



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? 3.00 Acres

B. How many lots are you proposing to create as part of this Short Subdivision Application? 2

What are the proposed acreages for each proposed lot? Lot 1: 2.00 Acres; Lot 2: 1.01 Acres (SEE NARRATIVE)

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: 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

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)

See Prior Application Submitted 3/7/2016

File Number: SUB2016-00009

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
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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 NEXT PAGE

Parent parcel is 3.00 acres and contains one existing single family residence, septic tank and drainfield and well.

Proposed short plat to create a 2.00 acre lot around the existing residence and the remaining 1.01 acres for future
homesite.

Lot 1 will continue to access Hawkins Road via existing approach.

Lot 2 is to access Hawkins road via an existing 25' wide access easement (AFN 2494887) merging with and
sharing the existing approach at NE corner Lot 1.

An existing easement along North line of Lot 1 (AFN 2969272), serves also adjacent parcels West, and is to remain
status quo and is not intended to become an integral feature of this Short Plat.

Adjacent parcels to West average 3 acres, adjacent parcel to North is 40 acres and parcel to the South is 41 acres.

NOTE REGARDING APPARENT DESCREPCENCY IN LOT AREAS, PG 1, PARAGRAPH B, SIZE OF PARENT

PARCEL IS 3.0039 ACRES.

LOT 1 SHOWN TO TWO DECIMAL PLACES IS 2.00 ACRES.

LOT 2 SHOWN TO TWO DECIMAL PLACES IS 1.01 ACRES.

SEE ATTACHED PARCEL SUMMARIES.

Please use additional pages as needed

CE 1/16 CORNER SECTION 13
RECORD POSITION PER
SP AFN. 7620717 NOT VISITED

201113-14001 OPEN PASTURE

E 1/4 CORNER SECTION 13
TWP. 11 N., RING. 20 E., W.M.
USBR BC FOUND
LCR AFN. 3153934

(RECORD OF SURVEY AFN. 7620717 N89°51'54"W)
390.54'
[SHORT PLAT AFN. 24994887 "N-24" N89°51'40"W]

DESCRIPTIONS OF PARENT PARCEL 201113-41401

PARCEL "A" (AS RECONFIGURED)

PARCEL "A" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD OCTOBER 7, 2015, UNDER AUDITOR'S FILE NO. 7888606, RECORDS OF YAKIMA COUNTY WASHINGTON;

SUBJECT TO AND TOGETHER WITH EASEMENTS AND APPURTENANCES AS SHOWN OF SAID RECORD OF SURVEY AND OF RECORD.

SITUATE IN YAKIMA COUNTY, WASHINGTON.

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT JOHN W. NELSON AND GLADYS A. NELSON AS THE TRUSTEES OF THE NELSON FAMILY HOLDING TRUST, ARE ALL PARTIES HAVING OWNERSHIP INTEREST OF 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; AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED HEREON.

JOHN W. NELSON

GLADYS A. NELSON

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF YAKIMA SS

BEFORE ME THIS _____ DAY OF _____, 20____, PERSONALLY APPEARED JOHN W. NELSON & GLADYS A. NELSON, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT _____, MY COMMISSION EXPIRES _____

ROZA IRRIGATION DISTRICT APPROVAL AND CERTIFICATION

THE PROPERTY DESCRIBED HEREON IS WHOLLY OR IN PART WITHIN THE BOUNDARIES 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. I FURTHER CERTIFY THAT:

- 1 THIS SHORT PLAT CONTAINS COMPLETED IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS.
- 2 THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT.
- 3 LOT(S) _____ IS/ARE, IN WHOLE OR IN PART, NOT ENTITLED TO WATER RIGHT UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT.
- 4 PROVISIONS ACCEPTABLE TO THIS DISTRICT HAVE BEEN MADE FOR IRRIGATION DISTRIBUTION FACILITIES.

ROZA IRRIGATION DISTRICT HEREBY CERTIFIES THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON THE DATE OF THIS CERTIFICATE HAVE BEEN PAID.

THIS _____ DAY OF _____, 20____, BY _____, ROZA IRRIGATION DISTRICT

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON, ON THE DATE OF THIS CERTIFICATION HAVE BEEN PAID.

