



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? 9.06 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 - 2.60 AC, LOT 2 - 6.46 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: WAPATO IRRIGATION PROJECT

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 _____

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. 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

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**

DATE: _____ **REVIEWED BY:** _____

PROJECT NO.: _____ **CASE NO.:** _____

RELATED FILES: _____

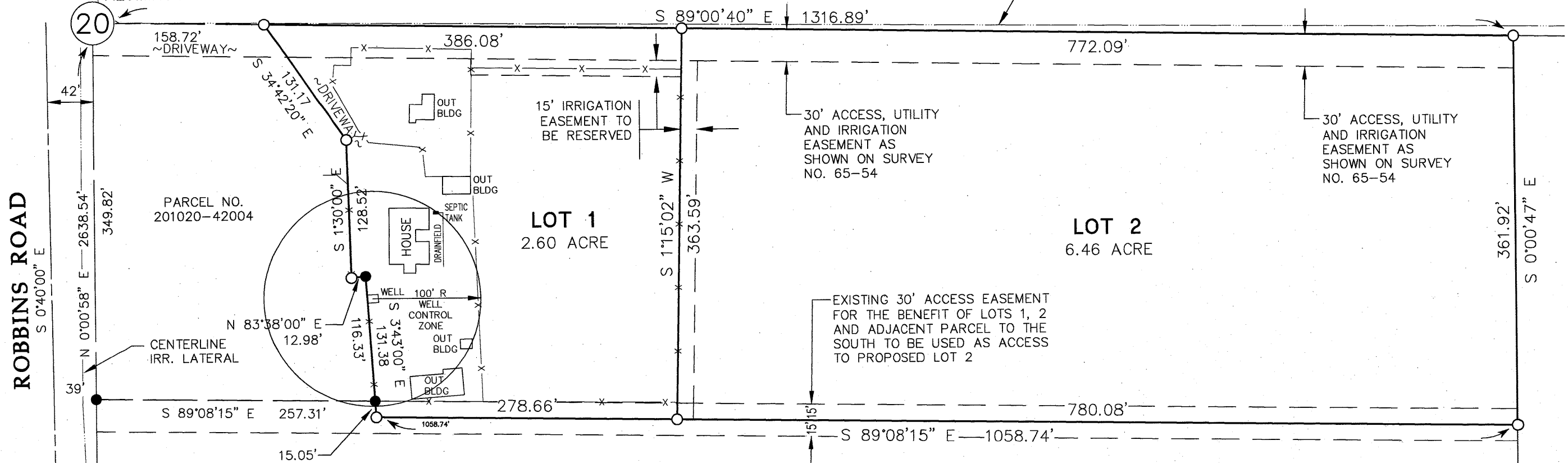
PARCEL NUMBER(S): 201020-42007

OWNER: WILL JENSEN

The owner wants to subdivide off his existing house and existing structures and corral area, which has an existing domestic well and septic tank and drainfield so that he can sell the remainder parcel when he wants to down size.

CENTER SEC. 20,
T-10 N, R-20 E, W.M.
ALUMINUM CAP FOUND

CENTERLINE IRR.
LATERAL



PARCEL NO.
201020-42004

LOT 1
2.60 ACRE

LOT 2
6.46 ACRE

EXISTING PARCEL 201020-42008

DOMESTIC WELL NOTE

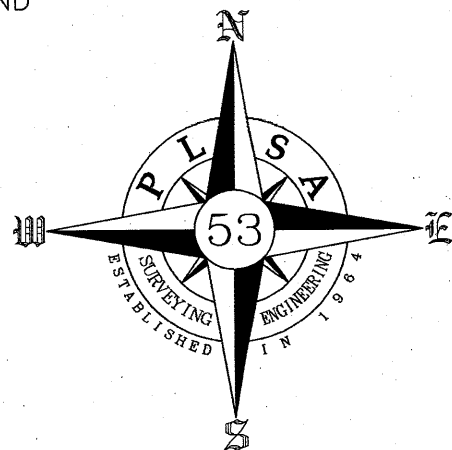
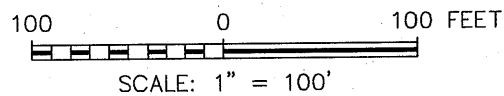
THE EXISTING DOMESTIC WELL ON PROPOSED LOT 1 ONLY SERVES THE EXISTING HOUSE ON SAID LOT. THE EXISTING HOUSE FALLS WITHIN THE 100' WELL CONTROL ZONE, THEREFORE THE WELL CAN NOT BE USED AS A GROUP "A" OR GROUP "B" WATER SYSTEM TO SERVE PROPOSED LOT 2. PARCEL NO. 201020-42004 HAS ITS OWN INDIVIDUAL WELL FOR ITS EXISTING HOUSE. THE ONLY OTHER WELL THAT IS IN THE AREA IS A MINIMUM OF 1300 LINEAL FEET AWAY AND ON THE WEST SIDE OF ROBBINGS ROAD AND IS A WELL FOR AN INDIVIDUAL RESIDENCE. THEREFORE PROPOSED LOT 2 CAN ONLY BE SERVED BY AN INDIVIDUAL WELL WHEN AND IF A NEW HOUSE IS EVER BUILT ON IT.

