

Community Development Department

Director: Lauren Prentice

310 W. Poplar, Suite 200 | Walla Walla, WA 99362

commdev@co.walla-walla.wa.us | 509-524-2610

https://www.co.walla-walla.wa.us/residents/community_development/index.php

NOTICE OF APPLICATION

The application described below has been submitted to the Walla Walla County Community Development Department (CDD).

File name/number:	Nibler Road SR-12 - Short Plat/SUB23-006/CAP23-017
Application type:	Subdivision, Short Plat/Critical Areas
Applicant/Owner:	Phoenix Land Company C/O Kirk Baumann 1985 Hilbrooke Dr Walla Walla, WA 99362
Project description:	Nibler Road SR-12 - Short Plat. Proposed subdivision to reconfigure parcel boundaries of Baumann's Nibler Road Tracts Plat (AFN 2004-11771) due to lots being bisected by the realignment of SR 12. The proposed changes will combine Lot 1 and the southeast portion of Lot 3 into a new Lot A; Reconfigure Lot 2 into Lot B; identify the Southwest portion of Lot 3 split by SR 12 as Lot D; Reconfigure Lots 4-7 south of SR 12 as Lots E, F, G, and H; identify and combine the portions of Lots 4 & 5 north of SR 12 as Lot I; and identify the area of Lot 3 north of SR 12 as Lot C. The site is located within or adjacent to the following critical areas: geologically hazardous areas (seismic hazard areas with moderate to high liquefaction susceptibility and erosion hazard areas with slopes greater than 15%), fish and wildlife habitat conservation area (ferruginous hawk habitat), and critical aquifer recharge area (Walla Walla River Critical Aquifer Recharge Area of Moderate to High Vulnerability). The site is located generally on undeveloped farmland surrounded by Lower Dry Creek Rd to the north and west and Nibler Rd to the east. The lots are identified with Assessor's Parcel Numbers 340727520001 (Lot 1), 340727520002 (Lot 2), 340727520003 & 340728520001 (Lot 3), 340728520002 (Lot 4), 340728520003 (Lot 5), 340728520004 (Lot 6), and 340728520005 (Lot 7). The site is zoned Agriculture Residential 10.
Required Permits:	Subdivision, Critical Areas
Development Regulations:	Walla Walla County Code (WWCC) Title 16 – Subdivisions WWCC 17.18 – Density and Dimensions WWCC 17.31 – Cluster Developments on Resource Lands WWCC Title 18 – Environment
Date of application:	5/31/2023
Date application determined complete:	6/7/2023
Date of notice:	6/15/2023

REVIEW PROCESS AND PUBLIC COMMENT: The decision on this application will be made by the CDD Director. The comment period for this project is fourteen (14) days from issuance of this notice; this period ends 06/29/2023. The notice of application is required by RCW 36.70B.110 and WWCC 14.07.080.

To be considered as a party of record send written comments to: planning@co.walla-walla.wa.us or Walla Walla County Community Development Department

c/o Don Sims, Associate Planner
310 W. Poplar Street, Suite 200
Walla Walla, WA 99362

APPEALS: 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.

