



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
Complete the following questions (if not applicable, explain why):	
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>	
2. What is the total acreage of the subject parcel? <u>31.78 AC</u>	
3. How many lots are you proposing to create as part of this Short Subdivision Application? <u>2</u>	
a. What are the proposed acreages for each proposed lot?	
<u>LOT 1 = 3⁺/₄ AC LOT 2 = 28.78⁺/₄ AC</u>	
4. Has the property been divided in the last 5 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
5. Is this short subdivision contiguous with another proposed short subdivision?	
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, Parcel Numbers: _____	
6. Do any of the lots have irrigation rights? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
a. If yes, what is the District name: <u>YAKIMA - TIETON</u>	
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>)	
<input type="checkbox"/> Ponds <input type="checkbox"/> Lakes <input type="checkbox"/> Streams/Rivers <input type="checkbox"/> Wetlands	
<input type="checkbox"/> Floodplain <input type="checkbox"/> Floodway <input type="checkbox"/> Steep Slopes (exceeds 10% grade)	
<input type="checkbox"/> Irrigation Ditches/Canals	
8. Will any of the lots be served by a:	
<input checked="" type="checkbox"/> County Public Road*	
<input type="checkbox"/> Private Road*	
<input type="checkbox"/> Shared Driveway (4 or fewer lots)	
<input type="checkbox"/> Other: _____	

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 PROPOSED LOT 1 OF
171430-33003 AND 171430-33004