APPLICANT:
HAROLD SEALOCK
5520 S. WAPATO RD.
TOPPENISH, WA. 98948
PH: 961-2302

OWNER:
WILL JENSEN
2503 ROBBINGS ROAD
TOPPENISH, WA. 98948

PREPARED BY:
RICK WEHR
PLSA ENGINEERING & SURVEYING

SOUTH 1/4 COR. SEC. 20,
T-10 N, R-20 E, W.M.
2" UNMARKED BRASS CAP FOUND
SEE LCR 2M-1767



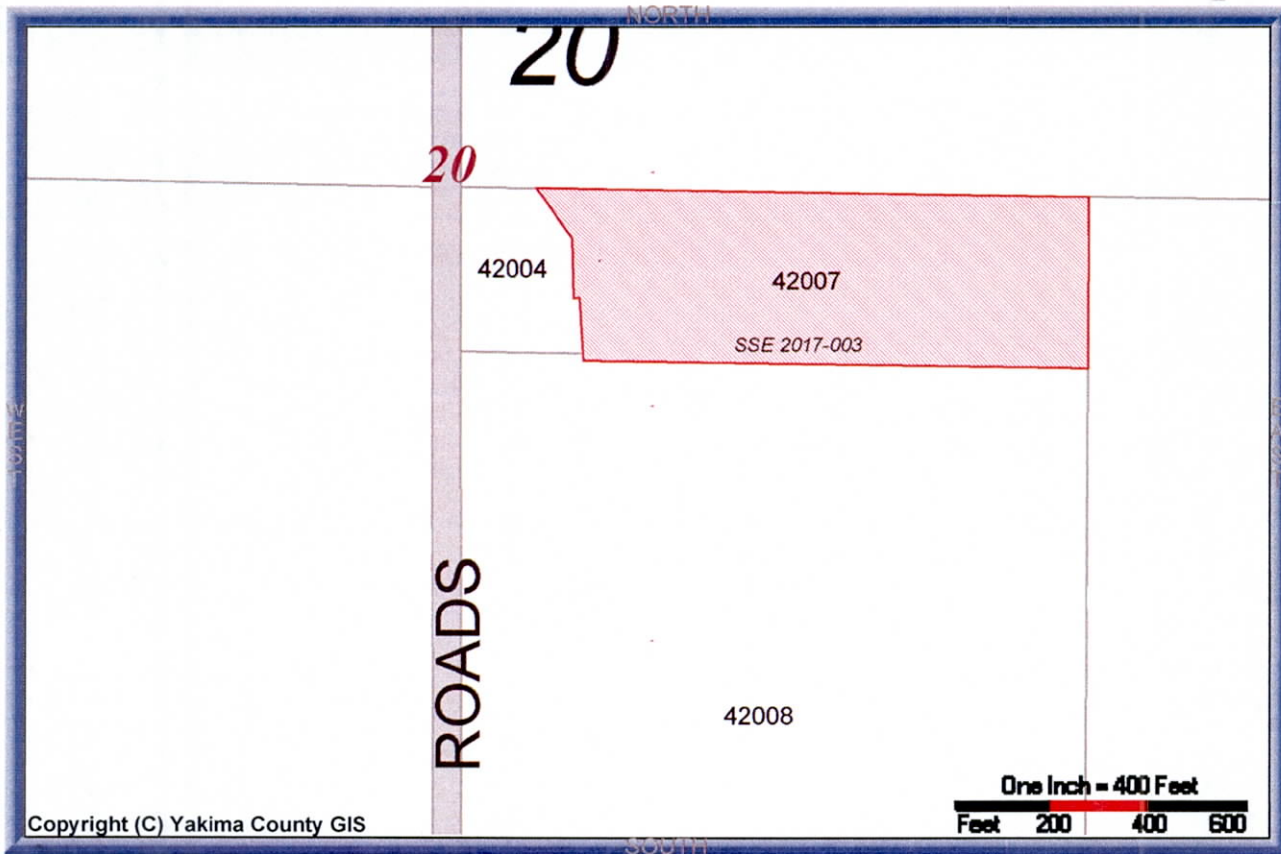
PLSA	ENGINEERING-SURVEYING-PLANNING 521 NORTH 20th AVENUE, SUITE 3 YAKIMA, WASHINGTON 98902 (509) 575-6990	
	SITE MAP	DRAWN BY: RICK
	PARCEL NO. 201020 - 42007	DATE: 5/31/2017
	PREPARED FOR	JOB NO. 17027
	HAROLD SEALOCK	SHEET NO.
	NW 1/4, SE 1/4, SEC. 20, T-10 N, R-20 E, W.M.	1 OF 1

