



# 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 (11)  
FINAL  
Revised 03/28/18  
MAY 30 2018

Matt Don Lynn  
Harold Lisa Carmen

(Staff Use Only)

Zoning District: AG  
Receipt #: 268193  
Proposed Land Use: Amendment SUB18-02

Date: 5/30/18  
Reviewed By: \_\_\_\_\_  
Case #(s): SUB18-034

### 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"/> Exemption (SSE)              | <input type="checkbox"/> Shoreline Substantial Dev. |
| <input type="checkbox"/> Type 2   | <input type="checkbox"/> Variance                | <input checked="" type="checkbox"/> Short Subdivision | <input type="checkbox"/> Shoreline Conditional Use  |
| <input type="checkbox"/> Type 3   | <input type="checkbox"/> Modification            | <input type="checkbox"/> Subdivision (Long)           | <input type="checkbox"/> Shoreline Variance         |
| <input type="checkbox"/> Type 4   | <input type="checkbox"/> Non-Conforming Use      | <input type="checkbox"/> Binding Site Plan            | <input type="checkbox"/> Shoreline Exemption        |
| <input type="checkbox"/> Reduce Resource Setback  | <input type="checkbox"/> Interpretation          | <input type="checkbox"/> Alteration/Vacation          | <input type="checkbox"/> Shoreline Non-Conforming   |
| <input type="checkbox"/> Accessory Dwelling Unit  | <input type="checkbox"/> Dairy                   | <input type="checkbox"/> *Amendment                   | <input type="checkbox"/> Shoreline Minor Revision   |
| <input type="checkbox"/> Minor Rezone   | <input type="checkbox"/> Mining                  | <input type="checkbox"/> Sub Variance                 |   |
| <input type="checkbox"/> Major Rezone   |  |   |   |
|   |  |   | <u>Critical Areas</u>                               |
|   |  |   | <input type="checkbox"/> CA Standard Development    |
|   |  |   | <input type="checkbox"/> CA Adjustment              |
| <input type="checkbox"/> Environmental Checklist  | <input type="checkbox"/> Plan/Dev. Reg. Map Ad.  |   | <input type="checkbox"/> CA Reasonable Use Except.  |
| <input type="checkbox"/> Appeal - HE <input type="checkbox"/> BOCC <input type="checkbox"/> | <input type="checkbox"/> Plan/Dev. Reg. Text Ad. |   | <input type="checkbox"/> CA Minor Revision          |
| <input type="checkbox"/> Development Agreement  |  |   | <input type="checkbox"/> CA Non-Conforming Use      |

Parcel Number(s): A. 19122-34461 B. \_\_\_\_\_ C. \_\_\_\_\_

Subject Property Address: 1441 Progressive Road

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.

*See Narrative*

### 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:

*See Narrative*

- 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: JPMorgan Chase & Co. Anslin, Flewelling, Rasmussen, Campbell & Trytton, LLP  
 Day Phone: (206) 442-2300 Company (if any) Attn: Rebecca Shrader, Esq.  
 Mailing Address: 701 Pike St., Suite 1560 City: Seattle State: WA ZIP: 98101  
 E-mail Address: rshrader@afrcf.com  
 Signature: [Signature] (required) Date: 5-25-18

Applicant/Agent (if different): Durant Development Services, Inc.  
 Day Phone: ( ) 248-4156 Company (if any) \_\_\_\_\_  
 Mailing Address: PO Box 1723 City: Yakima State: WA ZIP: 98907  
 E-mail Address: \_\_\_\_\_  
 Signature: [Signature] Date: 5/30/2018

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



# SHORT PLAT SITE PLAN SUBMITTAL CHECKLIST

FINAL  
Revised 10/01/15

## 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](http://www.co.yakima.wa.us)

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:

