



# 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](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? 9.76 AC

B. How many lots are you proposing to create as part of this Short Subdivision Application? 4

What are the proposed acreages for each proposed lot? LOT 1 = 6.28AC LOT 3 = 1.19AC  
LOT 2 = 1.13AC LOT 4 = 1.16AC

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

MULTIPLE DWELLINGS - YCC 19.11.010(3)(b) — LAST DIVIDED 1913

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: YAKIMA - TIETON IRR DIST

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: Lot 3

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

FINAL  
Revised 10/01/15

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)

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 ATTACHED WRITTEN NARRATIVE

## **WRITTEN NARRATIVE**

The proposal is to subdivide a 9.76 acre parcel into 4 lots using 19.11.010(3)(b) - Multiple Dwellings. The three existing homes were built between 1930 and 1945 and are proposed to be on individual small lots and the remainder of the property will that is planted in orchard will be the fourth lot. Proposed lot 2 will continue to use its existing individual well. The houses on proposed Lots 3 and 4 are currently connected to a two-party well which will be converted to a Group B system to serve Lot 1.

19.11.010(3)(b) (iv) Any small lot allowed to be three acres or greater in size shall still be considered a small lot and is not capable of being further subdivided under this Section. A covenant or plat note indicating this restriction shall be recorded whenever a larger lot size is granted.

(b) Multiple Dwellings. A lot that has contained more than one lawfully established, habitable dwelling, as defined in YCC Title 13, since before October 1, 1974 may be divided to separate each such dwelling onto an individual lot, subject to the criteria of Subsection 19.11.010(3) and all other applicable requirements.

(c) Special Exception Lots. In addition to the small lot provisions of Subsections (a) and (b), Comprehensive Plan Policy provides that one or more special exception lot may be granted under short plat review in those limited situations when the total project site is greater than three acres, contains land unusable for agricultural purposes and establishment of a residence on that land will not adversely impact agricultural activities on the balance of the property or on adjoining and nearby AG-zoned lands, according to the following review criteria.

(i) The special exception lot shall be one to three acres in size, except the Reviewing Official may authorize a larger lot size under Subsection 19.11.010(3)(d);

(ii) The applicant shall submit documentation from a qualified third party (e.g. Natural Resource Conservation Service, WSU Cooperative Extension Service, agricultural consultants, Department of Agriculture) that the proposed lot is located on land unsuitable for agricultural uses and activities;

(iii) Land considered unsuitable for agricultural uses include:

(A) Soils identified by the Soil Survey of Natural Resource Conservation Service as unsuitable for agricultural production;

(B) Oversteepened slopes as defined in YCC Subsection 16C.08.02(3)(b);

(C) Rock outcrops;

(D) Ravines;

(E) Wetlands/Critical Areas; and

(F) Locations that lack irrigation water, as demonstrated by the unavailability of irrigation shares or rights, and the documented inability to acquire or to use them.

(iv) The proposal will not adversely impact, or interfere with accepted farm practices on adjacent or nearby agricultural operations, given the type of agriculture in the area and its relative susceptibility to nuisance complaints due to accepted farm operations and management practices;

(v) Use of mitigation measures to effectively reduce the potential for land use conflicts and separate the site from active agricultural operations, such as: landscape buffers; special setbacks; screening; site design using physical features, such as rock outcrops, ravines, roads, irrigation canals or critical areas; or proximity to established dwellings, small lots or other nonagricultural buildings;

(vi) No lot granted a special exception shall be further divided for ten years; and

(vii) The special exception lot shall meet agricultural buffering of Section 19.18.205, unless adjusted under Section 19.35.020.

(d) Larger Lot Size Authorized. The Reviewing Official may authorize a larger lot size, subject to Type 1 review and recording of a covenant precluding further division of the subject lot while designated for agricultural use by the adopted Yakima County Comprehensive Plan maintaining the minimum adjustment necessary to accommodate the proposed use, when the applicant submits evidence or information that documents one or more of the following:



