



AG LARGER LOT SIZE SUPPLEMENTAL FORM

FINAL
Revised 10/23/15

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

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. (YCC 19.11.010(4)(d))

1. Please describe, within the attached written narrative, the justification as to why the proposed lot needs to exceed the three acre maximum lot size requirement within the Agriculture (AG) zoning District.

2. Submit **evidence or information** that documents one or more of the following as outlined in YCC 19.11.010(4)(d):
 - (i) The Yakima Health District determines a larger area is necessary to include approved water supply and sewage disposal systems within the lot; or
 - (ii) The logical division to create the lot follows a physical feature which acts as a bonafide, practical obstacle to normal and necessary farming practices (e.g., rock outcrops; Type 1 and 2 streams, slopes exceeding 15%; or a different intervening in-fee ownership physically separates that parcel by a State highway or primary irrigation district canal or major sublateral); or
 - (iii) A larger lot size is necessary to encompass existing related uses or structures in immediate proximity; or
 - (iv) Accommodation of the special agricultural setback required under Section [19.18.205](#) necessitates a larger lot size to achieve a building area not to exceed 10,000 square feet.

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.



NARRATIVE FORM

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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.

Please use additional pages as needed



User's Guide To The Land Use Permit Process

AG Larger Lot Size

Yakima County Planning Division ◆ 128 N. 2nd Street 4th Floor Courthouse - Yakima, Washington 98901 ◆ Phone (509) 574-2300

A larger lot size to the small lot provision and special exception lots under YCC19.11.010(4) within the Agricultural (AG) zoning district may be authorized 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.

A larger lot size within the Agricultural zoning district may be authorized by the Reviewing Official when the applicant submits evidence or information that documents one or more of the following:

- The Yakima Health District determines a larger area is necessary to include approved water supply and sewage disposal systems within the lot; or
- The logical division to create the lot follows a physical feature which acts as a bonafide, practical obstacle to normal and necessary farming practices (e.g., rock outcrops; Type 1 and 2 streams, slopes exceeding 15%; or a different intervening in-fee ownership physically separates that parcel by a State highway or primary irrigation district canal or major sublateral); or
- A larger lot size is necessary to encompass existing related uses or structures in immediate proximity; or
- Accommodation of the special agricultural setback required under Section [19.18.205](#) necessitates a larger lot size to achieve a building area not to exceed 10,000 square feet.

This application is submitted and processed in conjunction with either a Short Subdivision or a Boundary Line Adjustment application. There is a separate application fee which will need to be paid in addition to the application fees of the short subdivision or boundary line adjustment. If approved, a covenant restricting the further division of the small/special exception lot is required to be recorded with the Yakima County Auditor's Office prior to the finalization of the short subdivision or boundary line adjustment.

If you have further questions concerning this process, or would like additional information, please contact the Yakima County Planning Division at (509) 574-2300.

For specific application submittal requirements and timelines please refer to Title 19 (Unified Land Development Code) and Title 16B (Yakima County Project Permit Administration Ordinance).