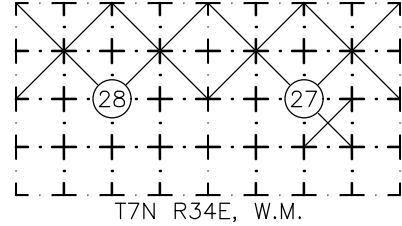
FOR MORE INFORMATION: Please contact Don Sims, Associate Planner, 509-524-2618 or planning@co.walla-walla.wa.us.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
C2	139.56'	72.05'	71.25'	S26°21'13"E	29°34'48"	L3	N34°18'18"E	220.89'	L27	N57°00'49"W	182.55'
C3	5730.21'	202.82'	202.81'	N86°05'18"E	2°01'41"	L4	N01°31'10"W	38.71'	L28	S59°55'54"E	612.74'
C4	477.52'	423.12'	409.42'	N59°41'23"E	50°46'09"	L5	N79°25'07"W	20.56'	L29	N00°54'33"W	333.62'
C5	955.04'	300.33'	299.09'	S43°18'50"W	18°01'04"	L6	S88°19'59"E	555.49'	L30	N87°06'08"E	525.66'
C6	714.85'	456.01'	448.31'	N70°35'52"E	36°32'58"	L7	N09°06'34"E	219.52'	L31	N59°55'54"W	25.66'
C7	276.53'	382.17'	352.48'	N48°42'04"E	79°11'00"	L8	S09°06'34"W	270.38'	L32	S87°06'42"W	568.42'
C9	236.26'	105.06'	105.06'	S75°26'48"W	25°41'32"	L10	S88°17'34"W	255.98'	L33	S59°46'26"W	100.37'
C10	842.11'	229.22'	228.52'	N70°23'55"E	15°35'46"	L11	N62°36'02"E	119.94'	L34	S59°46'26"W	5.15'
C11	325.15'	174.44'	172.36'	N62°49'37"E	30°44'22"	L12	N78°11'48"E	116.78'	L35	N89°30'12"E	309.23'
C12	373.75'	110.23'	109.83'	N23°26'08"E	16°53'51"	L13	N88°45'33"E	62.40'	L36	N84°04'50"E	595.78'
C13	133.51'	62.55'	61.98'	S18°27'46"W	26°50'34"	L14	N31°53'03"E	38.03'	L37	S74°09'36"W	496.02'
C14	109.56'	169.29'	152.94'	S35°09'17"E	88°31'41"	L15	S05°02'30"W	178.69'	L38	N79°55'51"W	342.83'
C15	684.85'	436.87'	429.50'	N70°35'52"E	36°32'58"	L16	S01°31'15"E	523.99'	L39	N88°02'27"W	60.43'
C16	5760.21'	203.88'	203.87'	S86°05'18"W	2°01'41"	L17	S85°04'28"W	435.33'	L40	N01°41'52"E	100.04'
C17	925.03'	120.22'	120.13'	S48°36'00"W	7°26'46"	L19	N89°41'27"W	100.06'	L41	N88°25'10"W	64.43'
C18	246.53'	340.71'	314.24'	N48°42'04"E	79°11'00"	L20	S01°24'19"W	52.90'	L42	N09°06'34"E	270.38'
C19	266.26'	119.40'	118.40'	S75°26'48"W	25°41'32"	L21	S87°06'08"W	74.41'	L43	S88°17'34"W	255.98'
C20	812.11'	221.06'	220.37'	N70°23'55"E	15°35'46"	L22	S76°20'36"E	158.56'	L44	N62°36'02"E	19.94'
C21	355.15'	212.94'	209.77'	N61°01'11"E	34°21'13"	L23	N76°20'36"W	340.97'	L45	N78°11'48"E	116.78'
C22	343.75'	92.61'	92.33'	N24°09'57"E	15°26'12"	L24	N76°20'36"W	72.35'	L46	N31°53'03"E	38.03'
C23	163.51'	76.60'	75.90'	N18°27'46"E	26°50'34"	L25	S64°46'20"E	289.60'	L47	S05°02'30"W	163.51'
C24	2500.00'	1247.60'	1234.69'	S73°13'17"E	28°35'34"	L26	N64°46'20"W	198.82'	L47	S65°58'10"W	337.66'
C25	2500.00'	1410.05'	1391.43'	S75°04'59"E	32°18'57"						
C26	4000.00'	544.93'	544.51'	N84°51'23"E	7°48'20"						
C27	4000.00'	544.93'	544.51'	N84°51'23"E	7°48'20"						

