

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

Public Services (X)
SU 018-028

JUN 10 2018

INDICATE THE TYPE OF APPLICATION:

Vern Matt Don Lynn
Harold Lisa Carmen

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? 17.06 AC

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: 1.00 AC; Lot 2: 16.02 AC

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: SVID

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 _____

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 per 6-18-18 letter

vi. Proposed individual wells will serve Lot(s): 1 2 3 4 per 6-18-18 letter

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 per 6-18-18 letter

JUN 19 2018

Don Wilton Surveying
TEL 509-454-8195

PO BOX 2275
Yakima, WA 98907

2002 Englewood, Suite
Yakima, WA 98902

Vern ___ Matt ___ Don ___ Lynn ___
Harold ___ Lisa ___ Carmen ___

June 18, 2018

Attn: Mr. Jacob Clay
Yakima County Public Services

Reference: Subdivision 2018-00028

Mr. Clay,

Supplemental to application dated May 10, 2018:

- A) 1st page of general application – check "A YCWRS domestic well within the Agriculture zoning district"
- B) 3rd page of Short Plat (Rural) application form
 - 1) I.v. – Existing individual well will continue to serve Lot 1
 - 2) I.vi. – Proposed individual well will serve Lot 2
 - 3) J. – Proposed individual, on site septic system for Lot 2
- C) Narrative
 - 1) Sorenson's wish to separate the existing house from the farmland so that they have the option to sell the rental house and continue to farm the large parcel

Please contact me if you have any questions.

Thank you,



Donald H. Wilton, PLS



SHORT PLAT SITE PLAN SUBMITTAL CHECKLIST

FINAL
Revised 10/01/15

Land Use Actions

Yakima County Public Services

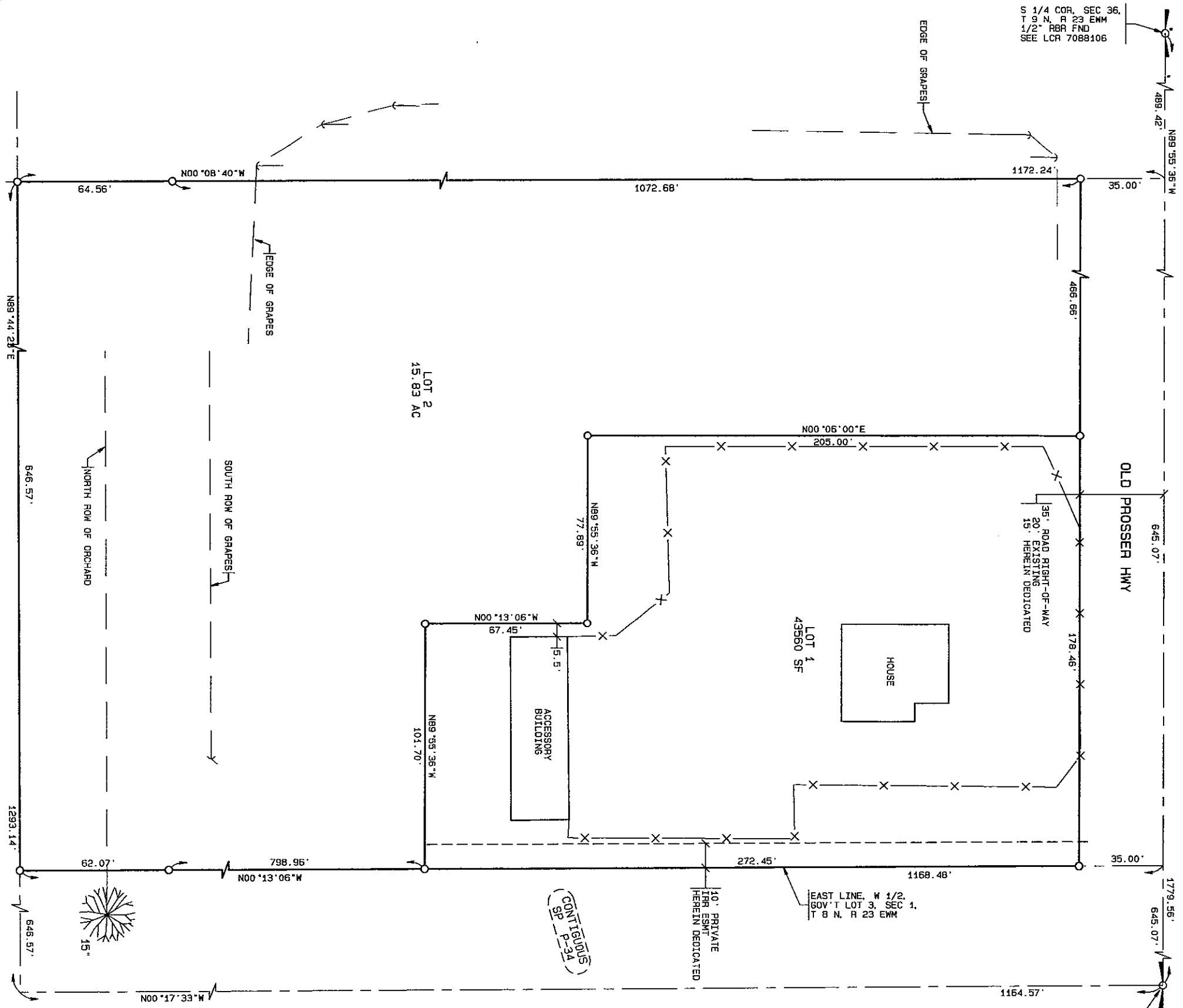
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This informational brochure will assist in the preparation of your site plan for project submittal. The minimum site plan information on this page is required. Check the box beside those items that you have included on your site plan. A sample site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

