



GENERAL APPLICATION FORM

For Land Use Actions

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

MAY 10 2018
Revised 03/28/18
Vern Matt
Harold Lisa Carmen
Don Lynn

(Staff Use Only)

Zoning District: AG Date: 5/10/18
 Receipt #: _____ Reviewed By: BAM
 Proposed Land Use: _____ Case #(s): SUB18-29

CHECK ALL THAT APPLY AND ATTACH THE APPROPRIATE SUPPLEMENTAL FORM(S)

- | <u>Zoning</u> | <u>Subdivision</u> | <u>Shoreline</u> |
|---|--|---|
| <input type="checkbox"/> Type 1 | <input type="checkbox"/> Admin. Adjustment | <input type="checkbox"/> Shoreline Substantial Dev. |
| <input type="checkbox"/> Type 2 | <input type="checkbox"/> Variance | <input type="checkbox"/> Shoreline Conditional Use |
| <input type="checkbox"/> Type 3 | <input type="checkbox"/> Modification | <input type="checkbox"/> Shoreline Variance |
| <input type="checkbox"/> Type 4 | <input type="checkbox"/> Non-Conforming Use | <input type="checkbox"/> Shoreline Exemption |
| <input type="checkbox"/> Reduce Resource Setback | <input type="checkbox"/> Interpretation | <input type="checkbox"/> Shoreline Non-Conforming |
| <input type="checkbox"/> Accessory Dwelling Unit | <input type="checkbox"/> Dairy | <input type="checkbox"/> Shoreline Minor Revision |
| <input type="checkbox"/> Minor Rezone | <input type="checkbox"/> Mining | |
| <input type="checkbox"/> Major Rezone | | |
| <u>Other</u> | | <u>Critical Areas</u> |
| <input type="checkbox"/> Environmental Checklist | <input type="checkbox"/> Plan/Dev. Reg. Map Ad. | <input type="checkbox"/> CA Standard Development |
| <input type="checkbox"/> Appeal - HE <input type="checkbox"/> BOCC <input type="checkbox"/> | <input type="checkbox"/> Plan/Dev. Reg. Text Ad. | <input type="checkbox"/> CA Adjustment |
| <input type="checkbox"/> Development Agreement | | <input type="checkbox"/> CA Reasonable Use Except. |
| | | <input type="checkbox"/> CA Minor Revision |
| | | <input type="checkbox"/> CA Non-Conforming Use |

Parcel Number(s): A. 171205-24009 B. _____ C. _____

Subject Property Address: 1521 Hubbard Road, Yakima, WA 98903

Are you requesting the Optional Consolidated Permit Review Process as provided under YCC 16B.03.060? Yes No

* In accordance with YCC16B.04.020(2)(a) please submit verification with your Short Subdivision Amendment or Subdivision Amendment that the majority of those persons having an ownership interest in the lots, tracts, parcels, or portion thereof to be revised or altered has signed the proposed application.

EVIDENCE OF LEGAL AVAILABILITY OF WATER (YCC12.08.050)

All applicants for a development permit requiring potable water must provide evidence of an adequate water supply to Yakima County prior to the issuance of the permit. Check below the legal source of water.

- Water right permit from Department of Ecology (Please attach a copy to this application), or
- Letter from an approved water purveyor stating the ability to provide water, or
- **A Yakima County Water Resource System (YCWRS) domestic well within the Agriculture zoning district, or
- **A Yakima County Water Resource System (YCWRS) domestic well outside of the Agriculture zoning district, or
- Other adequate evidence of interest in a suitable water right held for mitigation proposed by an existing water bank, or
- Yakama Nation Water Code permit for properties located within the exterior boundaries of the Yakama Nation, or
- Documentation that the well site is located outside the Yakima River watershed.