DATED THIS _____ DAY OF _____, 20____, YAKIMA COUNTY TREASURER'S OFFICE; _____

APPROVALS

APPROVED BY _____ YAKIMA COUNTY ENGINEER, DATE _____

APPROVED BY _____ SUBDIVISION ADMINISTRATOR, DATE _____

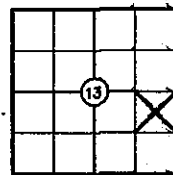
FILING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M.,

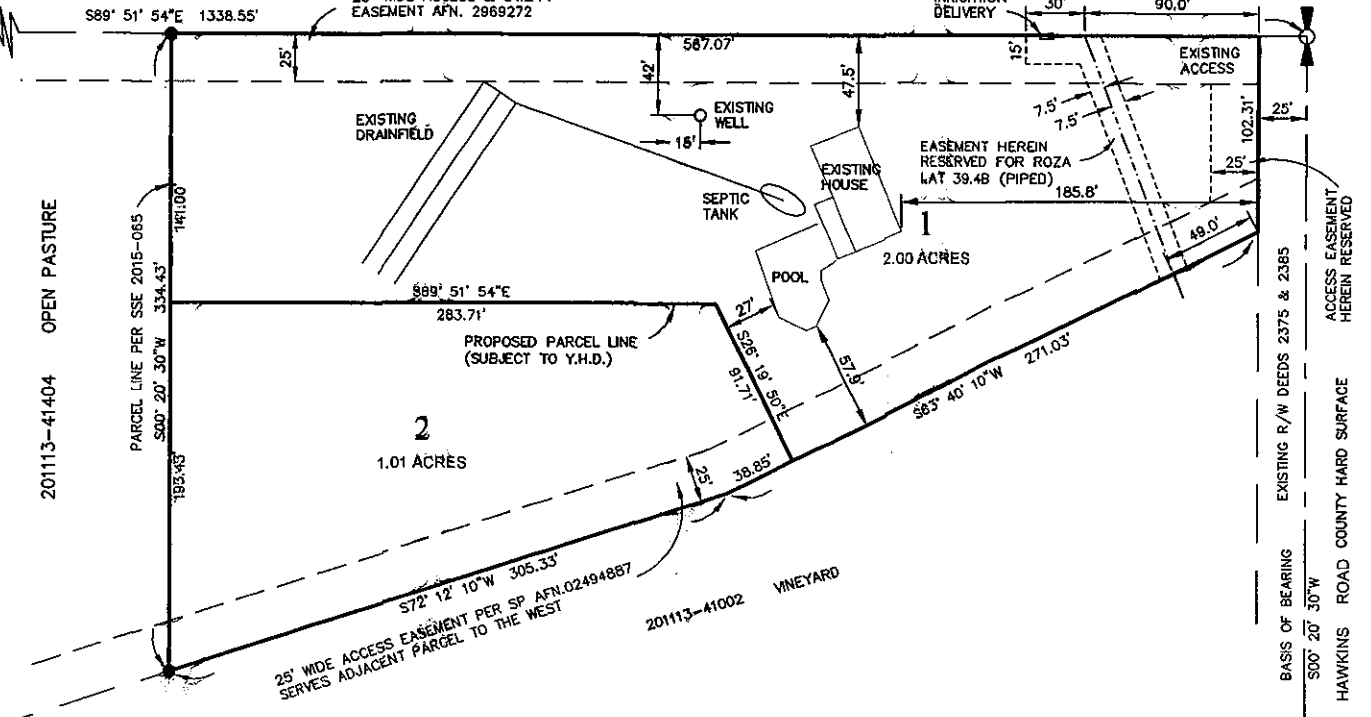
UNDER AUDITOR'S FILE NO. _____, RECORDS OF YAKIMA COUNTY, WASHINGTON.

CHARLES ROSS
YAKIMA COUNTY AUDITOR

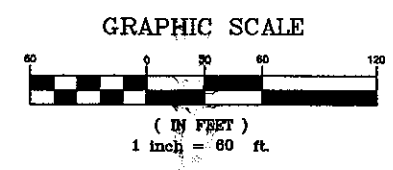
BY _____, DEPUTY



TWP. 11 N.,
RANGE 20 E., W.M.



