



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? 3.5 acre

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

What are the proposed acreages for each proposed lot? #1 2.35 acre #2 1.15 acre

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? 1 1/2 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

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 -on the line - right of way SVID

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. ~~Source~~ 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: 21131-14005

How many connections is the community well currently approved for? ~~one~~ three

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 (Each has own)

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
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

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.

Terry and Kathryn Bruhn have an "Aged & Infirm" home on Parcel # 21131-14003. It is 980 sq. ft.

1997
valley
modular
Home.

It has 2 bedrooms and 1 bathroom, laundry room, living room and kitchen, It has Heating and air conditioning Hot water tank and all kitchen appliances ~~and all kitchen appliances~~.

Washer
Dryer

The home has a concrete pad for parking, a temporary carport and a 180 sq ft shed built on concrete. It is pit set with block and concrete strips for blocking and a block foundation. The well is hosed on the north side and is has a free standing deck and cover on the north side.

The house has granite countertops in the kitchen and bathroom. Pergo flooring runs throughout. A new walk-in shower was installed in 2016. A new Roof was put on in 2017.

The house will have the use of an existing driveway and adequate parking area, plus room to turn around.

The septic tank is west of the house and the drain field is south/west of the house. There are flowers planted around the house with a block wall 1 ½ ft. tall, to offset the natural slope of the land. There is lawn and trees planted around the house with enough space east of the house for a garden.

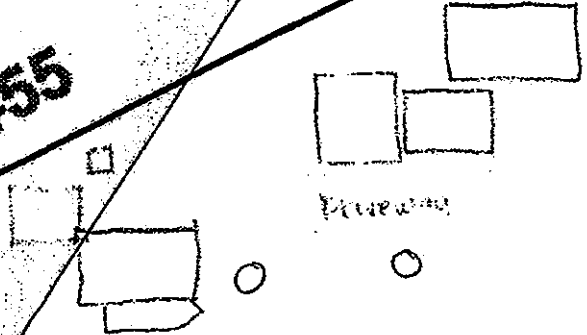
We have not used this land for agriculture for 17 years. Three and one half acres is not enough to make a profit and considered a hobby farm. So the land is in natural grasses with a few trees growing to the south. We need to break off this land from our original parcel because we are not able to farm it, or to start another project that might be available to us. Terry is 67 and Kathryn is 65 years old. The house and 1.1 acres is a good size to set apart. The house was permanent set when it was installed in 2005, so it would be a financial loss to move it. My parents have lived there since it was installed. My Mom passed away in Feb. 2017 and my dad is 84 years old.

14001

Flood risk map

14005

SUNNYSIDE IRRIGATION CANAL #55



Structure

14003

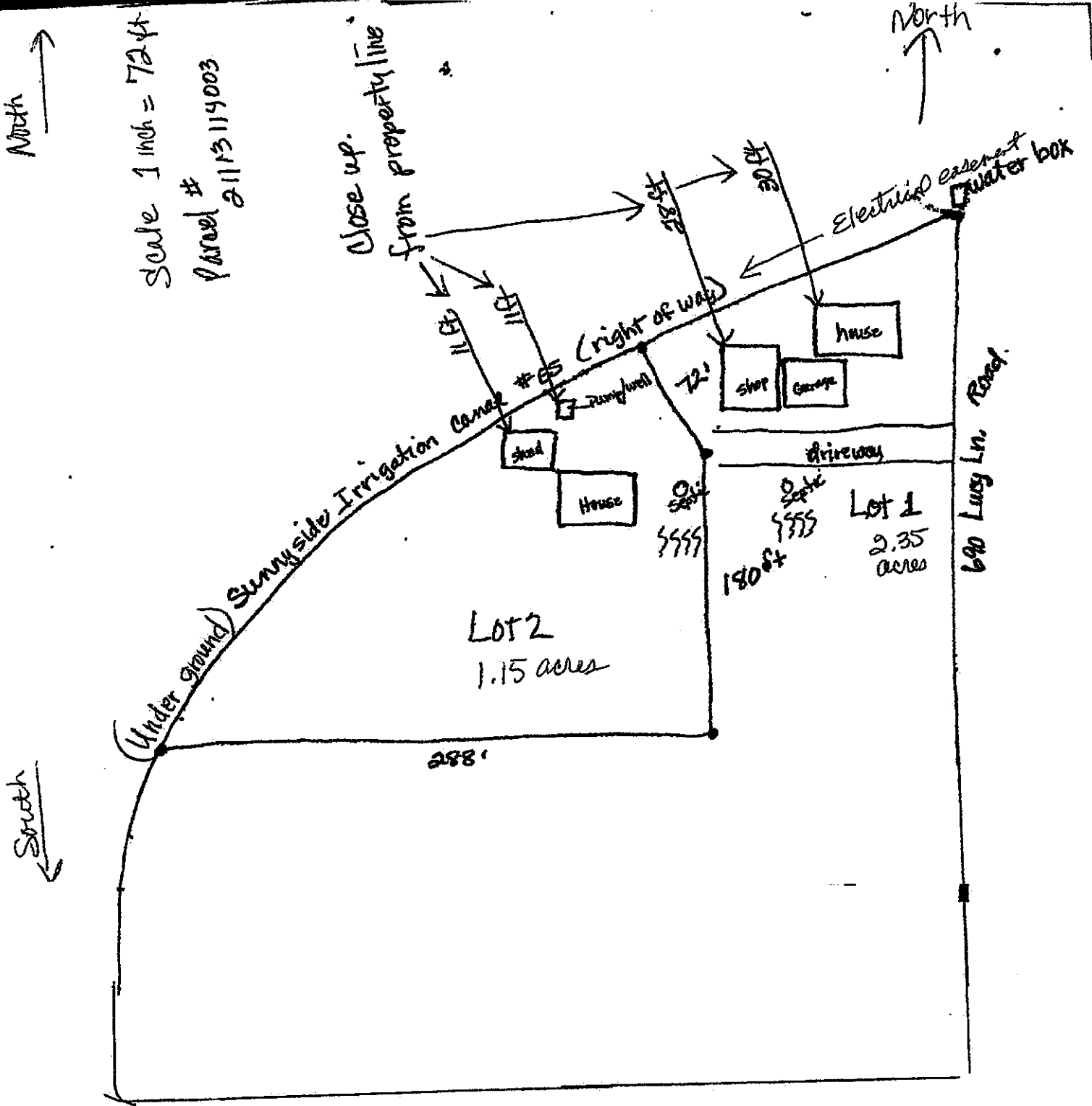
3.5 acres

Public Services (SP)

SUB 18-044

SEP 07 2018

Matt Don Lynn
 Harold Lisa Carmen



Owner/Applicant Kathryn Bruhn
 Date Aug 16, 2018
 Parcel # 21113114003 3.5 acres
 Prepared by Kathryn Bruhn 690 Lucy Lane Zillah WA

Public Services (S)
 SUB18-044
 SEP 07 2018

Matt Don
 Harold Lisa

Electrical Easement follows the north parcel line
 distance from Shop to House on Lot 2, 70 ft.
 (on Lot 1)