Additional Information

Prior to final approval, the applicant will be required to provide evidence of the water quality and quantity in the following forms:

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)

****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 areas 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 the city, within the exterior boundaries of the Yakama Reservation, or within the service areas of a Type A and Type B water system 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.**

Applicant Information: (Please check the box to indicate the primary contact person)

By signing this form, the property owner/applicant agrees to the following:

- I hereby state as true that all ownership interests of the property have reviewed the proposal as presented in the application materials and support the proposed change(s) in land use.
- I hereby give Yakima County permission to enter my property during this review to inspect my property as needed.
- I hereby agree to pay all additional fees associated with the processing of this application including Hearing Examiner fees, Transportation fees or any other fees that may be associated with the proposed project.
- I hereby acknowledge that the application for Subdivision and/or Land Use Permit with the Yakima County Permit Services Department: Planning Division has been filled out completely.
- I hereby acknowledge that verification of an approved potable water supply is a requirement and part of the procedure to obtain a Subdivision and/or Land Use Permit.
- I shall provide Yakima County with proof of an adequate water source as indicated in Ordinance 13-2017 or obtain a YCWRS domestic well permit.
- I understand that Yakima County shall be held harmless for misinterpretation or misrepresentation of documents to obtain my permits.
- I am aware my subdivision and/or Land Use Permit WILL NOT be issued until I provide proof of an approved source of potable water and associated documentation.

(If the property is owned by a corporation or LLC please attach documentation showing that the person signing has the authority to sign on behalf of the corporation or LLC.)

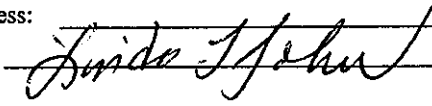
Please Fill Out This Section In Blue or Black Ink and Original Signatures only.

Property Owner: Linda Johnson

Day Phone: () _____ Company (if any) _____

Mailing Address: 1411 Hubbard Road City: Yakima State: WA ZIP: 98903

E-mail Address: _____

Signature:  (required) Date: 4/26/18

Applicant/Agent (if different): Eric Herzog

Day Phone: () 966-7000 Company (if any) HLA

Mailing Address: 2803 River Road City: Yakima State: WA ZIP: 989802

E-mail Address: _____

Signature:  Date: 4-25-18

If there are additional owners, provide an attachment in the same format and with the same declarations



SHORT SUBDIVISION (RURAL) FORM

FINAL
Revised 2/18/2016

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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? 6.16 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=3.60 Ac. Lot 2=2.56 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: Yakima Tieton Irr. Dist

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 See SSE 2017-00006

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 N/A

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

If your property is zoned Agricultural and a shared well cannot be approved, what other option will you propose:

Individual well Other _____

- 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

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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.

The purpose of this short5 plat is to separate the house form the remainder of the property. ' The existing well can not be used as a shared well because it is too close to the existing house.



