



# 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? 40.73 Acres

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

What are the proposed acreages for each proposed lot? Lot 1: 1.0 Acre; Lot 2: 39.73 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: Sunnyside Valley 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)*

What is the file number of the Pre-Application meeting? EAC N/A (Email contact 2/14/2018)

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.

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SEE ATTACHED

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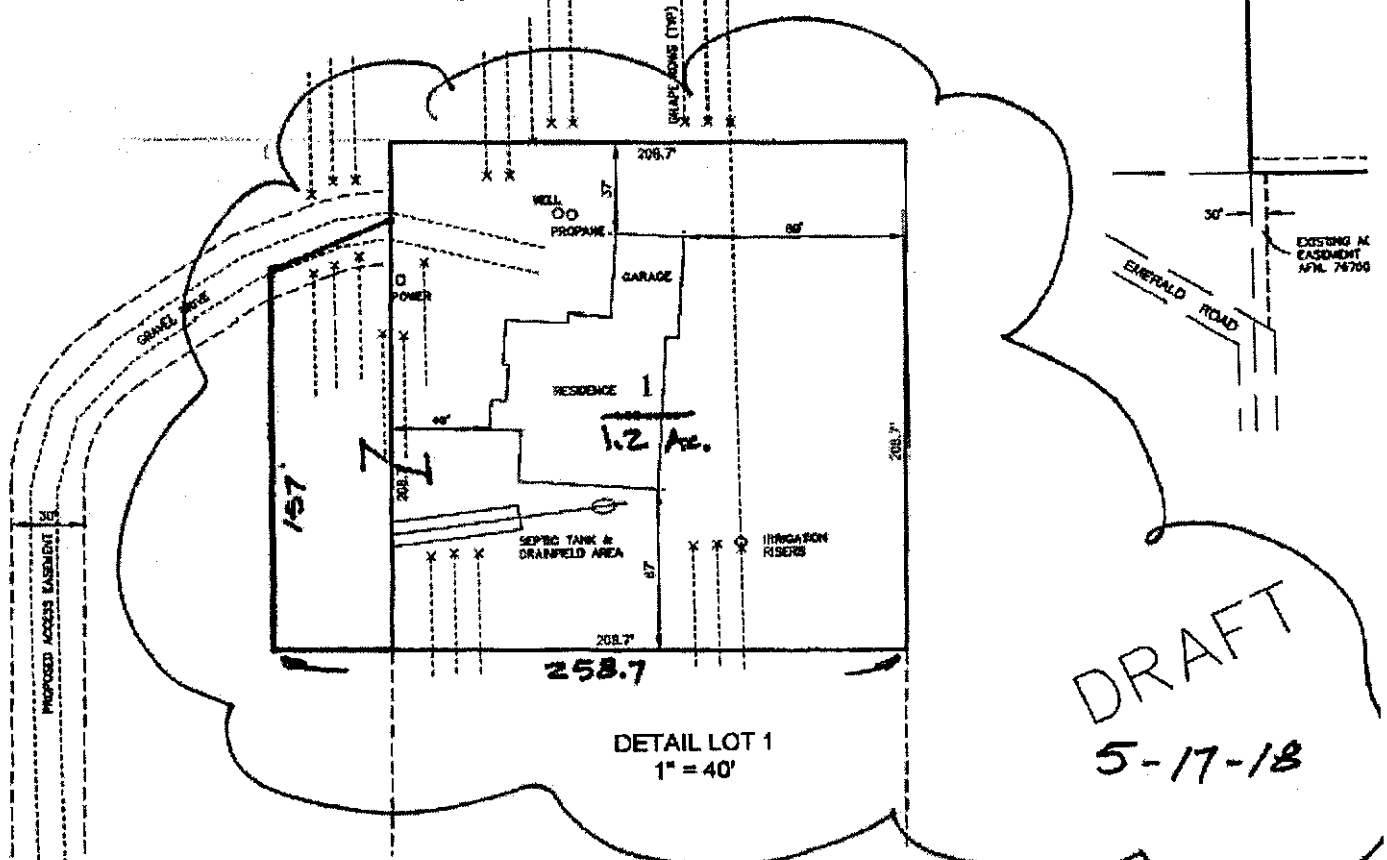
SWB18-19  
Public Services (2)

MAY 18 2018

Vern Matt Don Lynn  
Harold Lisa Carmen

DESCRIPTION OF PARENT PARCEL NO. 221031-21001  
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 39, TOWNSHIP 10 NORTH, RANGE 22  
EAST, W.M.

SUB 2018-00019  
221031-21001



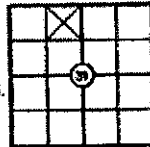
DRAFT  
5-17-18

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. 10 N.  
RANGE 22 E., W.M.

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 DEVON NEWHOUSE IN DECEMBER 2017. SURVEY PERFORMED UTILIZING STANDARD FIELD PROCEDURES, USING TOPCON RTK GPS AND/OR TOPCON OPT-9003A AND MEETING THE REQUIREMENTS OF WAC 332-130-010. MONUMENTS VISITED 12/21/17

THOMAS F. UPTON

CERTIFICATE NO. L572398

S88° 47' 35"E 1348.02'

N 1/4 COR. SEC. 31  
TWP. 10 N., RND. 22 E., WM.

2  
38.73 acres

S82° 10' 28"E 1311.18'

N88° 50' 23"W

308.71'

308.71'

1.00 acres

208.71'

208.71'

308.71'

308.71'

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PROPOSED ACCESS  
EASEMENT

30'

760.75'

S88° 50' 23"E 1353.18'

355.69'

GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

CONTIGUOUS RECORDINGS INCLUDE:

RECORD OF SURVEY APN 7827583  
RECORD OF SURVEY APN 7379084  
SHORT PLAT APN 7048970  
SHORT PLAT APN 3411905

⊙ DENOTES 1/2 INCH ANGLE WITH CAP (UPTON12388) SET.

BEARINGS SHOWN BY THIS SURVEY ARE RELATIVE TO THE  
NORTH LINE OF THE NORTHWEST QUARTER SECTION 31  
AS BEING SOUTH 88°47'35" EAST AND AS SHOWN ON  
RECORD OF SURVEY APN 7827583.



**Thomas F. Upton Surveying**

Professional Land Surveyor

PO BOX 2014 YAKIMA, WASHINGTON 98907  
TELEPHONE: VOICE (509) 876-0449 FAX (509) 452-0581

PRELIMINARY SHORT PLAT  
OF PARCEL 221031-21001 PREPARED FOR  
COTTONWOOD ESTATE, LLC  
2521 SO. EMERALD RD. SUNNYSIDE WA. 98944

DATE: 12/22/17 SCALE: NOTED VCCO.BT. NO. 17728

17728601.DWG