



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? 9.69

B. How many lots are you proposing to create as part of this Short Subdivision Application? 3

What are the proposed acreages for each proposed lot? See SUB 15-46

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 See SUB 15-46

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: See SUB 15-46

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

NO

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 NA

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) 2-3 and (Amendment)

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 (Amendment)

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



SUBDIVISION PRELIMINARY/AMENDMENT FORM

FINAL
Revised 10/01/15

See REVISED

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INDICATE THE TYPE OF APPLICATION:

- PRELIMINARY SUBDIVISION SUBDIVISION AMENDMENT

Please complete the following questions, and check the boxes that describe the proposal.
(if not applicable, explain why)

- Name of Proposed Plat (Cannot duplicate any plat previously recorded in Yakima County)
Kilseimer Preliminary Short Subdivision
- Have you had a Pre-Application meeting? Yes No If yes, what is the file number? SUB2015-0046
If no, please stop filling out this application and apply for a Pre-Application Meeting.
- Will this plat use the clustering provisions under Title 19.34.35? Yes No
- Are you proposing to phase the development? Yes No
If yes, a) How many phases are you proposing? _____
b) How many years until you reach full build out? _____
In you narrative please describe in detail the proposed phasing and what aspects of the development will be included in each phase.
- Number of proposed lots: 3 Number of proposed dwelling units: _____
- Types of buildings to be constructed (single-family, duplex, commercial, etc.) _____
Covenants will be for stick framed single family residences
- Are you proposing to have any designated open spaces, parks and recreational areas? Yes No
If yes: a) What is the proposed acreage? _____
b) Are you proposing to utilize the open space as: Private Park Public Park
 Pocket Parks Mini-Parks Playgrounds Trails and Pathways.
- How do your propose to handle stormwater drainage? Retained on site with upland drainage per YCC 12.10.130
- 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

10. Do you propose the on-site roadway(s) to be public or private? Private residence driveways only
 If there is an existing private road, is there a homeowner's or maintenance association that takes care of the road? Yes No
11. Are you proposing any reductions to the road standards? Yes No
If yes, please describe in detail what your proposed road standard, the justification for the reduction and any information you have to support your request. Also, please note these reductions are processed through the Yakima County Engineer. Please discuss any proposed reductions with the County Engineer prior to submittal of the Subdivision application.
12. Are you proposing sidewalks? Yes No
 If no please explain: _____
(Please note if you are not proposing sidewalks then you will need to apply for an Administrative Adjustment application.)
13. How close is the proposed development to mass transit? 3 miles
14. Do any of the lots have irrigation rights? Yes No Which district? Selah Naches Irrigation District
15. What is your proposed method of fire prevention/suppression? _____
-
16. What will be the source of domestic water for these lots?
- Public water (city water, Nob Hill, Terrace Heights, etc.) Which one? _____
- Community well, (3+ connections) certify an existing well or construct a new well.
 The well is existing proposed on lot numbers Lot 1 has existing well, Lots 2 & 3 to have proposed well located in lot 3
17. Which of the following methods of sewage disposal do you propose?
- Public sewer for lot numbers _____
- Community/shared on-site septic systems for lot numbers _____
- Individual, on-site septic systems for lot numbers Lot 1 existing system, Lot 2&3 proposed new
18. Are you proposing to adjust any development standards as identified under Title 19? Yes No
 If yes, you will need to apply for a reduction in standard, or administrative adjustment, or variance.
 Please list the proposed changes: _____
-
19. Are there any existing or proposed Codes, Covenants and Restrictions? Yes No
If yes, please attach.
20. Are there any latecomers agreements? Yes No
If yes, please attach.

Short plat request Narrative

Short plat division proposal begins with Parcel# 18142211012 owned by Ken Kilseimer which is 9.69 acres and will be divided by using the "Clustering" guidelines identified in Yakima County Code Title 15.25.030 into 3 lots. Lot 1 sized 5.96 acres will contain the existing residence known as 330 Rankin road, detached garage and existing well ID tag# AKL902. Yakima Health District review has determine this well cannot be used as a Group B or 2 party connection as originally submitted in SUB2015-00046

Lots 2 and 3 will be 2 acres each extending west approx 264' off the east property line parallel to Rankin road. Lots will be considered residential and observe building restrictions/covenants applied to future construction carried over from the original parcel. Lots will not adversely impact existing roadway or be contrary to the public interest. Property owner will provide easement lines as requested by Yakima County.

The domestic water system will be classified by Yakima County Health authority as "Group B" system which will utilize a proposed well on lot 3 and serve lots 2 & 3.

Irrigation water supplied by Naches-Selah irrigation district will be provided for Lots 2 & 3 using existing shares held by the current property owner. Actual share amount will be determined by Naches-Selah district.

Access to Lots 2 & 3 will be at a common point 330' to center and 30' wide exiting off Rankin road. Future building site have not been indicated on site plan but will follow current Yakima county setbacks and clearances.

Necessary utilities-power, CATV and phone are located a reasonable distance from property lines. Plan is for project to proceed as conditions are met and approvals are granted.

Multiple horizontal lines for additional text or signatures.

Please use additional pages as needed

Short plat request Narrative

Short plat division proposal begins with Parcel # 18142211012 owned by Ken Kilseimer which is 9.69 acres and will be divided by using the "Clustering" guidelines identified in Yakima County Code Title 15.25.030 into 3 lots. Lot 1 sized 5.96 acres will contain the existing residence known as 330 Rankin road, detached garage and existing well ID tag # AKL902. Lots 2 and 3 will both be 2 acres extending west off the east property line parallel to Rankin road.