5/18/2017-00:17
Public Services (7)

JUN 30 2017

Vern Gary Don Lynn
Harold Lisa Carmen

[\[Print Map\]](#) [\[Close Map\]](#)



PROPERTY PHOTO	PROPERTY INFORMATION	
	Parcel Address: 2503 ROBBINS RD, TOPPENISH ,WA 98948	
	Parcel Owner(s): WILL JENSEN	
	Parcel Number: 20102042007	Parcel Size: 9.06 Acre(s)
	Property Use: 83 Current Use Agricultural	
	TAX AND ASSESSMENT INFORMATION	
	Tax Code Area (TCA): 482	Tax Year: 2018
	Improvement Value: \$57600	Land Value: \$59000
	Current Use Value: \$35600	Current Use Improvement: \$57600
	New Construction: \$0	Total Assessed Value: \$93200
	OVERLAY INFORMATION	
Zoning: AG	Jurisdiction: County	
Urban Growth Area: Not in a UGA	Future Landuse Designation: Ag Resource (Yakima County Plan 2015)	
FEMA: Not in floodplain (X)	FIRM Panel Number: 53077C1850D	
LOCATION INFORMATION		
+ Latitude: 46° 20' 17.556"	+ Longitude: -120° 20' 35.671"	Range: 20 Township: 10 Section: 20
Narrative Description: Section 20 Township 10 Range 20 Quarter SE: Parcel "B" AND that part of Parcel "C" as depicted on Record of Survey recorded in book 65 of Surveys, Page 54 under Auditor's File North of the following described line: Beginning at the Southwest corner of said Parcel "B", thence South 03° 43' .00" East along the Southerly extended West line of said Parcel "thence South 89° 08' 15" East parallel with the South line of said Parcel "B", 1058.74 feet to the East line of said Parcel "C" and terminus of said described line		
DISCLAIMER		
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION		



Yakima Health District
1210 Ahtanum Ridge Drive
Union Gap, Washington 98903
Phone (509) 575-4040

Public Services (☎)

JUL 31 2017

Vern ___ Gary ___ Don ___ Lynn ___
Harold ___ Lisa ___ Carmen ___

July 27, 2017

Rick Wehr
PLSA Engineering & Surveying
521 North 20th Avenue
Yakima, WA 98902

RE: Wells and water systems for Yakima County case number SUB2017-00017, located at 2503 Robinson Road, Toppenish (parcel number 201020-42007).

Mr. Wehr:

The Yakima Health District has reviewed the above referenced application in regards to water systems that may be associated with this project according to the requirements in YCC 19.25.040. A site visit was not done as a part of this review. Our findings are presented below:

Group A Water Systems

We checked our files and the Washington State Department of Health community water system database (SENTRY). We did not find any existing Group A water systems within 200 feet of this development.

Group B Water Systems

We checked our files and the Washington State Department of Health community water system database (SENTRY). We did not find existing any Group B water systems within 200 feet of this development.

2-Party Shared Wells

Our review of the supplied information shows an existing individual well serving the existing residence in this project. It appears that this well cannot be approved as a 2-Party Shared Well because of the existence of potential sources of contamination inside of the 100 foot sanitary control area (the house, two sheds, animal pens, possibly the septic system).

Individual Well

The existing well at this site does meet the criteria for an individual well serving one single family residence at the time of lot development.

