



# SHORT SUBDIVISION (URBAN) 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](http://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? 5.52 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: 1.57 AC, Lot 2: 3.95 AC

C. Has property been divided in the last 5 years?  Yes  No

D. In which zoning district is the property located? M-1

E. Do any of the lots have irrigation rights?  Yes  No District Name: Sunnyside Valley  
ROZA IRRIGATION DISTRICT

F. Are you proposing a contiguous short 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  Share 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 2017-24

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 N/A

I. What will be the source of domestic water for these lots? *(Individual wells are not allowed within urban areas, unless an existing individual well is approved as described below. All new lots must be served by either an existing*

municipal public water system, an existing community well, a new community well, or a two-party shared well. If a new community well or two-party shared well is proposed, please verify why you cannot connect to the municipal public water or an existing community well.)

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

This water system will serve Lots: LOT 2

Name of water provider: CITY OF GRANDVIEW

ii.  Expand the use of an existing community well to serve Lot(s): \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

v.  Existing individual well - Has the existing individual well been reviewed and approved by the Yakima Health District to be converted into a public water system for the development?

Yes - (If yes, then you must utilize one of the above options)

No - Which Lot will be served by the existing individual well? LOT 1

How will the other lot(s) be served domestic water?

Existing Public Water System  New Public Water System

J. Which of the following methods of sewage disposal do you propose? (New individual septic systems are not permitted within the Urban Areas.)

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): LOT 1



# NARRATIVE FORM

FINAL  
Revised 10/01/15

Yakima County Public Services  
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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.

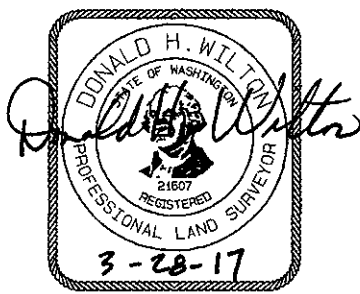
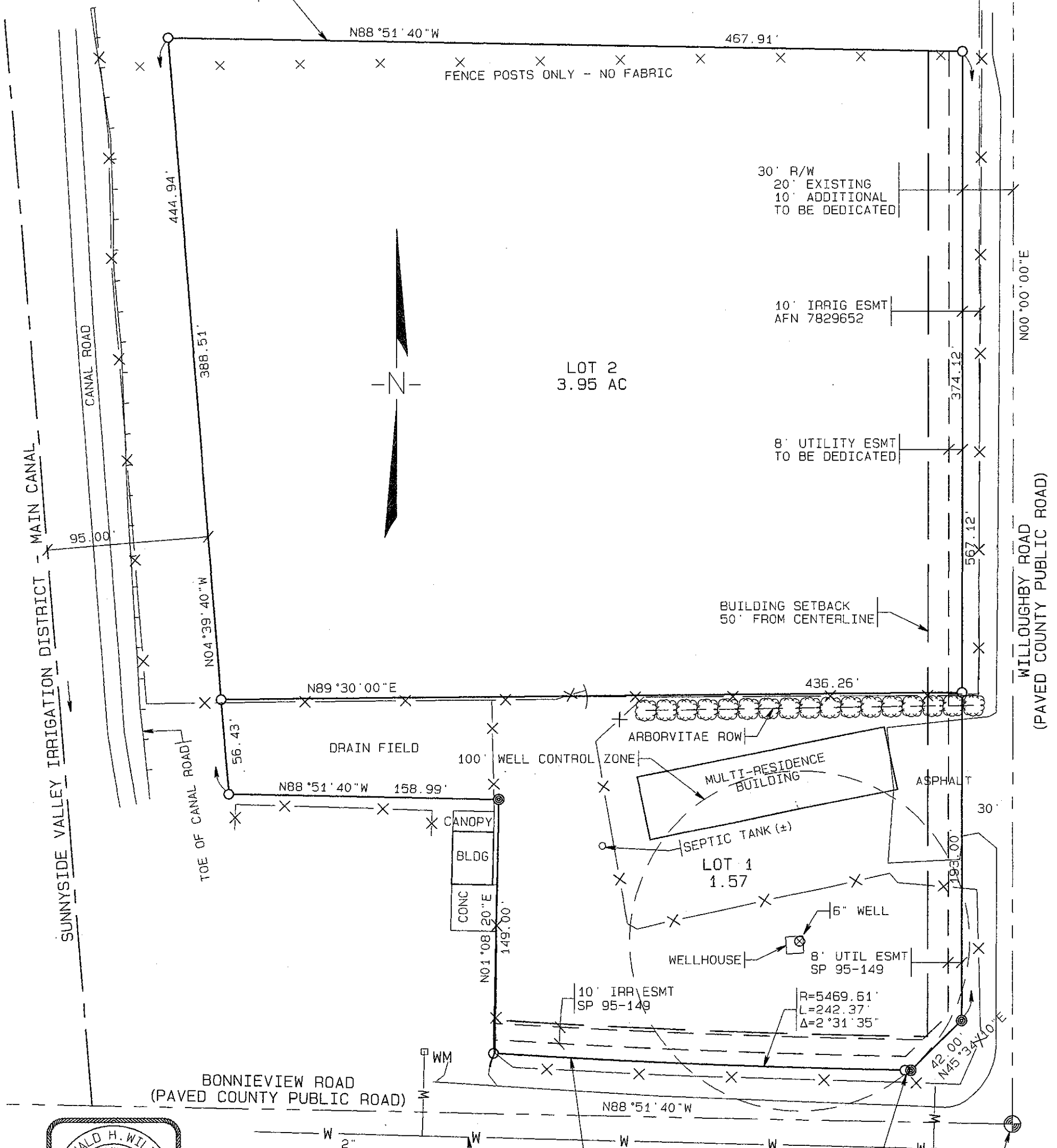
### **Suggested Content:**