All lots will be considered as residential and observe building restrictions applied to future construction carried over from the original parcel. Lots will not adversely impact existing roadway or be contrary to the public interest. Property owner is willing to match existing County easement lines of parcels on south border.

Original water source request

The domestic water system will be classified by Yakima County Health authority as "Group B" which will utilize the existing well ID tag #AKL902 on proposed lot 1 and serve lots 2 & 3.

Alternate water source requested

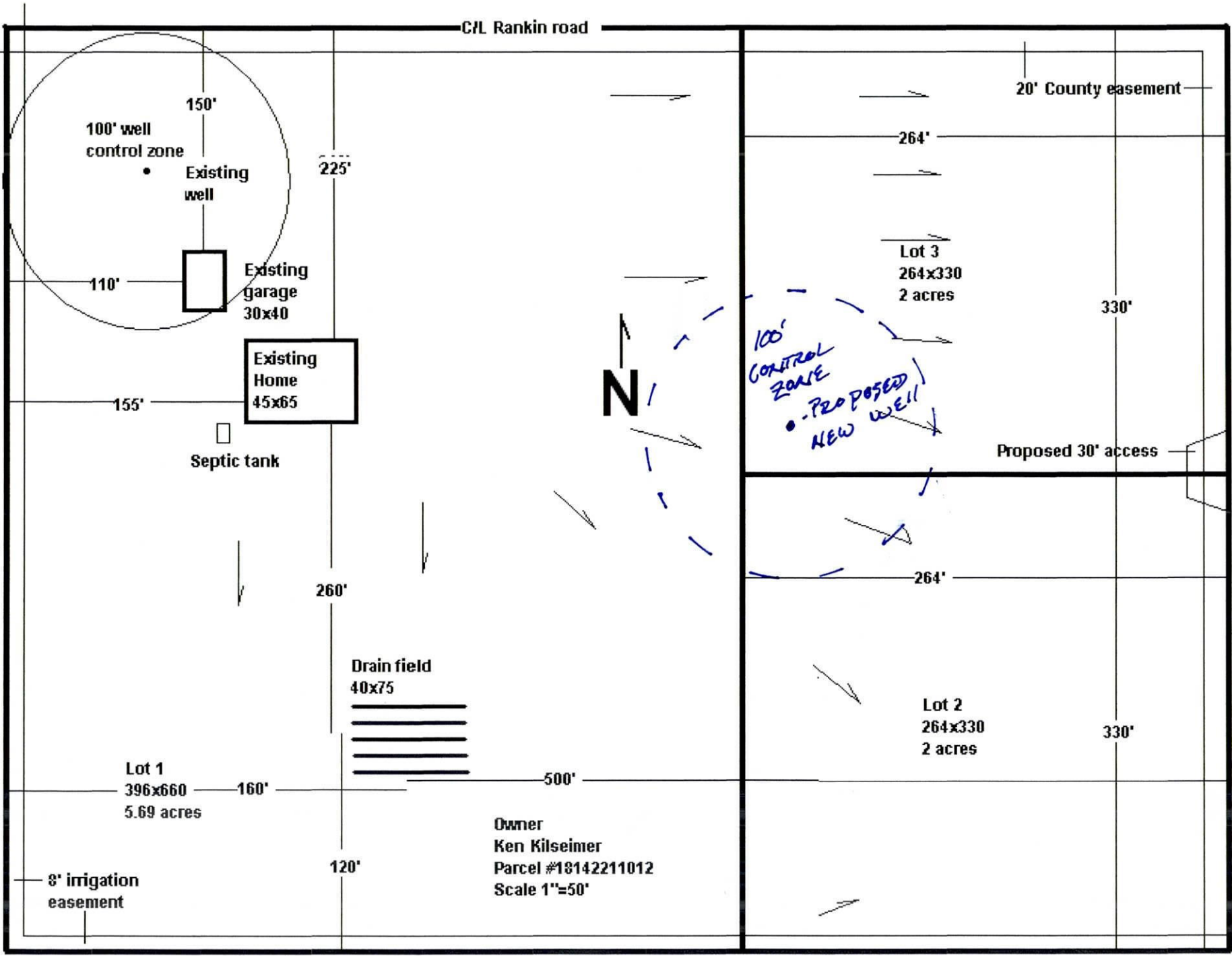
The domestic system for proposed Lot 1 will utilize existing well ID tag #AKL902. Lots 2 & 3 will be classified by Yakima County health Authority as "Group B" and be supplied by the proposed new well . Change requested due to YCHD site review dated August 28, 2017.

Irrigation water supplied by Naches-Selah irrigation district will be provided for Lots 2 & 3 using existing shares held by the current property owner. Actual share amount will be determined by Naches-Selah district.

Access to Lots 2 & 3 will be at a common point 330' to center and 30' wide exiting off Rankin road. Future building site have not been indicated on site plan but will follow current Yakima county setbacks and clearances.

Necessary utilities-power, CATV and phone are located a reasonable distance from property lines.

Plan is for project to proceed as conditions are met and approvals are granted.



C/L Rankin road

20' County easement

100' well control zone

150'

Existing well

225'

110'

Existing garage 30x40

Existing Home 45x65

155'

Septic tank

N

100' CONTROL ZONE
- PROPOSED NEW WELL

Lot 3
264x330
2 acres

330'

Proposed 30' access

260'

Drain field 40x75

264'

Lot 2
264x330
2 acres

330'

Lot 1
396x660
5.69 acres

160'

500'

8' irrigation easement

120'

Owner
Ken Kilseimer
Parcel #18142211012
Scale 1"=50'

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