LEGEND & ABBREVIATIONS

---	SECTION OR SECTION SUBDIVISION LINE
---	ROAD CENTERLINE
---	RIGHT-OF-WAY BOUNDARY
---	EASEMENT BOUNDARY
---	PARCEL BOUNDARY
---	PRIOR PARCEL BOUNDARY
---	APPROXIMATE ADJOINING PARCEL BOUNDARY
-x-x-x-x-	FENCE LINE
---	IRRIGATION LINE
---	OVERHEAD POWER LINE
o	COMPUTED MONUMENT PER PLAT
o	FOUND MONUMENT PER PLAT
o	FOUND MONUMENT AS NOTED
o	SET 5/8" X 30" REBAR WITH PLASTIC CAP STAMPED "WA19619 OR02820"
(N12°34'56"E 123.45')	RECORD DIMENSION PER R1
(N12°34'56"E 123.45')	RECORD DIMENSION PER R2
///	AREA OF SLOPE >15%
31	STATION LABEL - SEE HIGHWAY ENGINEER'S STATION (HES) TABLE

SECTION DIAGRAM

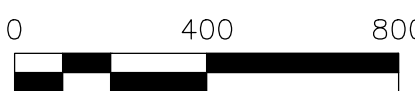
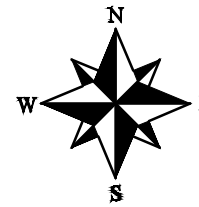


NIBLER ROAD SR-12 SHORT PLAT

OF BAUMANN'S NIBLER ROAD TRACTS, LOCATED IN THE N.W. 1/4 AND THE N.E. 1/4 OF SECTION 28, THE N.W. 1/4 OF SECTION 27, AND THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 27, T7N, R34E, W.M., WALLA WALLA COUNTY, WASHINGTON. WALLA WALLA COUNTY PROJECT NO. SP23-_____

BASIS OF BEARINGS

N88°14'27"E BETWEEN THE N.W. & N.E. CORNERS OF SECTION 28, BASED ON THE WASHINGTON STATE PLANE SOUTH ZONE COORDINATE SYSTEM, NAD 83 (2011). DISTANCES SHOWN ARE GROUND DISTANCES. TO CONVERT TO GRID, MULTIPLY DISTANCES SHOWN BY 0.999930607206.



REFERENCE DOCUMENTS

R1: FINAL PLAT OF BAUMANN'S NIBLER ROAD TRACTS, ROLL FILE 6 PG. 160, RECORDS OF WALLA WALLA COUNTY AUDITOR
R2: PLAN: "SR 12 LOWDEN VICINITY" APPROVED 6/8/2018, RECORDS OF WASHINGTON STATE DEPT. OF TRANSPORTATION (WSDOT)

TOPOGRAPHY NOTE

CONTOURS, ELEVATIONS, AND STEEP SLOPES SHOWN ARE DERIVED FROM U.S.G.S. "3DEP" TERRAIN MODEL, NAVD83 DATUM

ORIGINAL PARCEL NUMBERS

- 340727520001
- 340727520002
- 340727520003
- 340728520002
- 340728520003
- 340728520004
- 340728520005

ORIGINAL LOT CONFIGURATION

PER PLAT ROLL FILE 6 PG. 160



1.5" IRON PIPE 12" BELOW SURFACE AT N.W. CORNER SEC. 28

HIGHWAY ENGINEERS' STATION (HES) TABLE

1. FAR 1807+81.71	13. 451+97.04 72' RT.	30. 388+44.88 P.C.
69.02' RT.	14. 455+00 117.56' RT.	31. 394+81.96 P.I.
[1807+81.61 69'± RT.]	15. 461+00 150' RT.	32. 400+92.48 P.T.
2. FAR 1807+95.25	16. 466+00 55' RT.	33. 408+13.63 P.C.
84.44' RT.	17. 470+00 135' RT.	34. 422+23.67 P.T.
3. 390+25 60' RT.	18. 480+00 200' LT.	35. 445+83.15 P.C.
4. 391+06.07 96.26' RT.	19. 470+00 200' LT.	36. 448+56.04 P.I.
[391+00 96'± RT.]	20. 463+00 270' LT.	37. 451+28.08 P.T.
5. 397+00 80' RT.	21. 455+00 190' LT.	38. 460+54.94 P.C.
6. 402+00 60' RT.	22. 450+00 220' LT.	39. 463+27.83 P.I.
7. 409+00 85' RT.	23. 445+00 175' LT.	40. 465+99.87 P.T.
8. 414+00 100' RT.	24. 424+00 190' LT.	41. 456+69.57 686'± RT.
9. 419+00 85' RT.	25. 419+00 165' LT.	42. 456+02.47 673.41' RT.
10. 429+00 80' RT.	26. 414+00 255' LT.	43. 455+83.82 771.70' RT.
11. 434+00 125' RT.	27. 409+00 165' LT.	44. 456+47.07 784'± RT.
12. 451+00 110' RT.	28. 404+00 130' LT.	45. 457+28.94 698'± RT.
	29. 396+00 167' LT.	

