



SHORT SUBDIVISION (RURAL) FORM

DEC 20 2017
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

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

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? 13.71
~~12.9~~ Acres

B. How many lots are you proposing to create as part of this Short Subdivision Application? 2 LOTS
What are the proposed acreages for each proposed lot? Lot 1, 9.7 acres; Lot 2, 2.0 acres; Lot 3, 2.0 acres
2.0 11.71 12x5-17

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: Sunnyside Valley Irrigation District

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 Email contact with Transportation 4/7/2017

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 **LOT 1**

12-15-17
+4.

vi. Proposed individual wells will serve Lot(s): 1 2 3 4 **LOT 2**

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

Yakima County Public Services
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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ENCL 0 2017
Revised 10/01/15

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

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.

see next page

The proposed action is to Subdivide an existing parcel of approximately 14 acres into two small lots each containing an existing residence and individual septic tank and drainfield; and a third parcel remainder of 9.7 acres.

Parcel 1 is proposed to access Emerald Road from 36' wide panhandle parcel configuration.

Proposed parcel 2 will continue to use a shared approach to Emerald Road via an existing access easement AFN 7756971.

Proposed lot 3 will continue to use existing paved driveway and approach to Emerald Road.

Existing well on lot 3 presently serves existing homes on lots 2 and 3.

Expanded Narrative: November 15, 2017

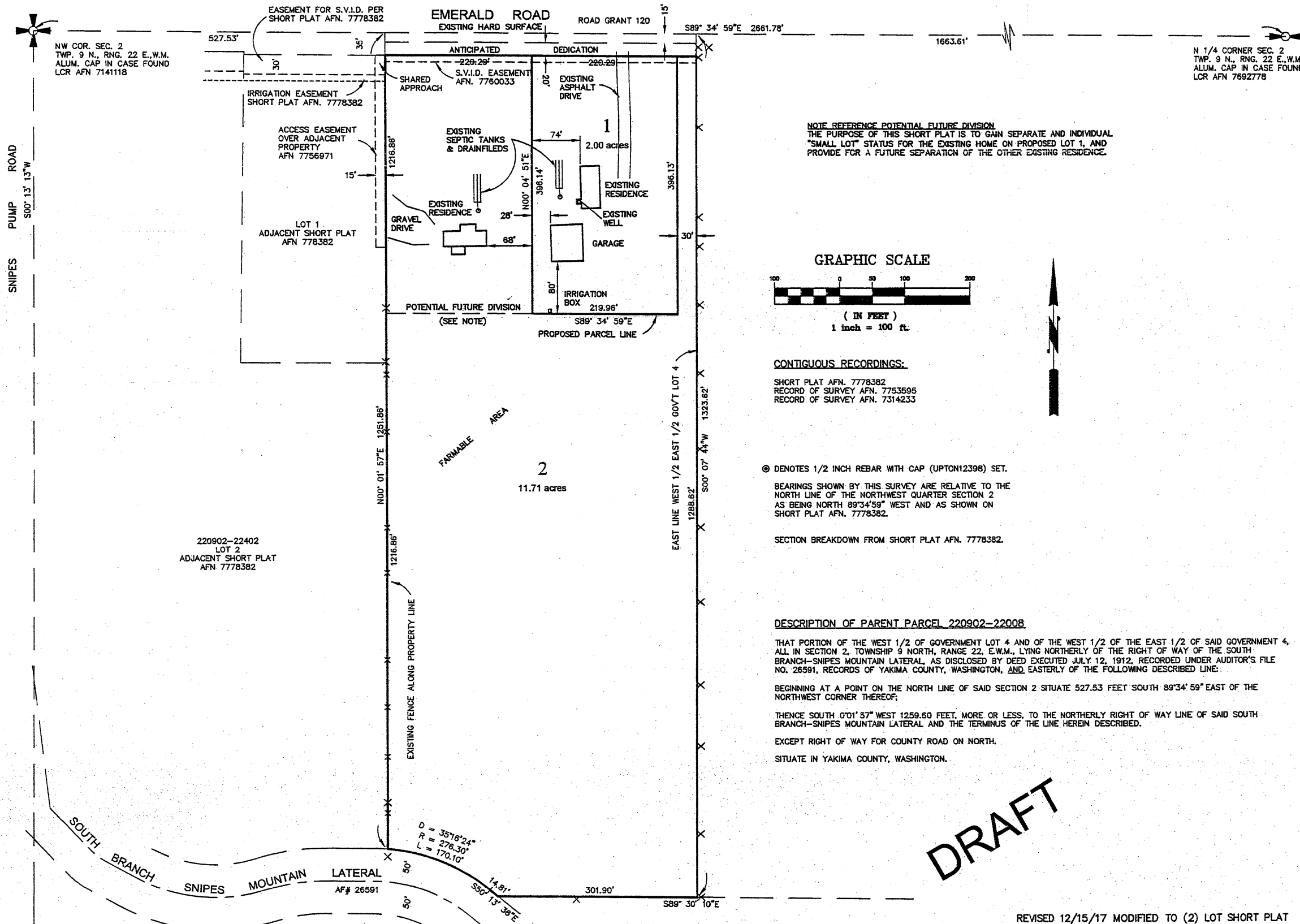
Due to inability to satisfactorily confirm status of the existing residences, the three lot short plat has been modified to one existing home with existing well on Lot 1; and the other existing residence with proposes new individual well on remaining Lot 2. It is the applicants intention to immediately, upon short plat final approval, merge farmable portion (approximate Southerly 9 acres) into adjacent Parcel 220902-22402, and thereby complete process of placing each residence on a separate and individual self contained lot. As permitted by Code.

