

Walla Walla County Community Development Department

310 W. Poplar Street, Suite 200, Walla Walla, WA 99362 / 509-524-2610 Main

File No. SUB20-009
CAP20-029
SEPA20-013

NOTICE OF APPLICATION / ODNIS

Notice is hereby given on this date, 11/12/2020, that the application/proposal described in this notice has been filed with the Walla Walla County Community Development Department (CDD). The application/proposal may be reviewed at the CDD office at 310 W Poplar St., Suite 200, Walla Walla, WA 99362. All interested persons and parties may comment on the application, appeal rights are outlined in Walla Walla County Code Chapter 14.11

The Department is using the optional threshold determination process under the State Environmental Policy Act (SEPA) authorized by WAC 197-11-355. The application comment period may be the only opportunity to comment on the environmental impacts of the proposal. A copy of the SEPA determination on the proposal may be obtained upon request. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared. The SEPA Responsible Official has preliminarily determined that the proposal is:

- categorically exempt under SEPA
- subject to SEPA threshold determination requirements and the responsible official expects to issue the following determination: Determination of Non Significance (DNS).

The following identified existing environmental documents are hereby incorporated by reference, and all or part of the documents may be used to evaluate the application/proposal:

- SEPA Checklist (SEPA20-013), dated 9-24-2020
- Critical Areas Permit Application (CAP20-029), submitted 10-21-2020
- Short Plat Application (SUB20-009), submitted 9-24-2020
- Subdivision Map (CUP20-003), submitted 9-24-2020

These documents are located at the office of the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA, and shall be made available for public review during all applicable comment periods on the application/proposal. Preliminary determinations and information contained herein shall not bind the County and are subject to continuing review and modification.

1. Applicant: WEGNER, MARK R; 428 S HUSSEY ST; WALLA WALLA WA, 99362
2. Property Owners: WEGNER, MARK & KRISTEN; 428 S HUSSEY ST; WALLA WALLA WA, 99362
3. Application filing date: 9/24/2020
4. Date that application was determined to be substantially complete: 11/09/2020
5. Location and description of proposed action: The site is located generally at 428 S HUSSEY ST (APN 350726521542) in the Rural Residential 5 zoning district. The applicant proposes to subdivide a 10.29 acre lot into one 5-acre lot and one 5.29-acre lot. The property is bounded on the north by Mill Creek. The following mapped critical areas are located within or adjacent to the project area: geologically hazardous areas (Moderate to High Liquefaction potential); fish and wildlife conservation area (100 foot buffer); frequently flooded areas; and critical aquifer recharge areas (Walla Walla River Shallow Gravel Aquifer CARA).
6. Comprehensive plan map designation for the location: Rural Residential 5
7. Zoning map designation for the location: Rural Residential 5
8. Shoreline Environment: Rural Residential
9. Required Permits: Subdivision, Critical Areas
10. Development Regulations: Walla Walla County Code Chapter 18.08 – Critical Area Protection; Chapter 18.04 – Environmental Policy; Chapter 17.18 – Development Standards – Density and Dimensions; Chapter 16 - Subdivisions
11. Comments on this application must be submitted in writing to the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362. Any person desiring to submit written comments concerning an application, or desiring to receive notification of the final decision concerning the proposal as expeditiously as possible after the issuance of decision, may submit the comments or requests for decisions to the department within fourteen days following the date of final publication of the notice of application. **Comments must be received by the CDD before 5:00 PM on the following date: 11/26/2020.**
12. A public hearing will not be held on the proposal.
13. The decision on this application will be made by the CDD Director.
14. The Director's decision may be appealed by the applicant(s) or parties of record to the Walla Walla County Hearing Examiner pursuant to WWCC 14.11.010 and 14.11.030.