LOWER DRY CREEK ROAD NOTE:

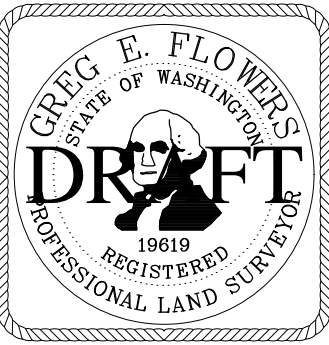
THE PORTIONS OF THE "NE LINE" AND "FAR LINE" SHOWN ON WSDOT PLANS (SEE R2) AS COINCIDENT WITH THE CENTERLINE OF LOWER DRY CREEK ROAD, PLACE THE CENTERLINE OF THAT ROAD APPROXIMATELY 1' NORTH OF THE MONUMENTED ROAD CENTERLINE. I HAVE HELD THE WSDOT ALIGNMENT FOR DETERMINING THE RIGHT-OF-WAY ACQUISITION POINTS IN THE N.W. CORNER OF LOT 7; OTHERWISE I HAVE HELD THE ALIGNMENT SHOWN ON THE PLAT.

NIBLER ROAD NOTE

PER R2, THIS AREA IS INTENDED FOR A CUL-DE-SAC AND NIBLER ROAD NORTH OF THIS POINT IS TO BE VACATED; WALLA WALLA COUNTY PUBLIC WORKS DEPT. HAS NOT YET RECEIVED DOCUMENTATION THAT THE VACATION PROCESS HAS BEEN COMPLETED. PRESUMABLY THE WEST HALF OF THE ROAD R/W ADJACENT TO LOTS A AND B WILL ATTACH BY LAW TO THOSE PARCELS.

AREA TABLE

LOT A:	574,699 S.F./13.19 AC.
LOT B:	396,493 S.F./9.10 AC.
LOT C:	8,531,524 S.F./195.86 AC.
LOT D:	307,003 S.F./7.05 AC.
LOT E:	366,055 S.F./8.40 AC.
LOT F:	406,253 S.F./9.33 AC.
LOT G:	428,981 S.F./9.85 AC.
LOT H:	87,631 S.F./2.01 AC.
LOT I:	791,267 S.F./18.16 AC.



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND AT THE REQUEST OF KIRK BAUMANN.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____, AT THE REQUEST OF GREG FLOWERS, LAND SURVEYOR, IN BOOK _____ AT PAGE _____ OF SHORT PLATS.

GREG E. FLOWERS

PLS NO 19619

WALLA WALLA COUNTY AUDITOR



PBS Engineering and Environmental Inc.

5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026

pbsusa.com

CLIENT: KIRK BAUMANN		PROJECT NO.: 68044	
SURVEYOR: GREG E. FLOWERS		DATE: 5/5/23	
CALC BY: MFW	DRAWN BY: MFW	SCALE: 1" = 400'	
SECTION: 27 & 28	TOWNSHIP: 7 NORTH	RANGE: 34 EAST	
CITY: LOWDEN	COUNTY: WALLA WALLA	SHEET <u>1</u> OF <u>2</u>	

RECORD LEGAL DESCRIPTION

PER TRACT BOOK REPORT, FILE NO. 51980, PREPARED BY LAND TITLE OF WALLA WALLA, APRIL 24, 2023:

LOTS 1, 2, 3, 4, 5, 6, 7 OF BAUMANN'S NIBLER ROAD TRACTS FINAL PLAT RECORDED OCTOBER 12, 2004 IN ROLL FILE 6 OF PLATS AT PAGE 60, RECORDS OF WALLA WALLA COUNTY, WASHINGTON.