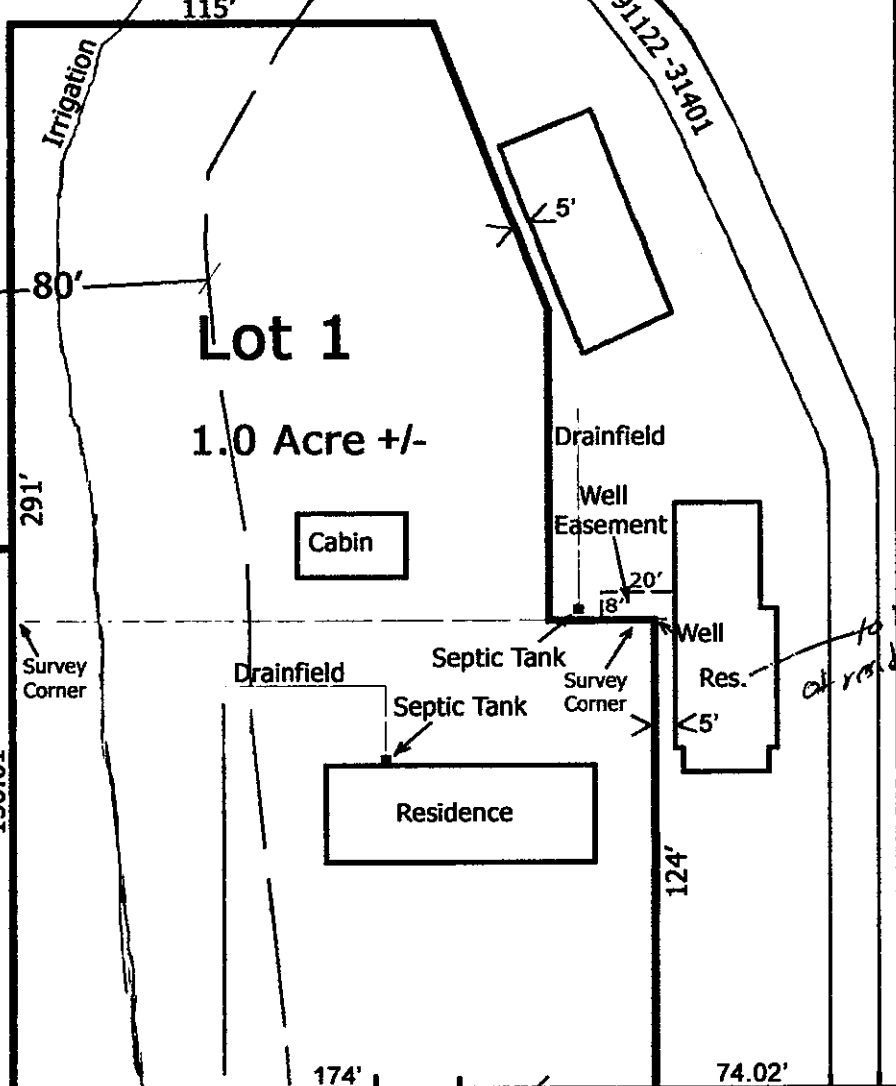
1	<input checked="" type="checkbox"/>	Paper size shall be 8.5 x 11 or 11 x 17. If multiple pages, provide an index sheet showing the entire site. <b>Grid paper or picture backgrounds are not acceptable, the map must be reproducible.</b>
2	<input checked="" type="checkbox"/>	Blue or Black Ink, in order 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 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 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. <b>(*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.)</b>
15	<input checked="" type="checkbox"/>	Location, width, name and direction of flow of all watercourses.
16	<input 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.

