What is the Difference Between a Short Plat and a Long Plat?
What is a Short Plat?

A “short plat” (also called a short subdivision) is the division of a parcel into four or fewer lots. The creation of more than four lots is called a “long plat”, or long subdivision. Since the early 1970s, Washington State Law, RCW 58.17 State Platting Act, requires local government approval of the division of property. Local governments adopt an ordinance which specifies the permit review process and minimum improvements that are required.
The Yakima County Zoning Ordinance and Yakima Urban Area Zoning Ordinance establish both minimum lot sizes and maximum densities allowed in each zone. In many cases, the requirements for sewer (or septic) and domestic water also affect lot sizes. Check the zoning designation for your property and see how many lots and size of lots are allowed.
How Do I Know If There is a Water System or Community Well in the Area, or if I Can Drill Individual Wells?

Yakima County GIS information includes the locations of waterlines for some of the larger systems (Nob Hill or Terrace Heights) and the Yakima Health District can check if there are community wells in the area.
Do I Need to Connect to a Sewer System or Can I Propose Septic Systems for the New Lots?

Yakima County GIS information includes the locations of public sewer lines (Yakima Regional or Terrace Heights, for example). Generally, connection to a public sewer system is required if it is physically available.
Do I Need to Build a Road?

Sometimes, the road to the property being divided may have to be improved (private or public roads), as well as any interior roads within the property. This depends on the number of lots proposed or served by the road, current traffic counts, and the proposed location of the driveways and any intersections. Other times, all lots can have individual driveways onto a public or private road that meet minimum standards, and no road improvements are necessary.
Do I Need a Survey?

A survey is not required to apply for preliminary short plat approval, but is required in order to obtain final approval. Licensed surveyors prepare the survey in accordance with the State Survey Recording Act, and Yakima Co. Subdivision Ordinance. Surveyors are also a good resource for planning your short plat, so you may wish to contact one early in the process.
When Can the Property be Divided Again?

The ability to re-divide property depends on the lot size and density allowed in the zoning district. The long plat review process will apply if the property is divided into more than 4 lots within a 5-year time period.
What is a Long Plat?

A “Long Plat” (also called a long subdivision) is the division of a parcel into five or more lots. Since the early 1970s, Washington State Law, RCW 58.17 State Platting Act, requires local government approval of the division of property. Local governments adopt an ordinance which specifies the permit review process and minimum improvements that are required.
How Many Lots and What Lot Sizes Can I Create?

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Do I Need a Survey?

A formal survey is not required to apply for preliminary long plat approval, but the site plan must be prepared by a licensed surveyor and then a formal survey is required in order to obtain final approval. Licensed surveyors prepare the survey in accordance with the State Survey Recording Act, and Yakima Co. Subdivision Ordinance. Surveyors are also a good resource for planning your long plat.
We are Here to Assist You

With Large Projects........
And Smaller Projects......
Helping to Build Our Community
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And for the Future.....
For More Information ......

Visit the Public Services Department
4th Floor of the Yakima County Courthouse  128 N. 2nd Street

Information also available on our website @
www.yakimacounty.us/publicservices/PermitsApplicationsForms