- 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.

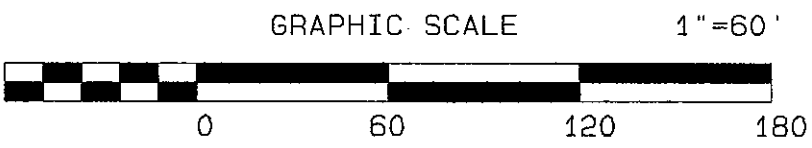
**Please remember that your narrative must explain in detail the specifics of your proposal and any missing information may result in the need for future reviews.** Your narrative can be typed and printed on a separate sheet of paper with “See Attached” written below, or you may print out legibly your narrative on the lines provided.

Proposed two lot short plat within M-1 zoning  
district. Lot 1 served by private well and existing  
septic.

NORTH LINE, SOUTH 375 FEET,  
 NORTH 597 FEET, SOUTH 849 FEET,  
 WEST 1/2, SW 1/4, SEC 13,  
 T 9 N, R 23 EWM



LOT #	LOT COVERAGE	TOTAL AREA	%
LOT 1	0.21 AC	1.57 AC	13.4%
LOT 2	0.00 AC	3.95 AC	0.0%



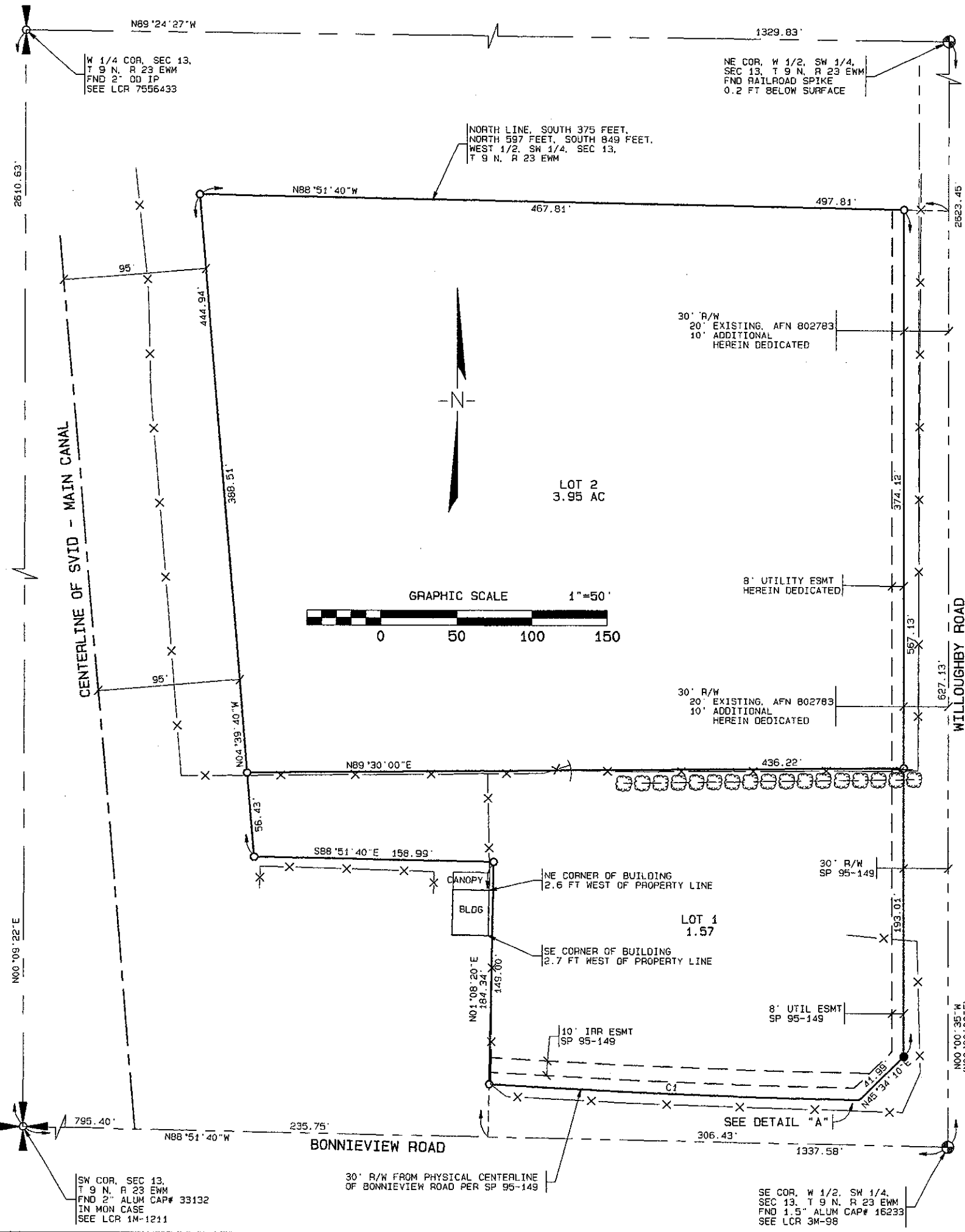
SITE PLAN  
FOR  
DAN HALL

TAX PARCEL #: 230913-33417  