EXCEPTING THEREFROM, ALL THAT PORTION DEEDED TO THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 2019-03814.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 2019-03814, 2019-03817, AND 2019-03818.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

SURVEYOR'S NARRATIVE

THIS SHORT PLAT WAS PERFORMED AT THE REQUEST OF KIRK BAUMANN TO RECONFIGURE PARCEL BOUNDARIES WITHIN BAUMANN'S NIBLER ROAD TRACTS FINAL PLAT, TO ADDRESS ISSUES CAUSED BY THE ACQUISITION & CONSTRUCTION OF THE RE-ALIGNED SR 12 HIGHWAY. THE NEW HIGHWAY HAS SPLIT ORIGINAL LOT 3 INTO INTO THREE NON-CONTIGUOUS PARCELS; THE PORTION OF LOT 3 LYING SOUTH OF THE NEW HIGHWAY AND EAST OF LOT 1 WILL HEREBY ATTACH TO LOT 1, FORMING NEW LOT "A." THE PORTION OF LOT 3 LYING SOUTH OF THE HIGHWAY AND WEST OF LOT 2 BECOMES A SEPARATE PARCEL, DESIGNATED HEREIN LOT "I." THE PORTION OF LOTS 4 AND 5 LYING NORTH OF THE HIGHWAY ARE HEREBY COMBINED, ALONG WITH A PORTION OF LOT 3, TO BECOME THE NEW PARCEL, LOT "H." THE REMAINDER OF LOT 3 LYING NORTH OF THE HIGHWAY BECOMES LOT "C." THE REMAINING PORTIONS OF LOTS 4, 5, 6, AND 7 LYING SOUTH OF THE HIGHWAY ARE HEREBY DESIGNATED LOTS "D," "E," "F," "G," RESPECTIVELY.

THIS SURVEY WAS PERFORMED USING RTK GPS METHODS, WITH TRIMBLE R10 AND R12i RECEIVERS, HAVING STANDARDS ERRORS OF 8MM + 1PPM. MONUMENTS SHOWN WERE VISITED IN JANUARY, 2023. THIS SURVEY MEETS OR EXCEEDS THE ACCUARY STANDARDS OUTLINED IN WAC 332-130.

AGRICULTURAL LANDS STATEMENT

WALLA WALLA CODE CHAPTER 8.40.040 RIGHT TO FARM NOTICE: THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND DESGNATED FOR LONG TERM COMMERCIALLY 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 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.

CRITICAL AREAS STATEMENT

PER WALLA WALLA COUNTY CRITICAL AREAS MAPS, THE FOLLOWING CRITICAL AREAS ARE LOCATED ON OR ADJACENT TO THE SITE:

WALLA WALLA RIVER SHALLOW AQUIFER RECHARGE AREA
CRITICAL AQUIFER RECHARGE AREA ZONE II (MODERATE VULNERABILITY)
SEISMIC HAZARD LIQUEFACTION SUSCEPTIBILITY AREAS (LOW TO MODERATE)
GEOLOGICALLY HAZARDOUS AREAS - STEEP SLOPES
EROSION HAZARD AREAS (MODERATE)
FISH AND WILDLIFE HABITAT CONSERVATION AREAS - RAPTOR FERRUGINOUS HAWK HABITAT

FUTURE DEVELOPMENT WITHIN THESE AREAS IS SUBJECT TO REGULATION UNDER COUNTY CODE CHAPTER 18-08; CRITICAL AREAS REPORTS MAY BE REQUIRED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, KIRK BAUMANN, AUTHORIZED REPRESENTATIVE OF PHOENIX LAND CO., OWNER OF THE LANDS DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN. WE HEREBY DEDICATE TO THE PUBLIC ALL ROADS AND RIGHTS OF WAY NOT DESIGNATED HEREIN AS PRIVATE, AND WAIVE FOR OURSELVES AND FOR OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES OR PUBLIC PROPERTY WITHIN THIS SHORT PLAT.

