



SHORT SUBDIVISION FORM

Revised 10/04/2018

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

Please answer all of the following questions with narrative when required (If a question is not applicable, write N/A.) Your narrative should be described in detail which will expedite the review process. You may refer to Yakima County Title 19 to show how your proposal meets the legal requirements in the code. <http://codepublishing.com/wa/yakimacounty/>

| | Annotation by Planner |
|---|--------------------------------|
| <p>Complete the following questions (if not applicable, explain why):</p> <p>1. In which zoning district is the property located? <u>AG</u> <i>(If located in the AG, R-10/5, RT or RS zoning district, please complete Supplemental Form A)</i></p> <p>2. What is the total acreage of the subject parcel? <u>3.0</u></p> <p>3. How many lots are you proposing to create as part of this Short Subdivision Application? <u>2</u></p> <p>a. What are the proposed acreages for each proposed lot? <u>3 and 16</u></p> <p>4. Has the property been divided in the last 5 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>5. Is this short subdivision contiguous with another proposed short subdivision? <input type="checkbox"/> No <input type="checkbox"/> Yes, Parcel Numbers: _____</p> <p>6. Do any of the lots have irrigation rights? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>a. If yes, what is the District name: <u>Sunnyside Valley IR. SUID</u></p> <p>7. Are there any of the following man-made/natural features located on your property: (Check all that apply and <u>depict on site plan</u>)</p> <p><input type="checkbox"/> Ponds <input type="checkbox"/> Lakes <input type="checkbox"/> Streams/Rivers <input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Floodplain <input type="checkbox"/> Floodway <input type="checkbox"/> Steep Slopes (exceeds 10% grade)</p> <p><input type="checkbox"/> Irrigation Ditches/Canals</p> <p>8. Will any of the lots be served by a:</p> <p><input checked="" type="checkbox"/> County Public Road*</p> <p><input type="checkbox"/> Private Road*</p> <p><input type="checkbox"/> Shared Driveway (4 or fewer lots)</p> <p><input type="checkbox"/> Other: _____</p> | <p>Parent - 19.37 acre</p> |

a. 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 attach to this application packet) No

*** Proposed lots served by a County public road or a private road are subject to capital projects, such as expansion, renovation, or replacement of existing roads, or the construction of a new road. The associated costs of these capital projects are the responsibility of the applicant. If you have questions concerning the likelihood of these road improvements and their associated costs, contact the Yakima County Transportation Division at (509) 574-2300.**

Have you contacted the Yakima County Transportation Division?

Yes No

9. What will be the source of domestic water for these lots?

The applicant shall provide a Title 19 Water Review from the Yakima Health District verifying what water systems are available using YCC Table 19.25.-1. (Application and fees for this review must be submitted separately to the Yakima Health District at 1210 Ahtanum Ridge Dr., Union Gap, WA 98903.)

a. Public water supply (water system operated by a city, county, Nob Hill, etc.)

I. This water system will serve Lots: _____

II. Name of water provider: _____

b. Expand the use of an existing community well to serve Lots: _____

I. Name or State ID# of the existing community water system: _____

II. How many connections is the community well currently approved for? _____

c. New community well (3+ connections), certify an existing well, or construct a new well.

I. The well is: Existing Proposed

II. On Lot/Parcel Number: _____

III. The well will serve Lots: _____

IV. Will the proposed community well serve any lots outside of the proposed short subdivision? Yes No

a) If yes, which parcel number(s)? _____

d. Shared (2-party) well to serve Lots _____

I. The well is:

Existing

Proposed on Lot/Parcel Number: _____

II. If your property is zoned Agriculture, and a shared well cannot be approved, what other option will you propose?

Individual well Other: _____

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, 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). Individual wells cannot be proposed in the Urban Growth Area, except under Note 6 of YCC Table 19.12.010-1 and Note 7 of YCC Table 19.12.020-1.

e. Existing individual wells will continue to serve Lot(s): 1

f. Proposed individual wells will serve Lot(s): 2

10. 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.)

a. Short Plat in the Urban Growth Area

Municipal public sewer for Lot(s): _____

County sewer system for Lot(s): _____

Other State approved sewer system for Lot(s): _____

Existing on-site sewage system for Lot(s): 1

b. Short Plat outside of the Urban Growth Area

Public sewer for lots: _____

Existing individual, on-site septic system for Lot(s): 1

Proposed individual, on-site septic systems for Lot(s): 2

Existing on-site sewage system for Lot(s): _____

11. Are you proposing any open space, parks, or recreational areas?

(Please show on site plan)

No Yes, on Lot _____

Please explain: _____

12. How will you manage stormwater drainage? Please explain: _____

13. Is mass transit available at the subject parcel(s)?

No Yes

If yes, are you proposing any access points for mass transit? Please explain:

14. Are you proposing any pedestrian facilities, such as pedestrian or bicycle walkways, paths, or trails?

No Yes, please explain: _____

15. What types of fire prevention services will you provide? Examples of fire prevention services include Firewise communities, fire flow, residential indoor sprinklers, and turnouts. If you have questions about fire prevention services, please meet with Yakima County Fire & Life Safety Division.