 SECTION 13, TOWNSHIP 9 NORTH, RANGE 23 EAST, W.M.

SHEET 1 OF 1

DATE MARCH 28, 2017

DON WILTON SURVEYING  
 PO BOX 2275  
 YAKIMA, WA 98907  
 509-454-8195



**LEGAL DESCRIPTION**

LOT 1 OF SHORT PLAT 95-149, RECORDS OF YAKIMA COUNTY, WASHINGTON,  
 TOGETHER WITH THE SOUTH 375 FEET OF THE NORTH 597 FEET OF THE SOUTH 849 FEET  
 OF THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13,  
 TOWNSHIP 9 NORTH, RANGE 23, E.W.M., LYING EAST OF THE SUNNYSIDE MAIN CANAL;  
 EXCEPT LOT 2 OF SHORT PLAT 95-149, RECORDS OF YAKIMA COUNTY, WASHINGTON;  
 AND EXCEPT THE SOUTH 184 FEET OF THAT PORTION OF THE SOUTHWEST 1/4 OF THE  
 SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 23, E.W.M., LYING  
 EAST OF THE SUNNYSIDE MAIN CANAL LYING WEST OF LOT 2 OF SHORT PLAT 95-149,  
 RECORDS OF YAKIMA COUNTY, WASHINGTON;  
 EXCEPT COUNTY ROAD RIGHT-OF-WAY ON THE SOUTH AND EAST.

