

# Walla Walla County Community Development Department

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

---

File No. SUB22-001  
CAP22-001

## NOTICE OF APPLICATION

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

**File name/Docket #:** SCHMATT 2 LOT SHORT PLAT & LOT RECONFIGURATION/SUB22-001/CAP22-001

**Application type:** SUBDIVISION

**Applicant:** MIKE SCHMATT  
3020 OLD MILTON HWY  
WALLA WALLA WA, 99362

**Owner:** SCHMATT TRUST  
1437 WALLULA AVE  
WALLA WALLA, WA 99362

**Project description:** Applicant proposes a 2-Lot Short Plat of Parcel D and the relocation of Parcel A of the Schmatt Short Plat, AFN 1995-03978. Parcel D (APN 350726523017) is addressed as 1437 Wallula Avenue, while Parcel A (APN 350727523003) is not addressed but fronts McKinney Road. Both parcels are located within the Rural Residential 5 zoning district. The site is located generally at 1437 WALLULA AVE, in the RR-5 zoning district. The following Critical Areas are mapped as on or adjacent to the subject property: geologically hazardous areas (Moderate to High Liquefaction potential) and critical aquifer recharge areas (Walla Walla River Shallow Gravel Aquifer CARA).

**Required Permits:** Subdivision, Critical Areas

**Development Regulations:** Walla Walla County Code Chapter 18.08 – Critical Area Protection; Chapter 17.18 – Development Standards – Density and Dimensions; Chapter 16 – Subdivisions

**Date of application:** 1/7/2022

**Date determined complete:** 2/8/2022

**Date of notice:** 2/11/2022

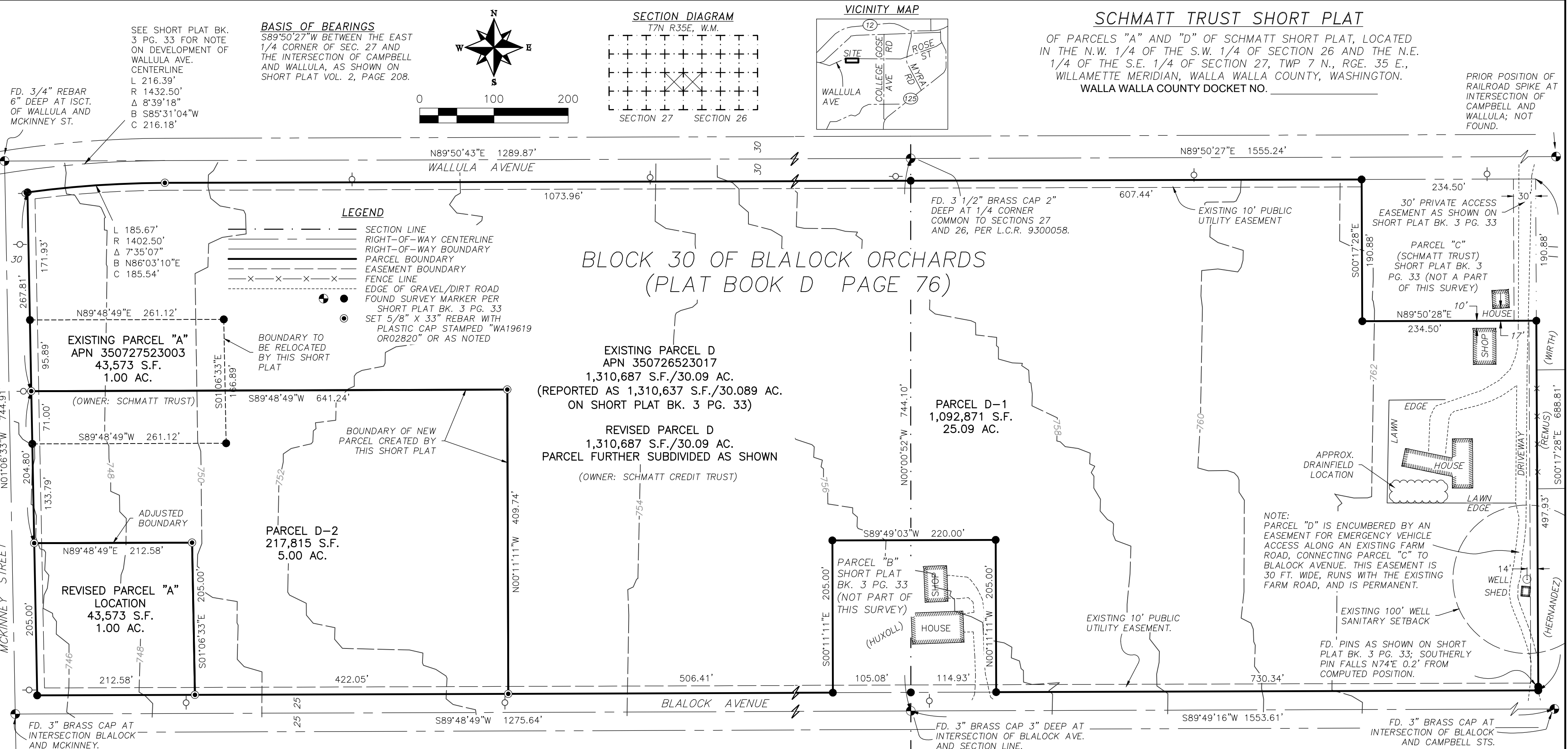
**REVIEW PROCESS AND PUBLIC COMMENT:** The decision on this application will be made by the CDD Director. The comment period for this project is fourteen (14) days from issuance of this notice; this period ends **2/25/2022**. The notice of application is required by RCW 36.70B.110 and Walla Walla County Code (WWCC) 14.07.080.