NOTICE OF APPLICATION/ODNS

File No. SUB20-009

CAP20-029

SEPA20-013

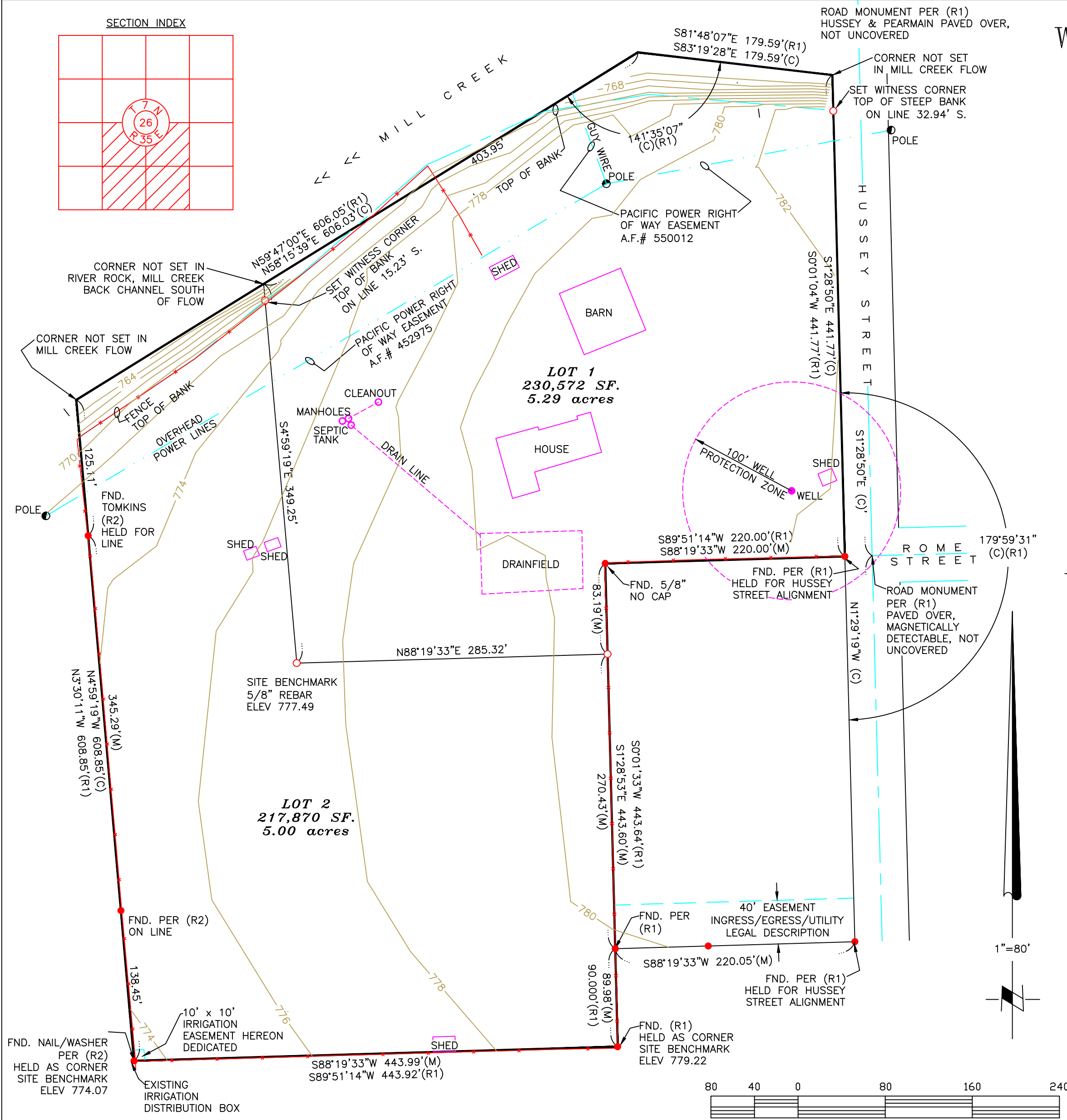
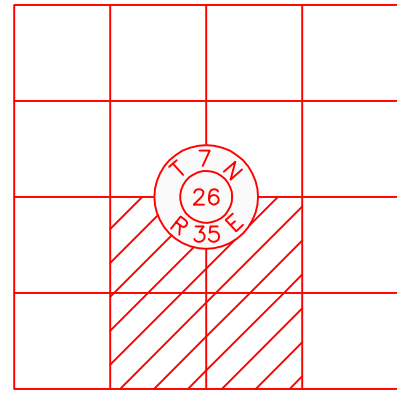
For additional information please contact the CDD at 310 W Poplar St., Suite 200, Walla Walla, WA 99362; 509-524-2610; commdev@co.walla-walla.wa.us.

