 5' of R/W along the frontage of property Yakima County Transportation has no record of a Road Approach Permit for Lot 2 and 3 of this proposal. Per title 10.08.020 and 19.10.040 (3) and RCW 36.75.130 the applicant shall obtain a RAP from the Yakima County Transportation Division for Lot 2 of this proposal. The fact that the road approach application is in conjunction with a SUB must be disclosed by the applicant at the time of application. For Lot 3, No future building permits can be issued without the completion and approval of a RAP but will not be required until such time. Per YCC 19.23.060 (d) A user maintenance agreement must be recorded that binds owners within the development to financially participate in perpetual maintenance of the private shared driveway.
Utility Review	Bill A Trout	Comments Not Required	
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. Natural drainageways are not apparent on this parcel so a drainage easement is not required. A stormwater plan is not required. Plat Note 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

Attachment:     F

SUB2018-00003

TASK ▲	ACTION BY NAME FML#	STATUS	COMMENTS
			not be altered or impeded.