NOTE
PROPOSED PARCEL LINE IS TENTATIVE PENDING SATISFACTORY REVIEW AND RECOMMENDATION OF YAKIMA HEALTH DISTRICT TO ACCOMMODATE EXISTING/FUTURE DRAINFIELDS & REPLACEMENT AREAS.



CONTIGUOUS RECORDINGS:

- SHORT PLAT AFN. 2494887
- RECORD OF SURVEY AFN. 3165760
- SHORT PLAT AFN. 7620717
- RECORD OF SURVEY AFN. 7888606

- ⊙ DENOTES 1/2 INCH REBAR WITH CAP (UPTON12398) SET.
- DENOTES 1/2 INCH REBAR WITH CAP (UPTON12398) FOUND.

BEARINGS SHOWN BY THIS SURVEY ARE RELATIVE TO THE EAST LINE OF THE SOUTHEAST QUARTER SECTION 13 AS BEING NORTH 0°20'30" EAST AND AS SHOWN ON SHORT PLAT N-24, AFN. 2494887.

DRAFT

SE CORNER SECTION 13
TWP. 11 N., RING. 20 E., W.M.
UNMRKED BC FOUND
LCR AFN. 3153934

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MARK NELSON IN JANUARY 2016. SURVEY PERFORMED UTILIZING STANDARD FIELD PROCEDURES, USING TOPCON RTK GPS AND/OR TOPCON GPT-9003A AND MEETING THE REQUIREMENTS OF WAC 332-130-090. MONUMENTS VISITED 8/04/15.

THOMAS F. UPTON
CERTIFICATE NO. LS12398

REVISED LOT LINE CONFIGURATION 5/27/16 SHEET 1 OF 2

Thomas F. Upton Surveying
Professional Land Surveyor
PO BOX 2514 YAKIMA, WASHINGTON 98907
TELEPHONE: VOICE (509) 576-0441 FAX (509) 452-0581

SHORT PLAT OF PARENT PARCEL 201113-41401
PREPARED FOR
NELSON FAMILY HOLDING TRUST
530 ORCHARDVALE ROAD ZILLAH, WA. 98953
NE 1/4 SE 1/4 SECTION 13 TWP. 11 NORTH, RING. 20 EAST, W.M.
DATE: 02/26/16 SCALE: 1" = 60' ACCOUNT NO: 15566



YCWRS - CHECKLIST

Revised:
1/3/2018 8:51 AM

Yakima County Water Resource System

Ordinance 13-2017

Planning Division – Yakima County Public Services

Tax Parcel Number: (11 digits) (Reference WWW.YAKIMAP.COM for assistance) Range - Township - Section - XXXXX
Example: <u>18 13 23 - 1 2 3 4 5</u>
PARCEL(s)
201113-41401
Subdivision/ Short Plat Number:
Lot #

Office Use Only: DATE:
Planning Case No(s): _____
Health Case No(s): _____
Water Purveyor:
<input type="checkbox"/> YCWRS Permit Required (12.08.050.A.3) (well permit)
<input type="checkbox"/> Other (12.08.050.A. 1, 2, 4, 5, 6) (water purveyor)
<input type="checkbox"/> Exempt (12.08.050)
Intake Staff

Site Address: 490 Hawkins Road **City:** Zillah

All applicants for a building permit or other development permit requiring potable water must provide evidence of an adequate water supply to the county prior to the issuance of a building permit or placement permit for manufactured home.

Property Owner: Nelson Family Holding Trust (John Nelson Trustee) **Day Phone:** (509) 952-6961

Mailing Address: 490 Hawkins Road

City, State, ZIP: Zillah, WA 98953

E-mail: JWNELSON49@YAHOO.COM

Owners Signature: _____ **Date:** _____

Applicant/Agent: Mark Nelson **Day Phone:** (509) 952-9166

Mailing Address: 490 Hawkins Road

City, State, ZIP: Zillah, WA 98953

E-mail: mnelson432@yahoo.com

Signature: _____ **Date:** _____

PLEASE CHECK BELOW THE TYPE OF LAND USE APPLICATION YOU ARE APPLYING FOR:

<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> AMENDMENT	
<input type="checkbox"/> LONG PLAT	<input type="checkbox"/> URBAN SHORT SUBDIVISION	<input checked="" type="checkbox"/> RURAL SHORT SUBDIVISION
<input type="checkbox"/> OTHER	<input type="checkbox"/> CONDITIONAL USE PERMIT	<input type="checkbox"/> NON CONFORMING USE
Please Describe:		

EVIDENCE OF LEGAL AVAILABILITY OF WATER (Ordinance 13-2017)

Customer shall check below as applicable and provide a copy with your application/checklist.