To be considered as a party of record send written comments to:

**Walla Walla County Community Development Department**  
**c/o Jennifer Ballard, Senior Planner**  
**310 W. Poplar Street, Suite 200**  
**Walla Walla, WA 99362**  
[commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us)

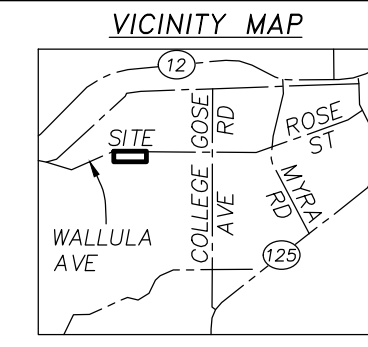
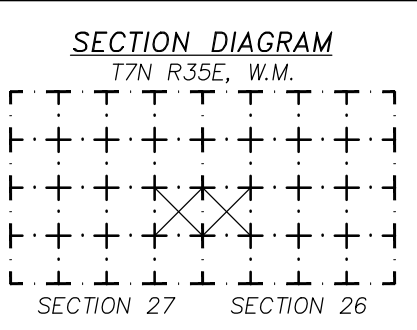
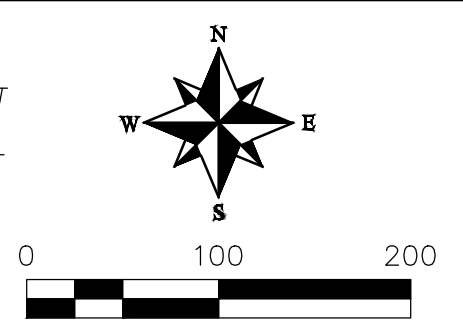
**APPEALS:** The Director's decision may be appealed by the applicant(s) or parties of record to the Walla Walla County Hearing Examiner pursuant to WWCC 14.11.010 and 14.11.030.

**FOR MORE INFORMATION:** Please contact Jennifer Ballard, Senior Planner, at 509-524-2626 or [commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us).



SEE SHORT PLAT BK. 3 PG. 33 FOR NOTE ON DEVELOPMENT OF WALLULA AVE. CENTERLINE  
 L 216.39'  
 R 1432.50'  
 Δ 8°39'18"  
 B S85°31'04"W  
 C 216.18'

**BASIS OF BEARINGS**  
 S89°50'27"W BETWEEN THE EAST 1/4 CORNER OF SEC. 27 AND THE INTERSECTION OF CAMPBELL AND WALLULA, AS SHOWN ON SHORT PLAT VOL. 2, PAGE 208.



**SCHMATT TRUST SHORT PLAT**  
 OF PARCELS "A" AND "D" OF SCHMATT SHORT PLAT, LOCATED IN THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 26 AND THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 27, TWP 7 N., RGE. 35 E., WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.  
 WALLA WALLA COUNTY DOCKET NO. \_\_\_\_\_

PRIOR POSITION OF RAILROAD SPIKE AT INTERSECTION OF CAMPBELL AND WALLULA; NOT FOUND.

**LEGEND**

- SECTION LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY BOUNDARY
- PARCEL BOUNDARY
- EASEMENT BOUNDARY
- FENCE LINE
- EDGE OF GRAVEL/DIRT ROAD
- FOUND SURVEY MARKER PER SHORT PLAT BK. 3 PG. 33
- SET 5/8" X 33" REBAR WITH PLASTIC CAP STAMPED "WA19619 OR02820" OR AS NOTED

BOUNDARY TO BE RELOCATED BY THIS SHORT PLAT

BOUNDARY OF NEW PARCEL CREATED BY THIS SHORT PLAT

ADJUSTED BOUNDARY

EXISTING PARCEL "A"  
 APN 350727523003  
 43,573 S.F.  
 1.00 AC.  
 (OWNER: SCHMATT TRUST)

REVISED PARCEL "A"  
 LOCATION  
 43,573 S.F.  
 1.00 AC.

