

Walla Walla County Community Development Department

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

File No. SUB22-002

NOTICE OF APPLICATION

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

File name/Docket #: Preso 3-Lot Short Plat/SUB22-002

Application type: SUBDIVISION

Applicant: ESTATE OF MARY PRESO c/o Janice M Preso
1774 RUZIKA RD
WALLA WALLA WA, 99362

Owner: PRESO MARY E
3668 PRANGER RD
WALLA WALLA, WA 99362

Project description: The Applicant proposes a three-lot cluster short plat of a 31.49 acre property resulting in two two-acre lots and a 27.49 acre resource parcel. The subject property is located generally at 3668 PRANGER ROAD (APN 360607220010), in the AR-10 zoning district. The following mapped critical areas are located within or adjacent to the project area: geologically hazardous areas (high liquefaction potential); Walla Walla Shallow Gravel Aquifer critical aquifer recharge area.

Required Permits: None identified

Development Regulations: WWCC Title 16 – Subdivisions; WWCC Chapter 18.08 – Critical Areas Protection; WWCC Chapter 17.18 – Density and Dimensions; WWCC Chapter 17.31 – Cluster Developments on Resource Lands

Date of application: 1/19/2022

Date determined complete: 1/21/2022

Date of notice: 1/26/2022

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 **February 9th, 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

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.

WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
310 W Poplar St., Suite 200
Walla Walla, WA 99362
509-524-2610

Submit all documents to: permits@co.walla-walla.wa.us

SHORT SUBDIVISION APPLICATION
(COMMONLY KNOWN AS "SHORT PLAT")

This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 14.07. *Review WWCC Chapter 16.14 prior to submitting application.*

Applicant Information

Name: Estate of Mary Preso

Mailing address: 1774 Ruzika Road

City: Walla Walla State: WA Zip: 99362

Phone: 509-520-7474 Email: m_reinhardt@pocketinet.com

Name, mailing address, and telephone number of applicant's representative, if any:

Janice Preso

Property Owner(s) Information (if different than applicant)

Name: _____

Mailing address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Names, addresses, and telephone numbers of additional owners (each owner must be listed)

Surveyor Information

Name: Greg Flowers

Mailing address: 5 North Colville Street, Suite 200

City: Walla Walla State: WA Zip: 99362

Phone: 509-394-4073 Email: greg.flowers@pbsusa.com

Property Information

Site address or general location of property: 3668 Pranger Road, Walla Walla WA 99362

Parcel number(s): 360607220010

Zoning: AR-10

Project InformationDescription of Proposed Project: Divide parcel into 3 lots through County Short Plat process.Total acreage of entire contiguous tract: 31.81 acres Present land use: Residential/AgriculturalNumber of lots proposed: 3 Smallest lot area: 2 acresSewage disposal type: Septic Source of water: WellIrrigation District: N/A Source of electricity: Pacific Power

Name of Private Road: _____

The following *must* be submitted with this completed form for the application to be complete:

- Reference WW County Code at https://library.municode.com/wa/walla_walla_county/codes Chapter 3.08 for current fees due payable via cash, check, debit or credit card.
- A Short Subdivision Certificate (obtained from a title company).
- Copy of the proposed short plat.
- A Certificate of Water Utility Service if source of water is a public water utility or district.
- A Certificate of Irrigation District Service if within an irrigation district.

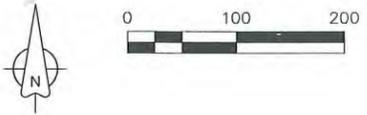
The signature of each applicant or the applicant's representative, and each property owner if different than the applicant(s), is required per 14.07.025 WWCC.*(We) (I) certify that the information furnished within this application, including all submittals and attachments, is true and correct to the best of (my) (our) knowledge.**(We) (I) acknowledge that per WWCC Section 3.08.065: Publication costs for legal notices shall be borne by the applicant in addition to other costs and fees which apply. Failure to pay publication costs may result in a suspension of application processing.*Applicant Signature: Janice M. Preso Date: 01/18/2022Property Owner Signature: Janice M. Preso Date: 01/18/2022