- 1. Water right permit from Department of Ecology, or
- 2. Letter from an approved water purveyor stating the ability to provide water, or
- 3. A YCWRS domestic well permit, or
- 4. Other adequate evidence of interest in a suitable water right held for mitigation purposes by an existing water bank, or
- 5. Yakama Nation Water Code permit for properties located within the exterior boundaries of the Yakama Nation, or
- 6. Documentation that the well site is located outside the Yakima River watershed.

EVIDENCE OF QUALITY OF WATER

- 1. A letter from an approved water purveyor stating the ability to provide water, or
- 2. Notification from the Yakima Health District that the water supply is potable. (wells)


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"Yakima County Water Resource System(YCWRS)" is a water system organized pursuant to RCW 36.94.140 which provides service to the public in the form of "mitigated" or "water budget neutral" water supplies for domestic use through the withdrawal of domestic supply from a groundwater permit exempt well. The service area of the water system is all of the privately held property in Yakima County within the Yakima River watershed except those areas within the corporate limits of a City, within the exterior boundaries of the Yakama Reservation, or within the service areas of a Type A and Type B water systems in existence prior to January 1, 2018. The YCWRS holds senior water rights and allows the use of such rights by the public when wells are constructed and metered accordingly to YCWRS procedures.

- o I acknowledge that I am applying for a Subdivision and/or Land Use Permit with the Yakima County Permit Services Department as specified within this application.
- o As such, verification of an approved potable water supply is a requirement and part of the procedure to obtain my Subdivision and/or Land Use Permit.
- o I shall provide Yakima County with proof of adequate water source as indicated in Ordinance 13-2017 or obtain a YCWRS domestic well permit.
- o I understand that Yakima County shall be held harmless for misinterpretation or misrepresentation of documents to obtain my permits.
- o I am aware my land use permit WILL NOT be issued until I provide proof of an approved source of potable water and associated documentation.

I (print name) Nelson Family Holding Trust (John Nelson Trustee) certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

(required) Owner Signature  Date: 2-11-2018

FEB 26 2018

Vern Gary Don Lynn
Hahn Lutz Carmen



YAKIMA HEALTH DISTRICT

Prevention Is Our Business

February 23, 2018

Nelson Family Holding Trust
530 Orchardvale Rd.
Zillah, WA 98953

RE: Wells and water systems for a future subdivision located at 486 Hawkins Rd. Zillah
(parcel number 201113-41401)

To whom it may concern:

The Yakima Health District has reviewed the above referenced application regarding water systems that may be associated with this project according to the requirements in YCC 19.25.040. A site visit was not done as a part of this review. Our findings are presented below:

Group A Water Systems

We checked our files and the Washington State Department of Health community water system database (SENTRY). We did not find any existing Group A water systems within 200 feet of this development.

Group B Water Systems

We checked our files and the Washington State Department of Health community water system database (SENTRY). We did not find existing any Group B water systems within 200 feet of this development.

2-Party Shared Wells

Our review of the supplied information shows an existing individual well serving the existing residence in this project. It appears that this well cannot be approved as a 2-Party Shared Well because of the existence of potential sources of contamination inside of the 100 foot sanitary control area (house, horse corral and structure).

Individual Well(s)

The existing well at this site does not appear to meet modern standards for an individual family well, but likely met standards at the time of original installation.

No review of water quantity or availability was done by the Yakima Health District. Our review of your water system does not confer or guarantee any right for you to withdraw or divert groundwater. Contact your local planning department or the Washington State Department of Ecology for more information about your legal rights to use groundwater.

If you have any questions, please call me at (509) 249-6525.

Sincerely,

Riley Moore, R.S.
Environmental Health Specialist

A handwritten signature in black ink, appearing to read "Riley Moore", with a long horizontal flourish extending to the right.