Required Site Plan Information:

| | | |
|----|-------------------------------------|--|
| 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. Grid paper or picture backgrounds are not acceptable, the map must be reproducible. |
| 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 checked="" 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. (*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.) |
| 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. |

S 1/4 COR. SEC. 36,
T 9 N. R. 23 EMM
1/2" RBR FND
SEE LCR 7088106



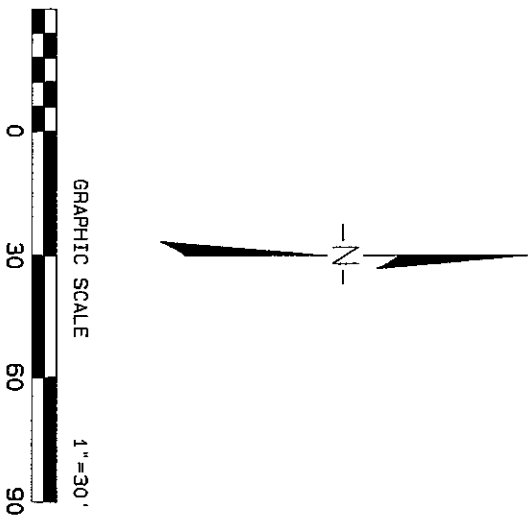
N 1/4 COR. SEC. 1,
T 8 N. R. 23 EMM
3/8" BRASS PIN FND
SEE LCR 708220

LEGAL DESCRIPTION

THE WEST 1/2 OF LOT 3 (NORTHEAST 1/4 OF THE NORTHWEST 1/4) OF SECTION 1,
TOWNSHIP 8 NORTH, RANGE 23, E. 1/2, W. 1/2,
EXCEPT COUNTY ROAD ALONG NORTH.

NOTES

1. —X— DENOTES EXISTING FENCE
2. (O) DENOTES EXISTING ANCHOR
3. () DENOTES EXISTING BRASS PIN
4. () DENOTES G.I.P. DISTANCE FROM CHAINS
5. BEARINGS SHOWN ARE ON ASSUMED DATUM RELATIVE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 8 NORTH, RANGE 23 EAST, W. 1/2, BEING NORTH 0°17'33" WEST.
6. 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.
7. SURVEY PERFORMED WITH A SPECTRA PRECISION SP90 GNSS RECEIVER USING REAL TIME KINEMATIC PROCEDURES. MEASUREMENTS SHOWN HEREON ARE GROUND DISTANCES.
8. MONUMENTS SHOWN HEREON AS FOUND (FND) WERE VISITED IN APRIL, 2018.
9. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS CONTAINED IN IAC 322-130-030.



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 ALAN SORENSON IN APRIL 2018.

DONALD H. WILTON
LS 21807



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M. AS SURVEY NUMBER _____ AT THE REQUEST OF DON WILTON SURVEYING.