No review of water quantity or availability was done by the Yakima Health District. Our review of your water system does not confer or guarantee any right for you to withdraw or divert groundwater. Contact your local planning department or the Washington State Department of Ecology for more information about your legal rights to use groundwater.

If you have any questions, please call me at (509) 249-6562.

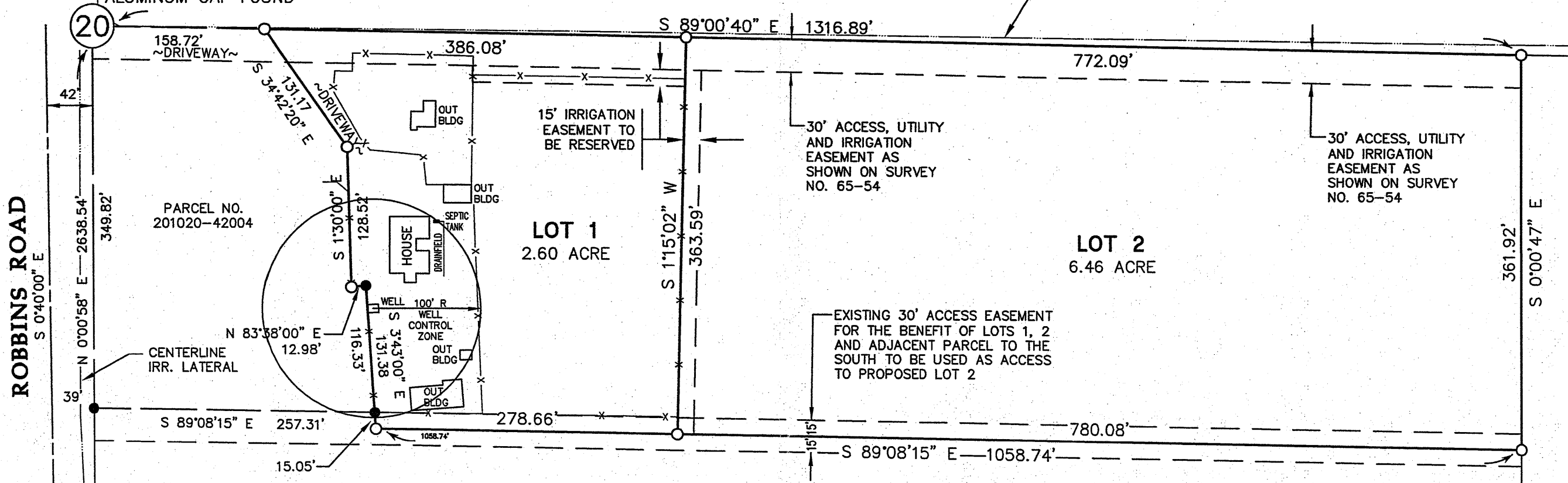
Sincerely,

A handwritten signature in black ink, appearing to read "Ted Silvestri". The signature is written in a cursive, slightly slanted style.

Ted Silvestri, R.S.
Environmental Health Specialist

cc: Yakima County Planning

CENTER SEC. 20,
T-10 N, R-20 E, W.M.
ALUMINUM CAP FOUND

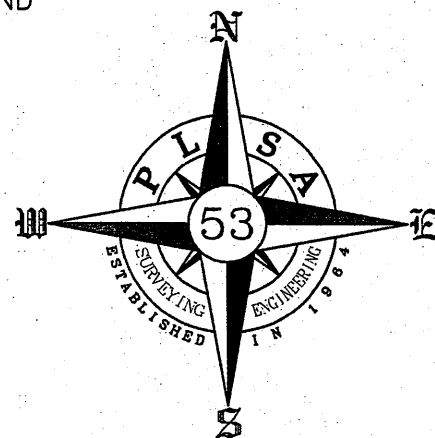
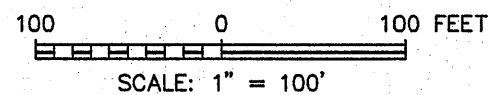


EXISTING PARCEL 201020-42008

DOMESTIC WELL NOTE

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SOUTH 1/4 COR. SEC. 20,
T-10 N, R-20 E, W.M.
2" UNMARKED BRASS CAP FOUND
SEE LCR 2M-1767



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NW 1/4, SE 1/4, SEC. 20, T-10 N, R-20 E, WM		DRAWN BY: RICK DATE: 5/31/2017 JOB NO. 17027 SHEET NO.	1 OF 1