Staff Contact: JENNIFER BALLARD, Senior Planner, 509-524-2626.

This Notice of Application is required by RCW 36.70B.110 and Walla Walla County Code 14.07.080.



SECTION INDEX



WALLA WALLA COUNTY SHORT PLAT

MARK AND KRISTEN WEGNER SHORT PLAT

LOCATED IN A PORTION OF THE SE 1/4 AND SW 1/4 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M., WALLA WALLA COUNTY, WASHINGTON

RECORD LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN LOTS 1, 2 AND 3 OF BLOCK 15 OF BLALOCK ORCHARDS DISTRICT 6, PER THE OFFICIAL PLAT FILED IN BOOK D AT PAGE 75 IN THE WALLA WALLA COUNTY, WASHINGTON AUDITOR'S OFFICE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 89°51'14" WEST A DISTANCE OF 220.00 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°51'14" WEST A DISTANCE OF 443.92 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 3°30'11" WEST A DISTANCE OF 608.85 FEET ALONG THE LINE ADJUSTED BY CAVALI AND MORO AS SHOWN ON THE SURVEY FILED IN VOLUME 7 AT PAGE 50 TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 59°47'00" EAST A DISTANCE OF 606.05 FEET ALONG THE NORTH LINE OF SAID LOT 2 AND LOT 1 TO AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 81°48'07" A DISTANCE OF 179.59 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°01'04" A DISTANCE OF 441.77 FEET ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 443.65 FEET NORTH 0°01'33" EAST FROM THE SOUTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 65°45'18" WEST A DISTANCE OF 147.71 FEET; THENCE SOUTH 00°01'33" WEST A DISTANCE OF 293.34 FEET TO A POINT IN A LINE 90.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89°51'14" WEST A DISTANCE OF 85.35 FEET PARALLEL TO THE SOUTH LINE OF SAID LOT 3 TO A POINT IN A LINE 200.00 FEET WEST OF THE EAST SAID LOT 3; THENCE SOUTH 00° 01'33" A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN INGRESS, EGRESS AND UTILITIES EASEMENT OVER AND ACROSS THE NORTH 40 FEET OF THE SOUTH 130 FEET OF THE EAST 134.65 FEET OF SAID LOT 3.

EXCEPTING THEREFROM: A TRACT OF LAND LOCATED IN LOTS 1 AND 3 OF BLOCK 15 OF DISTRICT 6 OF BLALOCK ORCHARDS, PER THE PLAT THEREOF FILED IN BOOK D OF PLATS AT PAGE 75 IN THE WALLA WALLA COUNTY, WASHINGTON, AUDITORS OFFICE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE NORTH 00°01'33" A DISTANCE OF 443.65 FEET ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN THE DEED RECORDED IN THE WALLA WALLA COUNTY AUDITOR'S OFFICE UNDER A.F. NO. 2005-03007 AND THE TRUE POINT OF BEGINNING. THENCE SOUTH 65°45'18" A DISTANCE OF 147.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°01'33" WEST A DISTANCE OF 293.34 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°52'00" WEST TO A POINT IN A LINE 90.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 85.35 FEET TO A POINT IN A LINE 200.00 FEET WEST OF THE EAST SAID LOT 3; THENCE NORTH 00° 01'33" EAST A DISTANCE OF 353.64 FEET; THENCE NORTH 89°51'14" EAST A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