**NOTES**

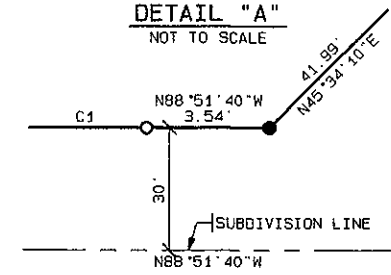
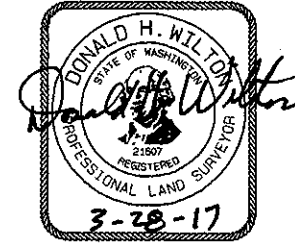
1. X DENOTES EXISTING FENCE
2. O DENOTES 1/2" REBAR WITH CAP NUMBER 21607 SET
3. ● DENOTES REBAR W/CAP# 21579 FOUND
4. ( ) DENOTES BEARING AND/OR DISTANCE FROM SHORT PLATS 79-239 & 95-149
5. BEARINGS SHOWN ARE ON ASSUMED DATUM RELATIVE TO THE SOUTH LINE, OF THE WEST 1/2, OF THE SOUTHWEST 1/4, OF SECTION 13, TOWNSHIP 9 NORTH, RANGE 23 EAST, W.M. BEING N88°51'40"W.
6. SURVEY PERFORMED WITH A SPECTRA PRECISION SP80 GNSS RECEIVER USING REAL TIME KINEMATIC PROCEDURES. MEASUREMENTS SHOWN HEREON ARE GROUND DISTANCES.
7. MONUMENTS SHOWN HEREON AS FOUND (FND) WERE VISITED IN MARCH 2017.

PRELIMINARY  
 3-28-17

**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 DAN HALL IN MARCH 2017.

DONALD H. WILTON  
 LS 21607



CURVE	A	RAD	LENGTH	TAN	CH BEARING	L CHORD
C1	2°31'35"	5496.61'	242.37'	121.20'	S87°35'52"E	242.35'

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_, M. AS SURVEY NUMBER \_\_\_\_\_ AT THE REQUEST OF DON WILTON SURVEYING.

YAKIMA COUNTY AUDITOR \_\_\_\_\_ BY DEPUTY \_\_\_\_\_

PARENT PARCEL # 230913-33417

<b>DON WILTON SURVEYING</b>		509-454-8195												
PO BOX 2275 YAKIMA, WA 98907														
DRAWN BY: B JW DATE DRAWN: MAR 28, 2017 SURVEY DATE: MAR 10, 2017	<b>SHORT PLAT</b>  FOR  <b>DAN HALL</b>  GRANDVIEW, WA	<table border="1" style="width: 100%;"> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td style="text-align: center;">13</td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> </table> JOB NO. 17017  T 9 N, R 23 EWM						13						
	13													
1 OF 2 SHEET														

SW COR. SEC 13,  
 T 9 N, R 23 EWM  
 FND 2" ALUM CAP# 33132  
 IN MON CASE  
 SEE LCR 1M-1211

SE COR. W 1/2, SW 1/4,  
 SEC 13, T 9 N, R 23 EWM  
 FND 1.5" ALUM CAP# 16233  
 SEE LCR 3M-98

**DEDICATION AND WAIVER OF CLAIMS**

KNOW ALL MEN BY THESE PRESENTS THAT DANIEL J. HALL AND SHELBY J. HALL ARE ALL PARTIES HAVING ANY OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED; HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS OF WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; DO HEREBY WAIVE ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST YAKIMA COUNTY AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID DEDICATED ROADS AND/OR RIGHTS OF WAY; AND DO HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

DANIEL J. HALL \_\_\_\_\_ SHELBY J. HALL \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF YAKIMA   )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DANIEL J. HALL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF WASHINGTON )  
                                  ) SS  
COUNTY OF YAKIMA   )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SHELBY J. HALL IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**APPROVALS**

APPROVED BY THE YAKIMA COUNTY ENGINEER:

\_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY THE YAKIMA COUNTY SUBDIVISION ADMINISTRATOR:

\_\_\_\_\_ DATE \_\_\_\_\_

**YAKIMA COUNTY TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREIN ON DATE OF THIS CERTIFICATION HAVE BEEN PAID.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

BY: \_\_\_\_\_  
YAKIMA COUNTY TREASURER'S OFFICE

**SUNNYSIDE VALLEY IRRIGATION DISTRICT APPROVAL**

THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARY OF THE SUNNYSIDE VALLEY IRRIGATION DISTRICT.