Additional Applicant(s) / Representative _____ Date: _____

Additional Property Owner(s) _____ Date: _____

PRESO SHORT PLAT
 FOR PROPERTY LOCATED IN THE NORTHWEST QUARTER
 OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP
 6 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN,
 WALLA WALLA COUNTY, WASHINGTON

BASIS OF BEARINGS
 N87°59'40"W FROM THE 3/4" PIPE WITH A YELLOW PLASTIC CAP
 STAMPED "12696" AT THE NORTHWEST CORNER OF SECTION 7
 TO THE 3/4" PIPE WITH AN ELBOW AND PUNCH MARK AT THE
 NORTHEAST CORNER OF GOVT LOT 1



- LEGEND**
- PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT OF WAY LINE
 - - - EASEMENT
 - - - EXISTING LOT
 - - - NEW LOT LINE
 - x - x - FENCE LINE
 - ▭ BUILDING FOOTPRINT
 - ▭ 50 FOOT AGRICULTURAL BUFFER
 - T — TELEPHONE LINE / RISER
 - G — GAS LINE
 - IRR — IRRIGATION LINE / SPRINKLER HEAD
 - ⊕ MONUMENT FOUND AS NOTED
 - ⊕ CALCULATED POINT, NOTHING FOUND OR SET
 - SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820"
 - (XXX)RX RECORD MEASUREMENT PER RECORD DOCUMENT
 - AFN AUDITOR'S FILE NUMBER
 - APN AUDITOR'S PARCEL NUMBER