**Lot 2**  
23.73 acres +/-

**Lot 1**  
1.0 Acre +/-

Access Drive to Home on 191122-31401

Irrigation Drain



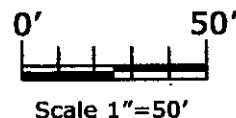
*to be taken out  
at residential use*

**Progressive Road**

Owner: JP Morgan Chase  
Applicant: Ted & Emily Arreola  
Prepared by Durant Development Services, Inc.  
PO Box 1723 (509) 248-4156  
Yakima, WA 98907  
December 29, 2017 Revised: May10,2018



Parcel Number: 191122-34401



**Project Narrative**  
**Preliminary Short Plat Amendment**  
**Arreola Short Plat**

This is an application to amend the short subdivision approved on March 26, 2018 under Yakima County File Number SUB 2018-00002 and to request amendment of the decision. The application is being made under the provisions to amend preliminary short subdivision, YCC 19.34.040(5). As proposed for amendment, the existing house on Lot 2 of the proposed short plat will be disconnected from the existing shared wall and other alterations per County requirements to render the building a non-residential structure. Any future residence on Lot 2 would be required to install a separate individual well. The existing well would then serve only proposed Lot 1 as an individual well, rather than a two-party well.

Part of the amendment is deletion of Conditions '6' and '8' from the March 26, 2018 decision because with disconnection of the house the well on Lot 1 is not a two-party shared well. Condition '7' should be removed based on acknowledgement of Planning staff that a Water Resource Checklist is not required as a matter of policy for lots with existing residences. If a residence is established on Lot 2 in the future, it will have to get a water right permit from the Yakama Nation to install a new individual well. Conditions '9' and '10' should be deleted because the deletion of Conditions '6' and '8' moots them.

In addition, the notes required by Conditions 19 and 20 should be modified because they are believed to be misleading or erroneous. Condition 19 would not apply as written at this site within the exterior boundaries of the Yakama Nation. Condition 20 as written is misleading because the on-site sewage disposal system on Lot 3 was evaluated by the Yakima Health District *prior* to plat approval. It was not evaluated *as a part* of plat approval.

Approval of Lot 2 with future development of an individual well conforms to the availability criteria of YCC 19.25 as follows:

1. Assuming that disconnection of the house on Lot 2 and its conversion it to non-residential use renders the lot "vacant", it would be subject to the availability criteria of YCC 19.25.030 by YCC 19.25.020(2)(a).
2. Since Lot 1 is not "vacant" (i.e., it contains a legally existing structure requiring sewer and potable water service) and regional sewer system and area-wide public water system are not available, it is not subject to the availability criteria according to YCC 19.25.020(2)(b) because it is not in an urban growth area, Rural Settlement zone or a cluster development.
3. Under the availability criteria of YCC 19.25.030(2), a public water supply system or a Group A or B water system is not available because no such system is located 200 feet

or less from the boundaries of the property, no agency is requiring connection to a system regardless of distance and a service connection is not otherwise provided.

4. A two-party shared public water system is not available under the availability criteria of YCC 19.25.040(2)(c)(ii) because documentation for the two-party well proposed in the original application shows that it hasn't been approved by the agency with jurisdiction and probably cannot be approved. It is our belief that the same conclusion would be reached in this location for a Group B system in respect to the availability criteria of YCC 19.25.040(2)(b)(iii).
5. Under the criteria of YCC 19.25.040(2)(d), an individual well is required when Group A or B public water systems or two-party shared water systems are not available or otherwise required. Individual wells are also identified as an option for domestic water supply by Table 19.25-1 in resource areas, including Agricultural zoned lands. It will have to be available at the time of development as documented by the approval by the agency with development. Until such time as it is approved, Lot 2 is a usable lot in the Agricultural zone as a farmable parcel of land.

There are slight modifications in the configuration of Lots 1 and 2 from the original application in order to get the well on Lot 1 since with the house on Lot 2 being decommissioned, it will be only for use by the owners or residents of Lot 1. The well is now located approximately 5 feet from the house and this modification would place it on the property line with the easement shown in the original application being retained to give Lot 1 property owners full access to the well. The property line has also been shifted to 5 feet from a second accessory building to the north. This is to help provide additional area that may be needed for drainfield reserve area approval.

The revised site plan shows the east side property line being shifted five feet to the east, conforming to the side setback standard for accessory buildings. This is not substantial a change and it is not inconsistent with the other conditions of the March 26, 2018 preliminary approval decision.