YAKIMA COUNTY AUDITOR _____ BY DEPUTY _____

DON WILTON SURVEYING
PO BOX 2275
YAKIMA, WA 98907
509-454-8195

BDW
DRAWN APR 17, 2018
DATE DRAWN APR 4, 2018
SURVEY DATE

SHORT PLAT
FOR
ALAN SORENSON
PROSSER, WA

1 OF 2
JOB NO. 18017
T 8 N. R. 23 EMM

DON WILTON SURVEYING
PO BOX 2275
YAKIMA, WA 98907
509-454-8195

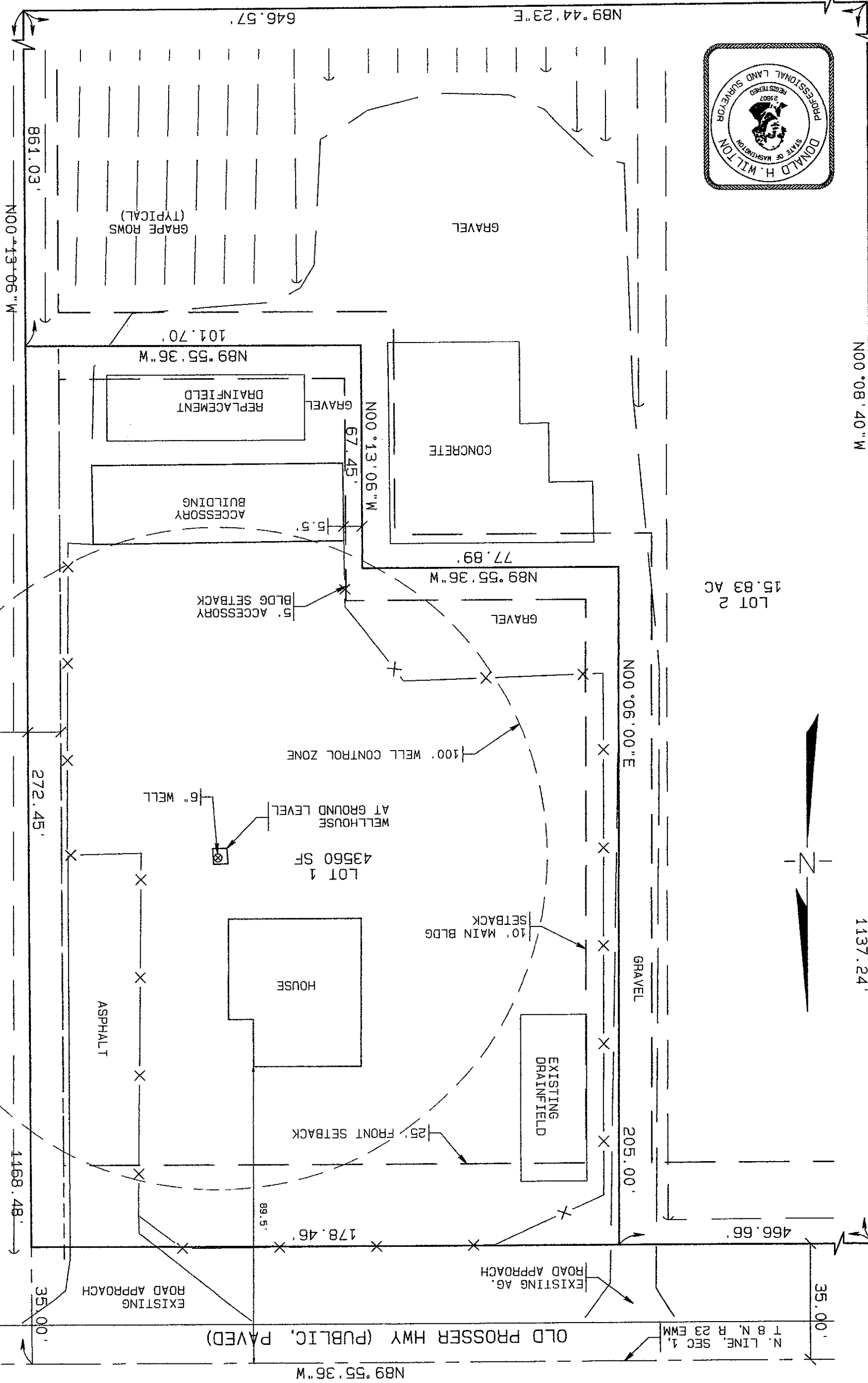
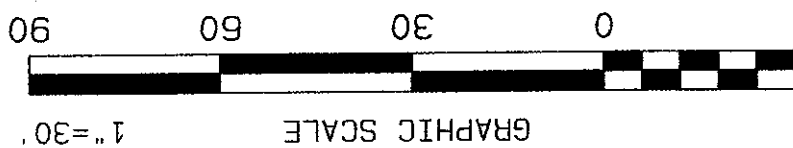
DATE
APR 17, 2018

JOB #
18017

SHEET
1 OF 1

TAX PARCEL #: 230801-21002
SECTION 1, TOWNSHIP 8 NORTH, 23 EAST, W.M.

SITE PLAN
FOR
ALAN SORENSON



N00°08'40"W

1137.24'

N00°13'06"W

272.45'

1168.48'

35.00'

861.03'

101.70'

N89°55'36"W

67.45'

77.89'

N89°55'36"W

5.5'

5.5'

178.46'

89.5'

N89°55'36"W

N89°44'23"E

646.57'

N00°06'00"E

205.00'

466.66'

35.00'

1137.24'

1137.24'

1137.24'

1137.24'

1137.24'

N00°06'00"E

205.00'

466.66'

35.00'

1137.24'

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