SHORT PLAT SITE PLAN SUBMITTAL CHECKLIST

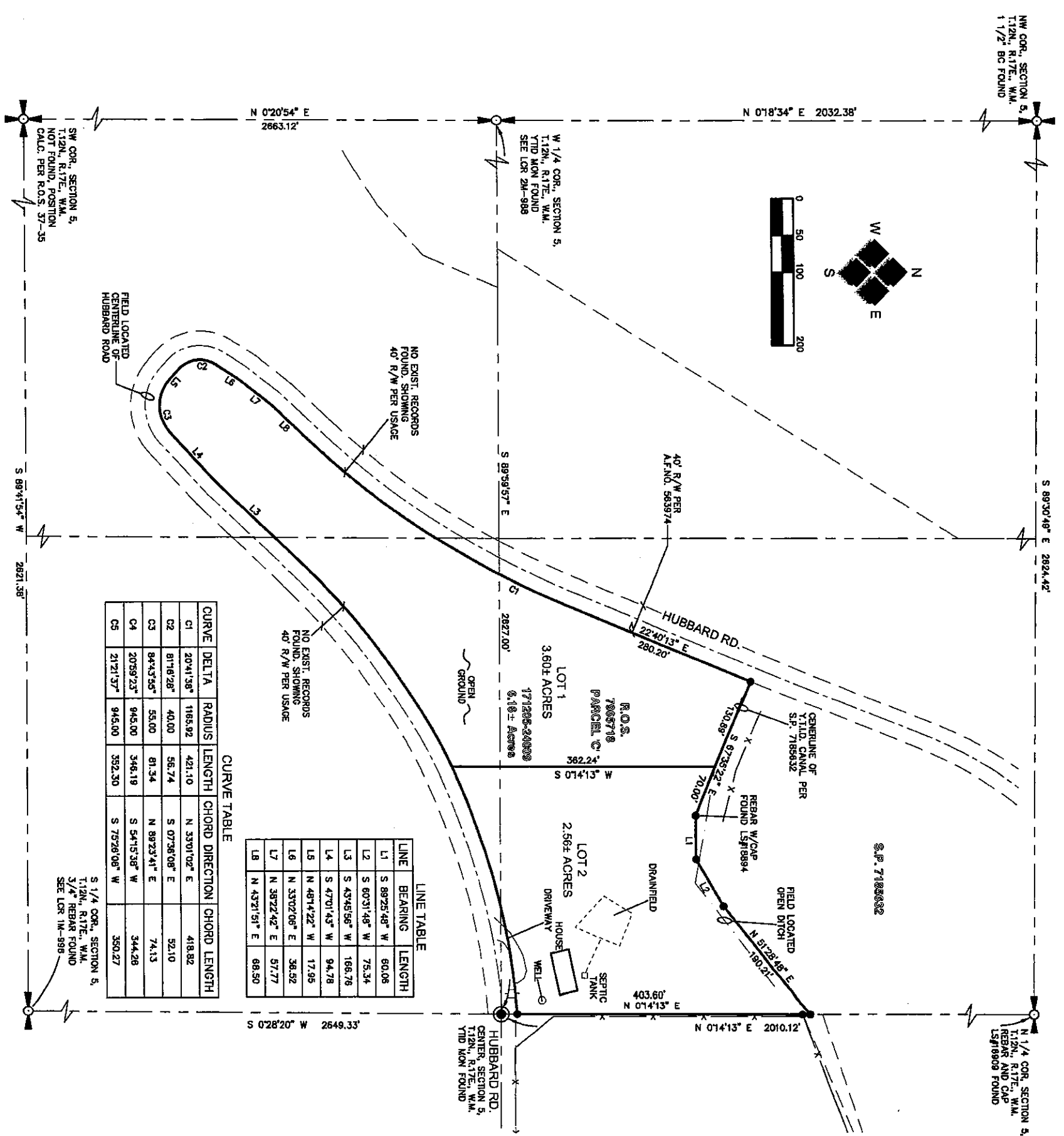
FINAL
Revised 10/01/15

Land Use Actions

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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"/> <i>N/A</i> 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 type="checkbox"/> Location, width, name and direction of flow of all watercourses. <i>N/A</i>
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 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.



LINE TABLE

LINE	BEARING	LENGTH
L1	S 89°25'48" W	60.08
L2	S 60°31'48" W	75.34
L3	S 43°45'56" W	166.76
L4	S 47°01'43" W	94.78
L5	N 48°14'22" W	17.95
L6	N 33°02'08" E	36.52
L7	N 38°22'42" E	57.77
L8	N 43°21'51" E	68.50

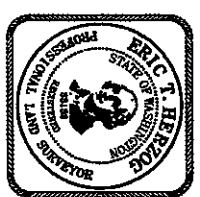
CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	20°41'36"	1165.92	421.10	N 33°01'02" E	418.82
C2	81°18'28"	40.00	56.74	S 07°36'08" E	52.10
C3	84°43'55"	55.00	61.34	N 89°23'41" E	74.13
C4	20°58'23"	945.00	346.19	S 54°15'38" W	344.26
C5	21°21'37"	945.00	352.30	S 75°26'08" W	350.27

S 1/4 COR., SECTION 5,
T.12N., R.17E., W.M.
3/4" REBAR FOUND
SEE LCR 1M-998

LEGAL DESCRIPTION
 THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 12 NORTH, RANGE 17 EAST, W.M. LYING SOUTHERLY OF THE IETON IRRIGATION CANAL AND NORTHERLY AND EASTERLY OF HUBBARD ROAD, TOGETHER WITH THOSE PORTIONS OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 5 LYING NORTHERLY AND EASTERLY OF HUBBARD ROAD, SITUATE IN YAKIMA COUNTY, WASHINGTON.

PARCEL NO. 171205-24009



PRELIMINARY SHORT PLAT
 for, LINDA JOHNSON
 YAKIMA COUNTY, WASHINGTON



2803 River Road
 Yakima, WA 98902
 509.966.7000
 Fax 509.965.3800
 www.hlacivil.com

DATE OF FIELD SURVEY: NOV. 2016
 FIELD BOOK: YAKR120
 JOB NO.: 16138
 FILE NAME: 16138.DWG
 DRAWN BY: TDF
 DATE: 4-18-18
 REMARKED BY: ETH
 DATE: 4-18-18

T.12N., R.17E., W.M.
 SHEET 1 OF 1