AGRICULTURAL LAND STATEMENT

WALLA WALLA CODE CHAPTER 8 40 RIGHT TO FARM NOTICE
THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND DESIGNATED FOR LONG TERM COMMERCIALY SIGNIFICANT AGRICULTURAL ACTIVITIES AND SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS EXTENDING BEYOND NORMAL WORKDAY OR WORK WEEKS, IN ADDITION TO OTHER ACTIVITIES THAT MAY INCLUDE NOISE, DUST, FERTILIZERS, PESTICIDES, ANIMAL HUSBANDRY AND ASSOCIATED AGRICULTURAL ACTIVITIES, WHEN PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES, SAID AGRICULTURAL ACTIVITIES ARE TO BE EXPECTED, CONSENTED TO BY THE DEVELOPERS OF THIS PROPERTY, THEIR HEIRS AND SUCCESSORS AND ASSIGNS AND SHALL NOT BE SUBJECT TO LEGAL ACTION OR PUBLIC NUISANCE.

TREASURER APPROVAL

I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 2020 AGAINST THE PROPERTY SHOWN HEREON HAVE BEEN PAID.

WALLA WALLA COUNTY TREASURER _____ DATE _____

PLANNING APPROVAL

THE SHORT PLAT HEREON CONFORMS TO THE COMPREHENSIVE PLAN AND WITH THE REQUIREMENTS OF THE SUBDIVISION CODE OF WALLA WALLA COUNTY, WASHINGTON.

DIRECTOR WALLA WALLA COUNTY COMMUNITY DEVELOPMENT _____ DATE _____

IRRIGATION DISTRICT APPROVAL

I HEREBY CERTIFY THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE BLALOCK IRRIGATION DISTRICT No. 3 AND CONFORMS TO THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.

BLALOCK IRRIGATION DISTRICT No. 3 _____ DATE _____

SURVEYOR'S NOTES:

1. BASIS OF BEARING IS GRID, US STATE PLANE, WASHINGTON SOUTH ZONE, NAD_83 BASED ON GPS OBSERVATIONS. DISTANCES ARE U.S. SURVEY FEET GROUND, SCALED FROM GRID USING A COMBINED FACTOR OF 1/0.999922168 AT LAT: 46°03'35.7"N LONG: 118°23'56.4"W.
2. ● = DENOTES FOUND MONUMENT AS NOTED
3. ○ = DENOTES SET 5/8"x24" REBAR WITH YELLOW PLASTIC CAP STAMPED "HARRINGTON 55516"
4. (M) = MEASURED PER THIS SURVEY
(R1) = RECORD PER SURVEY 18-65 (A.F. #2007-18115)
(R2) = RECORD PER SHORT PLAT 5-109 (2015-08950)
(P) = PLAT OF BLALOCK ORCHARDS FILED BOOK "D" OF PLATS AT PAGE 75
(C) = COMPUTED
— = FENCE LINES
5. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH A TRIMBLE R8-4 GPS SYSTEM CONFIGURED FOR REAL TIME KINEMATIC SURVEYING
6. VERTICAL DATUM: NAVD88 U.S. SURVEY FEET, BASED ON SITE GPS OBSERVATIONS AND SOLUTION PROVIDED BY "NATIONAL GEODETIC SURVEY" THROUGH THE ONLINE POSITIONING USER SERVICE. CONTOUR INTERVAL : 2 FEET.



SURVEYOR'S CERTIFICATION:

I, MICHAEL F. HARRINGTON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG# 55516) HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

MICHAEL F. HARRINGTON
REG. #55516
DATE _____

SURVEYOR'S NARRATIVE:

THIS SURVEY WAS PERFORMED TO ESTABLISH THE BOUNDARY OF THE SUBJECT PARCEL AND SUBDIVIDE THE SUBJECT PARCEL IN TO TWO LOTS. THE BOUNDARY WAS ESTABLISHED BY HOLDING FOUND MONUMENTS OF RECORD.