Please explain: _____

All answers to the above questions must be on this form.

However, if additional space is needed, you may attach additional narrative.



SHORT SUBDIVISION FORM SUPPLEMENTAL FORM A

Revised 09/17/2018

Yakima County Public Services
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| | Annotation by Planner |
|--|-----------------------|
| <p><input type="checkbox"/> Agriculture (AG) – If the property is located with the AG zoning district, please answer the following questions:</p> <p>a. Which provision are you applying under?</p> <p>I. <input type="checkbox"/> Agriculturally Related Industry Lot <i>(Show on your site plan the location of all structures associated with the Agriculturally Related Industry in order to justify the proposed lot size.)</i></p> <p>II. <input checked="" type="checkbox"/> Small Lot Provision</p> <p>a) Has it been at least 15 years since it was last subdivided? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>b) Has it been at least 5 years since the issuance of the Certificate of Occupancy, or the final inspection for the placement permit for a manufactured home? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>III. <input type="checkbox"/> Special Exception Lot <i>(Attach documentation from a qualified third party demonstrating that the proposed small lot is located on land unsuitable for agricultural activities and uses.)</i></p> <p>a) Has a Special Exception Lot been created within the last 10 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>IV. <input type="checkbox"/> Multiple Dwellings Provision</p> | <p>yes</p> <p>yes</p> |
| <p><input type="checkbox"/> Rural 10/5 (R-10/5) – If the property is located within the R-10/5 zoning district, please answer the following questions:</p> <p>a. How many road miles is the nearest year-round responding fire station? _____ <u>0</u> Miles</p> <p>b. In which fire district are you located? <u>Mallon WA Yakima County</u></p> | |

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 20, 1997? Yes No

i. If yes, are you proposing to use the 1.15 multiplication factor? *(This provision may only be used if the parent parcel does not meet the minimum acreage necessary for a short subdivision in the R-10/5 zoning district.)*

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 20, 1997? Yes No

i. If yes, are you proposing to use the 1.15 multiplication factor? *(This provision may only be used if the parent parcel does not meet the minimum acreage necessary for a short subdivision in the RT zoning district.)*

Yes No

Rural Settlement (RS) – If the property is located in the RS zoning district, please answer the following question:

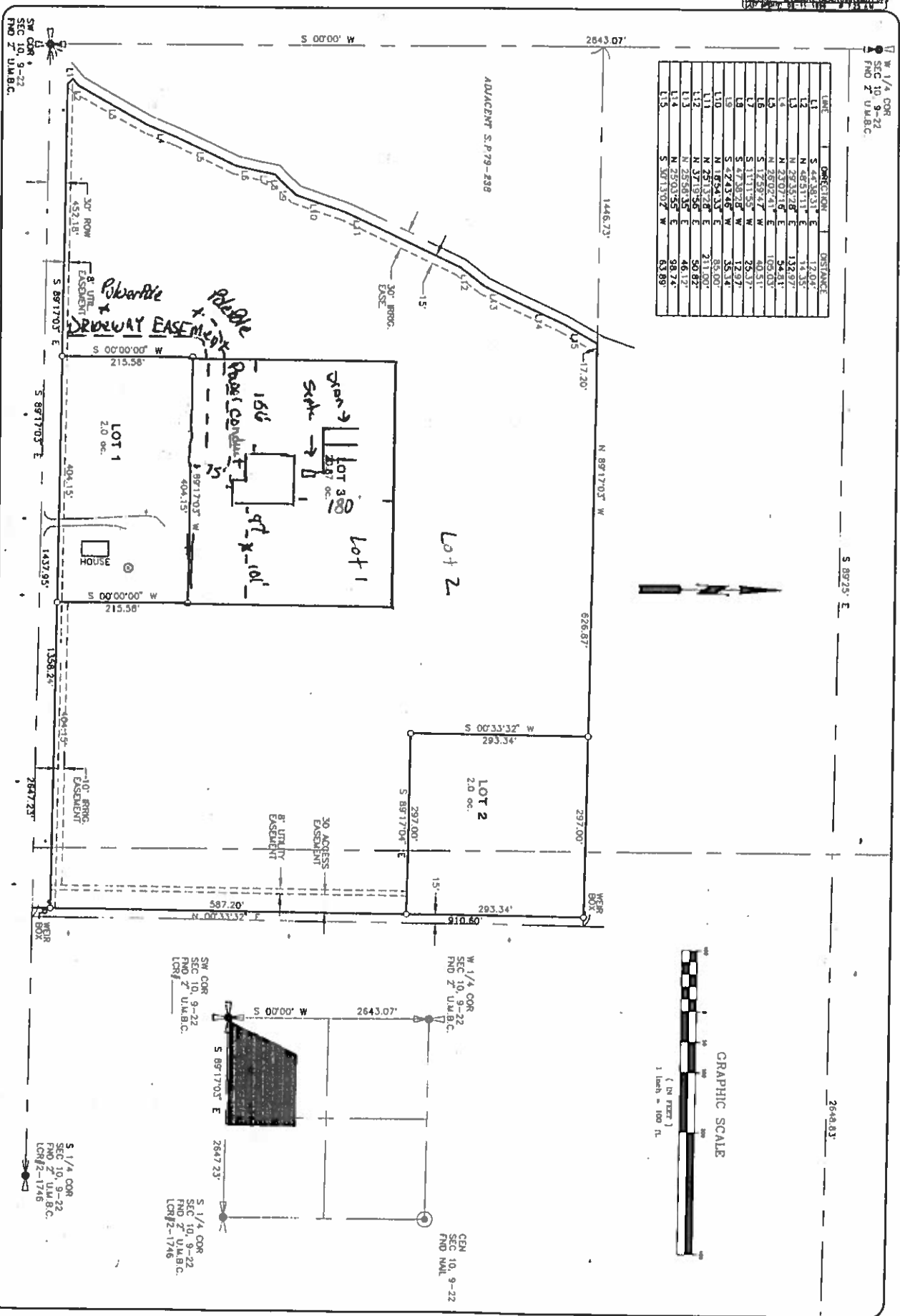
a. Which community is the property located in? _____

All answers to the above questions must be on this form.

However, if additional space is needed, you may attach additional narrative.

W 1/4 COR.
 SEC 10, 9-22
 FND 2' U.M.B.C.

| LINE | DESCRIPTION | DISTANCE |
|------|-----------------|----------|
| L1 | S 44° 28' 03" E | 172.04' |
| L2 | N 46° 51' 11" E | 144.673' |
| L3 | N 48° 07' 48" E | 134.97' |
| L4 | N 28° 02' 43" E | 124.21' |
| L5 | S 1° 25' 47" W | 125.37' |
| L6 | S 11° 11' 52" W | 129.97' |
| L7 | S 47° 38' 28" W | 129.97' |
| L8 | S 47° 43' 46" W | 129.97' |
| L9 | N 1° 05' 43" E | 85.00' |
| L10 | N 25° 13' 28" E | 211.00' |
| L11 | N 37° 19' 56" E | 50.87' |
| L12 | N 25° 58' 35" E | 46.12' |
| L13 | N 25° 03' 55" E | 98.74' |
| L14 | S 30° 13' 07" W | 63.89' |



EQUIPMENT AND PROCEDURES USED:
 a. 5 SEC. EDM TOTAL STATION
 b. FIELD TRAVERSE
 DATE: _____
 REVISIONS: _____

AUDITOR'S CERTIFICATE
 I HAVE REVIEWED THE PLAT OF _____
 AT _____ IN BOOK _____
 RECORDS OF THE COUNTY OF _____
 COUNTY OF _____
 AT THE REQUEST OF _____
 BY _____

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A
 SURVEY MADE BY _____
 IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY
 RECORDING ACT AT THE REQUEST OF
 _____ IN _____
 COUNTY OF _____
 DATE: 10/16/16

5-23-18

Gray Surveying
 CONSULTING SURVEYORS
 P.O. Box 310 • 79th Street
 Federal, WA 98003 • (206) 573-4444

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BOB ESPINOZA
 315 McCLAIN DR. SUITE 101, R. 22E, W.M.
 SW 1/4 SEC. 10, T. 9N., R. 22E, W.M.
 M.D.R.
 OFFICE: 1"=100'
 DATE: MAY 28, 1996
 SHEET: 2

11-24-18 2001 MURRAY RD 1-504-831-6928