EXISTING PARCEL D  
 APN 350726523017  
 1,310,687 S.F./30.09 AC.  
 (REPORTED AS 1,310,637 S.F./30.089 AC. ON SHORT PLAT BK. 3 PG. 33)

REVISED PARCEL D  
 1,310,687 S.F./30.09 AC.  
 PARCEL FURTHER SUBDIVIDED AS SHOWN  
 (OWNER: SCHMATT CREDIT TRUST)

PARCEL D-1  
 1,092,871 S.F.  
 25.09 AC.

PARCEL D-2  
 217,815 S.F.  
 5.00 AC.

PARCEL "B"  
 SHORT PLAT BK. 3 PG. 33  
 (NOT PART OF THIS SURVEY)

EXISTING 10' PUBLIC UTILITY EASEMENT

EXISTING 100' WELL SANITARY SETBACK

APPROX. DRAINFIELD LOCATION

NOTE: PARCEL "D" IS ENCUMBERED BY AN EASEMENT FOR EMERGENCY VEHICLE ACCESS ALONG AN EXISTING FARM ROAD, CONNECTING PARCEL "C" TO BLALOCK AVENUE. THIS EASEMENT IS 30 FT. WIDE, RUNS WITH THE EXISTING FARM ROAD, AND IS PERMANENT.

FD. PINS AS SHOWN ON SHORT PLAT BK. 3 PG. 33; SOUTHERLY PIN FALLS N74°E 0.2' FROM COMPUTED POSITION.

**EXISTING PARCEL LEGAL DESCRIPTIONS**  
 PER SHORT PLAT CERTIFICATE FILE NO. 50293 BY LAND TITLE OF WALLA WALLA COUNTY, INC., ISSUE DATE DECEMBER 2, 2021, 8:01 A.M.:

PARCEL "A" OF THAT CERTAIN SHORT PLAT FILED APRIL 28, 1995 IN BOOK 3 OF SHORT PLATS AT PAGE 33, UNDER AUDITOR'S FILE NO. 9503978, RECORDS OF WALLA WALLA COUNTY AUDITOR.

PARCEL "D" OF THAT CERTAIN SHORT PLAT FILED APRIL 28, 1995 IN BOOK 3 OF SHORT PLATS AT PAGE 33 UNDER AUDITOR'S FILE NO. 9503978, RECORDS OF WALLA WALLA COUNTY AUDITOR.

**SURVEYOR'S NOTES**  
 THIS SURVEY WAS PERFORMED AT THE REQUEST OF MIKE SCHMATT TO RELOCATE THE BOUNDARIES OF PARCEL A OF SHORT PLAT BK. 3 PG. 33, ON WHICH THIS SURVEY IS BASED, AND TO SUBDIVIDE THE RESULTING PARCEL D OF SAID SHORT PLAT. IT WAS PERFORMED USING RTK GPS METHODS WITH TRIMBLE R10 AND R12I RECEIVERS, HAVING STANDARD ERRORS OF 8MM + 1 PPM. MONUMENTS SHOWN WERE VISITED IN OCTOBER, 2021. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OUTLINED IN WAC 332-130.

**CRITICAL AREAS NOTE**  
 THE FOLLOWING CRITICAL AREAS ARE LOCATED ON OR ADJACENT TO THE SITE: CRITICAL AQUIFER RECHARGE AREA - ZONE 1; SEISMIC HAZARD AREAS (MODERATE TO HIGH LIQUEFACTION SUSCEPTIBILITY; SEISMIC DESIGN SITE CLASS D-E). FUTURE DEVELOPMENT WITHIN THESE AREAS IS SUBJECT TO REGULATION UNDER WALLA WALLA COUNTY CODE CHAPTER 18.08 AND MAY REQUIRE A CRITICAL AREAS PERMIT.

**NON-CONFORMING PARCEL NOTE**  
 THIS SHORT PLAT RELOCATES THE BOUNDARIES OF PARCEL A, WHICH IS AN EXISTING NON-CONFORMING PARCEL UNDER CURRENT COUNTY ZONING REGULATIONS.