I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN BY THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT.

I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS SHORT PLAT TO OTHER ADJACENT LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT.

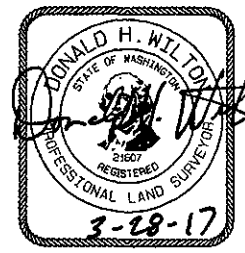
I FURTHER CERTIFY THAT:

- \_\_\_\_ 1. THIS SHORT PLAT CONTAINS COMPLETED \_\_\_\_\_ SHARED / \_\_\_\_\_ NOT SHARED IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS, OR
- \_\_\_\_ 2. PROVISION ACCEPTABLE TO THIS DISTRICT HAVE BEEN MADE FOR COMPLETED \_\_\_\_\_ SHARED / \_\_\_\_\_ NOT SHARED IRRIGATION DISTRIBUTION FACILITIES, OR
- \_\_\_\_ 3. THE EXISTING \_\_\_\_\_ SHARED / \_\_\_\_\_ NOT SHARED IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT, OR
- \_\_\_\_ 4. LOT(S) \_\_\_\_\_ IS/ARE IN WHOLE OR IN PART, NOT CLASSIFIED AS "IRRIGABLE LAND" BY THIS DISTRICT AND/OR ARE NOT ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT.

I ALSO CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATION HAVE BEEN PAID.

BY \_\_\_\_\_ SUNNYSIDE VALLEY IRRIGATION DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

PRELIMINARY  
3-28-17



<b>DON WILTON SURVEYING</b>		509-454-8195																
PO BOX 2275		YAKIMA, WA 98907																
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DATE DRAWN MAR 28, 2017		JOB NO. 17017																
SURVEY DATE MAR 10, 2017																		
2 OF 2 SHEET		T 9 N, R 23 ENM																



# SHORT PLAT 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](http://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. <b>Grid paper or picture backgrounds are not acceptable, the map must be reproducible.</b>
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 with Range, Township and Section</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 existing and proposed lot(s) involved in the project with approximate acreages and lot numbers (Lot 1, Lot 2, Lot 3 etc.).
6	<input checked="" type="checkbox"/>	The location, width and purpose of all easements (utility, access and/or irrigation), railroad right-of-way, canals and other man-made features on and adjacent to the site.
7	<input checked="" type="checkbox"/>	Location of new and/or expanded public and private infrastructure including but not limited to public water, sewer main, fire protection systems and other underground facilities. <i>For projects with more than four lots, the location, name, right-of-way width, approximate radii or curves and approximate grades of all proposed streets, alleys or roads within or on the boundary of the project.</i>
8	<input checked="" type="checkbox"/>	Streets, alleys and access easements, with the name, dimensions, type (public or private) and road surface (paved, gravel or dirt); location of existing and proposed sidewalks, curbs, gutters, culverts, buried conduits and subsurface drains, landscaping, site screening and stormwater drainage facilities.
9	<input checked="" type="checkbox"/>	Location, dimension and design of all points of ingress (to) and egress (from) for each proposed lot.
10	<input checked="" type="checkbox"/>	Location of existing and proposed pedestrian and vehicular circulation patterns, trails and bicycle paths.
11	<input checked="" type="checkbox"/>	Location, shape, size, and types of all existing and proposed structures, minimum building setbacks from the existing and proposed property lines, roads, other structures, and the lot coverage for each lot.
12	<input checked="" type="checkbox"/>	Location and dimensions of all proposed uses, open space and public areas.
13	<input checked="" type="checkbox"/>	Location of structures on the adjoining lots, when needed to address compatibility issues.
14	<input checked="" type="checkbox"/>	All natural physical features such as rock outcroppings, wooded areas, adjacent orchards, vineyards, hop fields or commercial forest tracks of ten acres or more, streams, creeks, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site. <b>(*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.)</b>
15	<input checked="" type="checkbox"/>	Location, width, name and direction of flow of all watercourses.
16	<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.
17	<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
18	<input checked="" type="checkbox"/>	Within a UGA, Master Plan 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.