(SEE SHEET 2 OF 2 FOR OWNER'S CERTIFICATE AND ACKNOWLEDGEMENTS)

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M, IN VOLUME _____ OF SHORT PLATS, AT PAGE _____ AT THE REQUEST OF ROGERS SURVEYING.

WALLA WALLA COUNTY AUDITOR _____ AUDITOR'S FILE NUMBER _____

RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	MARK WEGNER		JOB	14720
PROJECT	SHORT PLAT PTN OF SE 1/2 OF SEC. 26, T.7N., R.35E.			
DRN. BY	MFH	SCALE	1"= 80'	F. B. NO. 14720
APPROVED	MFH	DATE	07/01/2020	ACAD VER - C3D19 FILE: 14720.DWG
				SHEET 1 OF 2

OWNERS CERTIFICATE:

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN WITH OUR CONSENT AND IN ACCORDANCE WITH OUR DESIRES AND THAT THE EASEMENTS ON THE SHORT PLAT ARE HEREBY GRANTED FOR THE USES SHOWN THEREON.

MARK WEGNER

KRISTEN WEGNER

AUTHORIZED REPRESENTATIVE INSPIRUS CREDIT UNION

AUTHORIZED REPRESENTATIVE AMERICAN WEST BANK,
A DIVISION OF BANNER BANK

WALLA WALLA COUNTY SHORT PLAT

MARK AND KRISTEN WEGNER

LOCATED IN A PORTION OF THE SE 1/4 AND SW 1/4 OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 35 EAST, W.M., WALLA WALLA COUNTY, WASHINGTON

ACKNOWLEDGMENT:

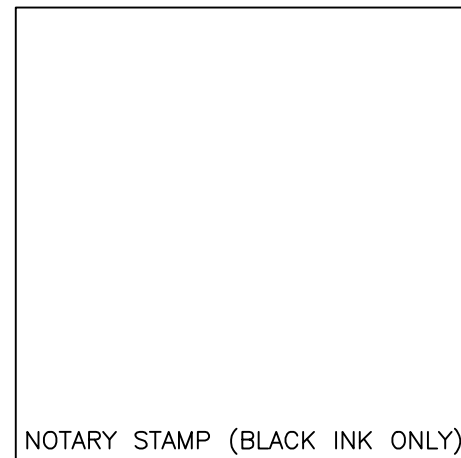
STATE OF WASHINGTON } S.S.
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK WEGNER AND KRISTEN WEGNER, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

TITLE: _____

MY APPOINTMENT EXPIRES: _____



ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF AMERICAN WEST BANK, A DIVISION OF BANNER BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____
SIGNATURE: _____
TITLE: NOTARY PUBLIC IN AND FOR THE STATE OF _____ RESIDING AT: _____
MY APPOINTMENT EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF INSPIRUS CREDIT UNION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____
SIGNATURE: _____
TITLE: NOTARY PUBLIC IN AND FOR THE STATE OF _____ RESIDING AT: _____
MY APPOINTMENT EXPIRES: _____

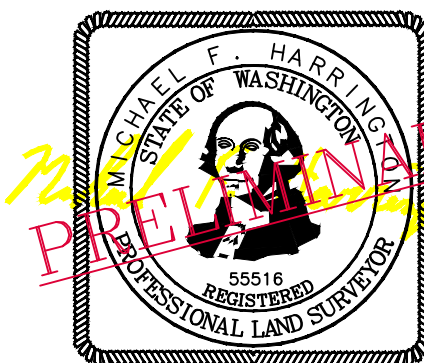
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M,
IN VOLUME 1 OF SHORT PLATS, AT PAGE _____, AT THE REQUEST OF ROGERS SURVEYING.

WALLA WALLA COUNTY AUDITOR

AUDITOR'S FILE NUMBER

REV: NONE



MICHAEL F. HARRINGTON
REG. #55516

DATE

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