# SHORT PLAT SITE PLAN SUBMITTAL CHECKLIST

FINAL  
Revised 10/01/15

## Land Use Actions

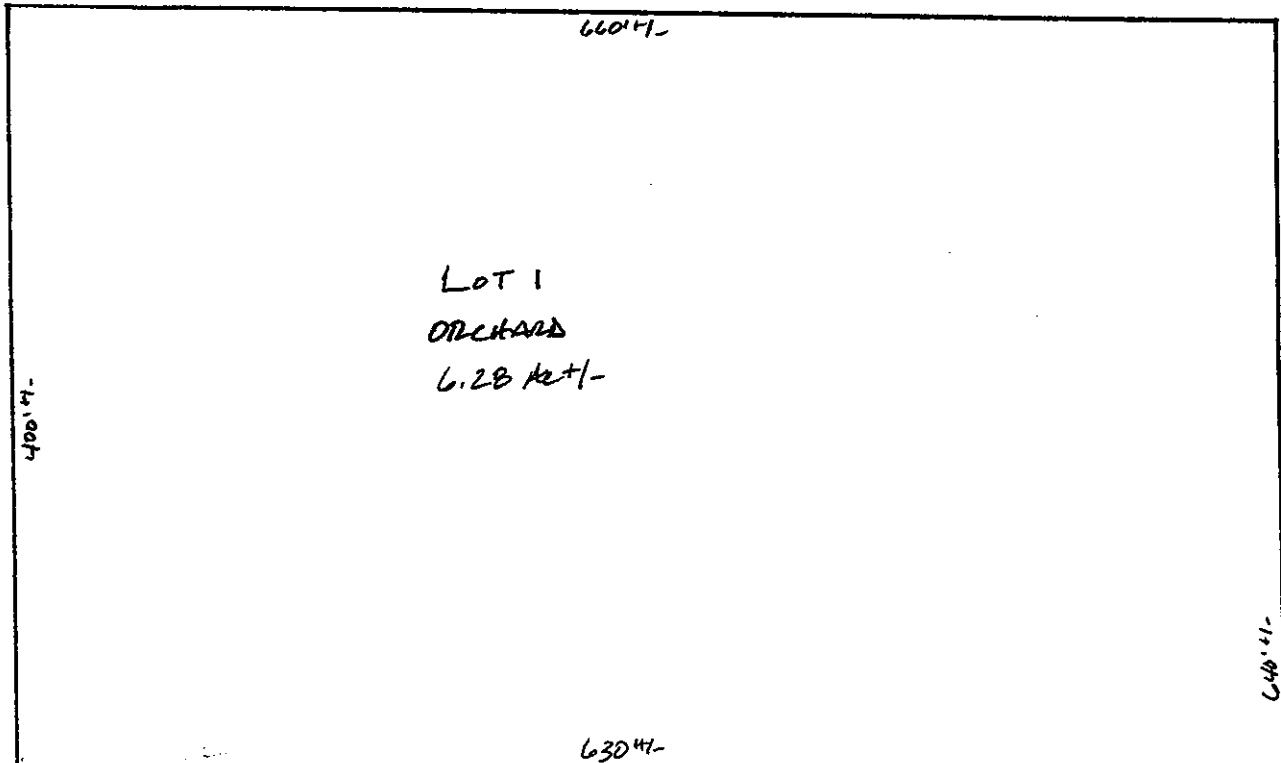
Yakima County Public Services

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 <u>not</u> 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 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 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 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 type="checkbox"/>	Location and dimensions of all proposed uses, open space and public areas.
13	<input type="checkbox"/>	Location of structures on the adjoining lots, when needed to address compatibility issues.
14	<input 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 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 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.



LOT 1  
ORCHARD  
6.28 Ac +/-

LOT 2  
1.13 Ac +/-

LOT 3  
1.19 Ac +/-

LOT 4  
1.16 Ac +/-

BARN

GAUGE

EX DES

EX DES

SEPTIC AREA  
EX RES

SEPTIC AREA

SEPTIC AREA

16' ACCESS  
DOMESTIC  
WATER  
ES&T

EX RD. APPROACH

EX RD. APPROACH

EX. ROAD APPROACH

MAHRE RD - COUNTY  
PAVED - 60' R/W +/-

SUMMITVIEW EXT. RD. COUNTY-PAVED - 60' R/W +/-

North ↑  
1" = 100'

JAMES MAHRE - OWNER  
HORDAN PLANNING SERVICES - REP.  
410 N. 2<sup>ND</sup> ST. YAKIMA, WA 98901  
509-249-1919  
171321-23402  
1-29-18