Please use additional pages as needed

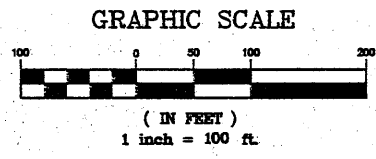
Public Services

DEC 30 2017

Vern Gary Don Lynn
Harold Lisa Carmen



NOTE REFERENCE POTENTIAL FUTURE DIVISION
 THE PURPOSE OF THIS SHORT PLAT IS TO GAIN SEPARATE AND INDIVIDUAL
 "SMALL LOT" STATUS FOR THE EXISTING HOME ON PROPOSED LOT 1, AND
 PROVIDE FOR A FUTURE SEPARATION OF THE OTHER EXISTING RESIDENCE.



CONTIGUOUS RECORDINGS:

SHORT PLAT AFN. 7778382
 RECORD OF SURVEY AFN. 7753595
 RECORD OF SURVEY AFN. 7314233

⊙ DENOTES 1/2 INCH REBAR WITH CAP (UPTON12398) SET.

BEARINGS SHOWN BY THIS SURVEY ARE RELATIVE TO THE
 NORTH LINE OF THE NORTHWEST QUARTER SECTION 2
 AS BEING NORTH 89°34'59" WEST AND AS SHOWN ON
 SHORT PLAT AFN. 7778382.

SECTION BREAKDOWN FROM SHORT PLAT AFN. 7778382.

DESCRIPTION OF PARENT PARCEL 220902-22008

THAT PORTION OF THE WEST 1/2 OF GOVERNMENT LOT 4 AND OF THE WEST 1/2 OF THE EAST 1/2 OF SAID GOVERNMENT 4,
 ALL IN SECTION 2, TOWNSHIP 9 NORTH, RANGE 22, E.W.M., LYING NORTHERLY OF THE RIGHT OF WAY OF THE SOUTH
 BRANCH-SNIPES MOUNTAIN LATERAL, AS DISCLOSED BY DEED EXECUTED JULY 12, 1912, RECORDED UNDER AUDITOR'S FILE
 NO. 28591, RECORDS OF YAKIMA COUNTY, WASHINGTON, AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 2 SITUATE 527.53 FEET SOUTH 89°34' 59" EAST OF THE
 NORTHWEST CORNER THEREOF;

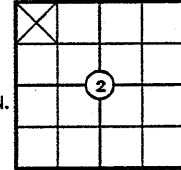
THENCE SOUTH 0°01' 57" WEST 1259.60 FEET, MORE OR LESS, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID SOUTH
 BRANCH-SNIPES MOUNTAIN LATERAL AND THE TERMINUS OF THE LINE HEREIN DESCRIBED.