KIRK BAUMANN, DATE
AUTHORIZED REPRESENTATIVE OF PHOENIX LAND CO.

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

BEFORE ME THIS _____ DAY
OF _____, 20____, APPEARED

KIRK BAUMANN, AN AUTHORIZED REPRESENTATIVE FOR PHOENIX LAND CO., TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND TO BE A FREE AND VOLUNTARY ACT AND DEED.

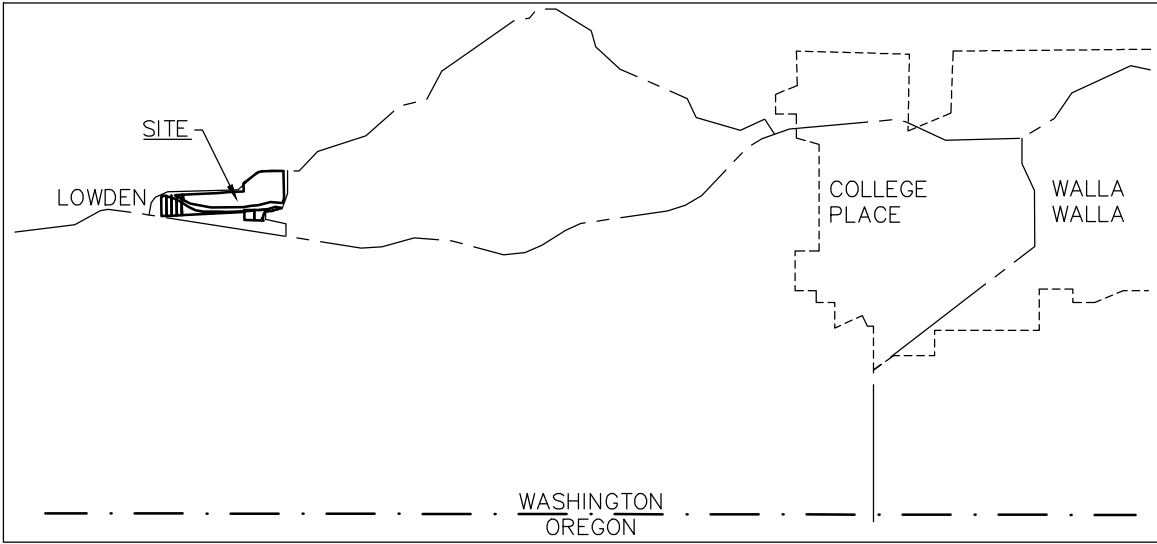
WITNESS MY HAND AND OFFICIAL SEAL THIS _____
DAY OF _____, 20____

NOTARY PUBLIC
FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

VICINITY MAP



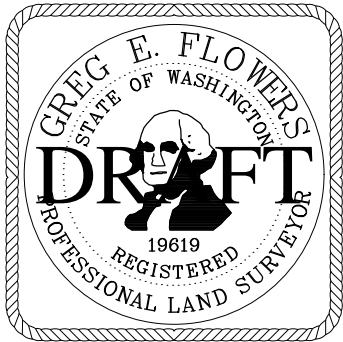
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WALLA WALLA COUNTY PROJECT NO. SP23-_____

APPROVAL

THE SUBDIVISION SHOWN HEREON CONFORMS TO THE WALLA WALLA COUNTY COMPREHENSIVE PLAN AND TO WALLA WALLA COUNTY CODE SECTION S 16.36 AND 17.31.

LAUREN PRENTICE, DIRECTOR DATE
WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT



PBS Engineering and Environmental Inc.
5 N Colville St, Ste 200
Walla Walla, WA 99362
509.956.3026

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