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): _____

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

b. Short Plat outside of the Urban Growth Area

Public sewer for lots: _____

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

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

ON-SITE

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: N/A _____

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

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



MINIMUM REQUIREMENTS SITE PLAN SUBMITTAL CHECKLIST

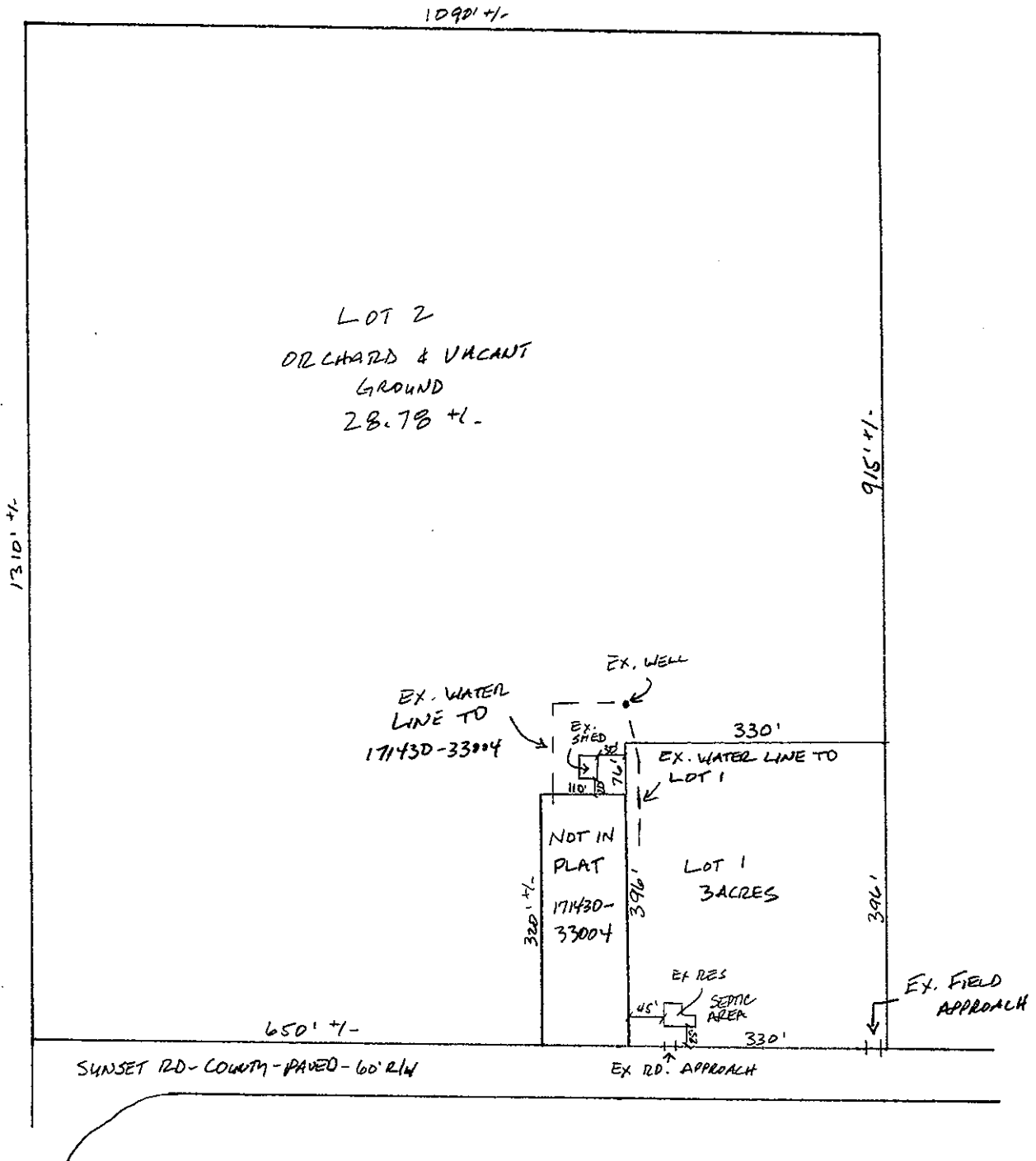
FINAL
Revised 10/01/15

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

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</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 lot(s) involved in the project.
6	<input checked="" type="checkbox"/> The location, width and purpose of all easements (utility, access and/or irrigation) on the site and adjacent to the site.
7	<input checked="" type="checkbox"/> Location of new and/or expanded public and private utility infrastructure.
8	<input checked="" type="checkbox"/> Streets and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt).
9	<input type="checkbox"/> Location, dimension and design of off-street parking facilities and points of ingress (to) and egress (from).
10	<input type="checkbox"/> Location of pedestrian and vehicular circulation patterns, sidewalks, trails and bicycle paths.
11	<input checked="" type="checkbox"/> Location, shape, size, gross floor area, height and types of all existing and proposed structures, minimum building setbacks from the property lines and other structures, and the total lot coverage.
12	<input type="checkbox"/> Location and dimensions of all proposed exterior land uses.
13	<input checked="" type="checkbox"/> The distance from existing and proposed structures to the centerline of state, county, or private access roads.
14	<input type="checkbox"/> Location of structures on the adjoining lots, which may cause compatibility issues.
15	<input checked="" type="checkbox"/> All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, 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.)
16	<input type="checkbox"/> Description of the extent to which any watercourse will be altered or relocated as a result of the proposal.
17	<input type="checkbox"/> Proposed location and dimensions of community and other open space.
18	<input type="checkbox"/> Existing and proposed landscaping, site screening, street trees and stormwater drainage facilities.
19	<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.
20	<input type="checkbox"/> Proposed contours and grading as they affect lot layout, streets, and drainage ways.
21	<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
22	<input type="checkbox"/> Location of adjacent public water, sewer main, fire protection systems and other underground facilities within or adjacent to the development.
23	<input type="checkbox"/> Within a UGA, Master Planned 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.



NORTH ↑
1" = 200'

ROBERTO DE LA ROSA &
MELVA ST. GEORGE - OWNERS
HORDAN PLANNING SERVICES - REP.
410 N. 2ND ST. YAKIMA, WA 98901
509-249-1919
171430-33003
12-3-18

WRITTEN NARRATIVE

The proposal is a 2-lot subdivision in the AG Zone. The intent of this application is to separate the existing residence from the orchard. As proposed, Lot 1 is to be 3 acres in size and contains a single-family residence and on-site septic system. Lot 2 would be approximately 29 acres in size and contains a shed, orchard and vacant land. Lot 2 also contains an existing well that serves the residence located on proposed Lot 1 of this short plat and a residence located on Parcel Number 171430-33004. It is the intent to continue to serve those two residences from that well. A well site evaluation performed by the Yakima Health District indicates that the existing well cannot serve any additional lots due to encroachments within the 100-foot well control zone (see letter attached). Based on this, Lot 1 is proposed to be served by an individual well.