**COVENANT OF RIGHT TO FARM**  
 NOTICE. THIS PROPERTY IS ON OR WITHIN ONE THOUSAND THREE HUNDRED TWENTY FEET OF LANDS DESIGNATED AS RESOURCE LANDS OF LONG-TERM COMMERCIAL SIGNIFICANCE IN THE COMPREHENSIVE PLAN AND ZONED ACCORDINGLY AND SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS EXTENDING BEYOND THE NORMAL WORK DAY AND/OR WORK WEEK. IN ADDITION TO OTHER ACTIVITIES, THESE ACTIVITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, NOISE, DUST, SMOKE, VISUAL IMPACTS, AND ODORS RESULTING FROM CROP OR TIMBER HARVESTING, PLANTING, APPLICATION OF FERTILIZERS, PESTICIDES, ANIMAL HUSBANDRY, MINING-RELATED OPERATIONS, AND ASSOCIATED ACTIVITIES. THESE ACTIVITIES ARE TO BE EXPECTED, CONSENTED TO BY THE OWNERS OF THIS PROPERTY, THEIR HEIRS, SUCCESSORS, AND ASSIGNS, AND SHALL NOT BE SUBJECT TO LEGAL ACTION OR CONSIDERED A PUBLIC OR PRIVATE NUISANCE.

**DECLARATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT I, SHARON R. SCHMATT, TRUSTEE OF THE SCHMATT TRUST AND THE SCHMATT CREDIT TRUST, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON. I HEREBY WAIVE FOR MYSELF AND MY SUCCESSORS ANY CLAIMS FOR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF PUBLIC FACILITIES WITHIN THIS SUBDIVISION.

SHARON R. SCHMATT

**ACKNOWLEDGEMENTS**  
 STATE OF WASHINGTON  
 COUNTY OF WALLA WALLA

BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPEARED SHARON R. SCHMATT, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING DEDICATION AND SUBDIVISION 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 WASHINGTON,  
 RESIDING IN \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**EXEMPT WELL NOTE**  
 THE ATTORNEY GENERAL'S OPINION, (AGO 1997 NO. 6) REGARDING THE STATUS OF EXEMPT GROUND WATER WITHDRAWALS, STATES THAT A GROUP OF WELLS DRILLED BY THE SAME PERSON OR GROUP OF PERSONS, AT OR ABOUT THE SAME TIME, IN THE SAME AREA FOR THE SAME PURPOSE OR PROJECT SHOULD BE CONSIDERED A SINGLE WITHDRAWAL AND WOULD NOT BE EXEMPT FROM THE PERMITTING REQUIREMENT CONTAINED IN RCW 90.44.050, IF THE TOTAL AMOUNT WITHDRAWN FROM DOMESTIC USE EXCEEDS 5000 GALLONS PER DAY.

**BASIS OF ELEVATIONS**  
 2' CONTOURS DERIVED FROM NATIONAL ELEVATION DATASET; VERIFIED BY GROUND CHECKS DERIVED FROM NOAA-OPUS SOLUTION AT S.E. CORNER OF SITE.

**APPROVALS**  
 THE SHORT PLAT SHOWN HEREIN CONFORMS TO THE COMPREHENSIVE PLAN AND WITH THE REQUIREMENTS OF THE SUBDIVISION CODE OF WALLA WALLA COUNTY, WASHINGTON.

LAUREN PRENTICE, DIRECTOR, \_\_\_\_\_ DATE  
 WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPT.

I HEREBY CERTIFY THAT \_\_\_\_ TAXES FOR THE YEAR \_\_\_\_ AGAINST THE PROPERTY SHOWN HEREIN HAVE BEEN PAID.

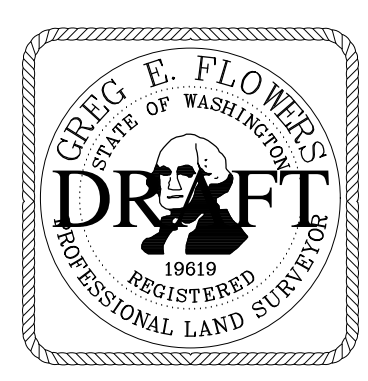
WALLA WALLA COUNTY TREASURER \_\_\_\_\_ DATE

**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.

WALLA WALLA COUNTY AUDITOR \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY AND SHORT PLAT MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT AND AT THE REQUEST OF SHARON SCHMATT.

GREG E. FLOWERS \_\_\_\_\_ PLS NO. 19619



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

CLIENT: MIKE SCHMATT	PROJECT NO.: 67596.001	
SURVEYOR: GREG E. FLOWERS	DATE: 11/26/2021	
CALC BY: MFW	DRAWN BY: MFW	SCALE: 1" = 100'
SECTION: 27	TOWNSHIP: 7 NORTH	RANGE: 35 EAST
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET 1 OF 1