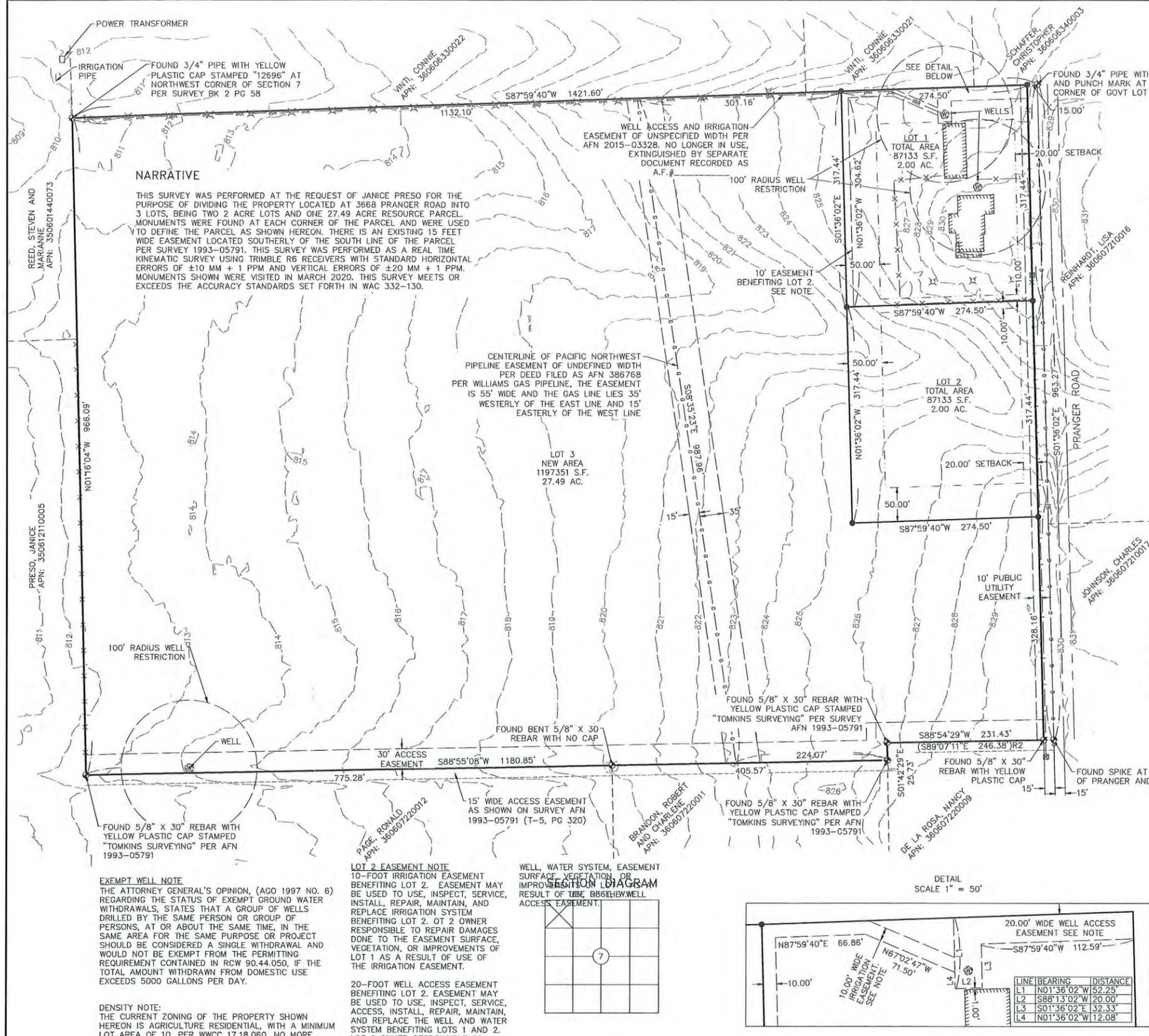
REFERENCE DOCUMENTS

(R1) LAND TITLE BY LAND TITLE OF WALLA WALLA COUNTY, INC. RECORDED ON JUNE 01, 2020 AS FILE NO. 47134
 (R2) SURVEY FOR RUZICKA BY TOMKINS RECORDED ON JUNE 10, 1993 AS AUDITOR'S FILE NO. 1993-05791 IN BOOK 5 OF SURVEYS AT PAGE 320 IN RECORDS OF WALLA WALLA COUNTY, WASHINGTON



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 JANICE PRESO.

GREG FLOWERS PLS 19619



NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF JANICE PRESO FOR THE PURPOSE OF DIVIDING THE PROPERTY LOCATED AT 3868 PRANGER ROAD INTO 3 LOTS, BEING TWO 2 ACRE LOTS AND ONE 27.49 ACRE RESOURCE PARCEL. MONUMENTS WERE FOUND AT EACH CORNER OF THE PARCEL AND WERE USED TO DEFINE THE PARCEL AS SHOWN HEREON. THERE IS AN EXISTING 15 FEET WIDE EASEMENT LOCATED SOUTHERLY OF THE SOUTH LINE OF THE PARCEL PER SURVEY 1993-05791. THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE R6 RECEIVERS WITH STANDARD HORIZONTAL ERRORS OF ±10 MM + 1 PPM AND VERTICAL ERRORS OF ±20 MM + 1 PPM. MONUMENTS SHOWN WERE VISITED IN MARCH 2020. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS SET FORTH IN WAC 332-130.

CENTERLINE OF PACIFIC NORTHWEST PIPELINE EASEMENT OF UNDEFINED WIDTH PER DEED FILED AS AFN 386768 PER WILLIAMS GAS PIPELINE, THE EASEMENT IS 55' WIDE AND THE GAS LINE LIES 35' WESTERLY OF THE EAST LINE AND 15' EASTERLY OF THE WEST LINE