EXCEPT RIGHT OF WAY FOR COUNTY ROAD ON NORTH.

SITUATE IN YAKIMA COUNTY, WASHINGTON.

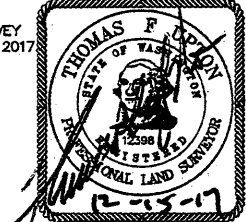
DRAFT

FILING CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M.,
 UNDER AUDITOR'S FILE NO. _____, RECORDS OF YAKIMA COUNTY, WASHINGTON.
 CHARLES ROSS
 YAKIMA COUNTY AUDITOR BY _____, DEPUTY



TWP. 9 N.,
 RANGE 22 E., W.M.

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER
 MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
 RECORDING ACT AT THE REQUEST OF ALLAN HOUSEHOLDER IN AUGUST 2017
 SURVEY PERFORMED UTILIZING STANDARD FIELD PROCEDURES, USING
 TOPCON RTK GPS AND/OR TOPCON GPT-9003A AND MEETING THE
 REQUIREMENTS OF WAC 332-130-090. MONUMENTS VISITED 8/18/17



THOMAS F. UPTON CERTIFICATE NO. LS12398

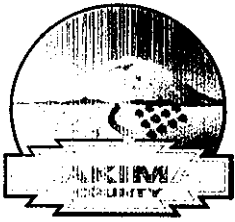
REVISED 12/15/17 MODIFIED TO (2) LOT SHORT PLAT

Thomas F. Upton Surveying
 Professional Land Surveyor
 PO BOX 2514 YAKIMA, WASHINGTON 98907
 TELEPHONE: VOICE (509) 576-0441 FAX (509) 452-0581

PRELIMINARY SHORT PLAT
 OF PARENT PARCEL 220902-22008 PREPARED FOR
 ALLAN HOUSEHOLDER
 8690 EMERALD RD. SUNNYSIDE, WA. 98944

DATE: 09/15/17 SCALE: 1" = 100' ACCOUNT NO: 17707

17707PRE.DWG



BOUNDARY LINE ADJUSTMENTS 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.yal.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 <u>not</u> 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: (note: Standard surveyor's title block meets these requirements) |
| | <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 (example: 1" = 200 ft.)</i> |
| 5 | <input checked="" type="checkbox"/> | Proposed property lines, dimensions and acreage of all lot(s) involved, indicated in bold solid lines. |
| 6 | <input checked="" type="checkbox"/> | Existing property lines, dimensions and acreage of all lot(s) involved, indicated by broken lines. |
| 7 | <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. |
| 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 checked="" type="checkbox"/> | Location of all existing and proposed points of ingress (to) and egress (from). |
| 10 | <input checked="" type="checkbox"/> | Location, shape, size, and types of all structures/improvements on the subject properties showing the building setbacks from the property lines and other structures within 100 linear feet of all existing and proposed property lines. All structures to be removed must be depicted with broken lines and remaining structures must be depicted with solid lines. |
| 11 | <input type="checkbox"/> | The distance from existing and proposed structures to the centerline of state, county, or private access roads. |
| 12 | <input type="checkbox"/> | Location of structures on the adjoining lots, when needed to address compatibility issues. |
| 13 | <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.) |
| 14 | <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. |
| 15 | <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 |



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

September 15, 2017

Allan Householder
8690 Emerald Rd
Sunnyside, WA 98944

RE: Wells and water systems located at 8690 Emerald Rd, Sunnyside (parcel number 220902-22008).

Mr. Householder,

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 2-Party well serving the existing residences 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 (Septic Tank and Drainfield within 100ft; Residence and garage within 100ft).

Individual Well(s)

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

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) 249-6533.

Sincerely,

Shawn Magee
Environmental Health Specialist

cc: Yakima County Planning

A handwritten signature in black ink, appearing to read 'S. Magee', is written below the text 'cc: Yakima County Planning'.