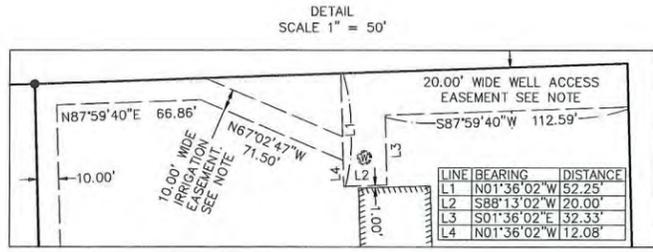
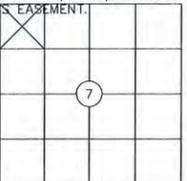
EXEMPT WELL NOTE
 THE ATTORNEY GENERAL'S OPINION, (AGO 1997 NO. 6) REGARDING THE STATUS OF EXEMPT GROUND WATER WITHDRAWALS, STATES THAT A GROUP OF WELLS DRILLED BY THE SAME PERSON OR GROUP OF PERSONS, AT OR ABOUT THE SAME TIME, IN THE SAME AREA FOR THE SAME PURPOSE OR PROJECT SHOULD BE CONSIDERED A SINGLE 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.

DENSITY NOTE:
 THE CURRENT ZONING OF THE PROPERTY SHOWN HEREON IS AGRICULTURE RESIDENTIAL, WITH A MINIMUM LOT AREA OF 10, PER WACC 17.18.060, NO MORE THAN 2 LOTS MAY BE ALLOWED ON THE PROPERTY.

LOT 2 EASEMENT NOTE
 10-FOOT IRRIGATION EASEMENT BENEFITING LOT 2. EASEMENT MAY BE USED TO USE, INSPECT, SERVICE, INSTALL, REPAIR, MAINTAIN, AND REPLACE IRRIGATION SYSTEM BENEFITING LOT 2. OT 2 OWNER RESPONSIBLE TO REPAIR DAMAGES DONE TO THE EASEMENT SURFACE, VEGETATION, OR IMPROVEMENTS OF LOT 1 AS A RESULT OF USE OF THE IRRIGATION EASEMENT.

20-FOOT WELL ACCESS EASEMENT BENEFITING LOT 2. EASEMENT MAY BE USED TO USE, INSPECT, SERVICE, ACCESS, INSTALL, REPAIR, MAINTAIN, AND REPLACE THE WELL AND WATER SYSTEM BENEFITING LOTS 1 AND 2. LOT 2 OWNER RESPONSIBLE TO REPAIR DAMAGES DONE TO BY LOT 2 OWNER OR AGENTS TO THE PUMP.

WELL, WATER SYSTEM, EASEMENT SURFACE, VEGETATION, OR IMPROVEMENTS DIAGRAM
 RESULT OF THE BBSHEWELL ACCESS EASEMENT.



AGRICULTURAL LANDS STATEMENT
 PER WALLA WALLA COUNTY CODE CHAPTER 8.40 "RIGHT TO FARM" THE SUBJECT PROPERTY IS LOCATED WITHIN OR NEAR DESIGNATED AGRICULTURAL LANDS ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION.

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____
 20__ AT THE REQUEST OF GREG FLOWERS, LAND SURVEYOR,
 IN VOLUME _____ OF SURVEYS AT PAGE _____
 COUNTY AUDITOR _____

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

CLIENT: PRESO	PROJECT NO.: 67779
SURVEYOR: GREG E. FLOWERS	DATE: 1/18/2022
CALC BY: RFB	DRAWN BY: AA
SECTION: 7	TOWNSHIP: 6 NORTH
CITY: WALLA WALLA	COUNTY: WALLA WALLA
	RANGE: 36 EAST
	SHEET 1 OF 2

PRESO SHORT PLAT
 FOR PROPERTY LOCATED IN THE NORTHWEST QUARTER
 OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP
 6 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN,
 WALLA WALLA COUNTY, WASHINGTON

RECORD LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 7 IN TOWNSHIP 6 NORTH, OF RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 966.00 FEET; THENCE SOUTH 89°36' EAST, 245.90 FEET MORE OR LESS TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 00°14' WEST, ALONG SAID EAST LINE, A DISTANCE OF 963.20 FEET MORE OR LESS TO NORTHEAST QUARTER OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER; THENCE SOUTH 89°23' WEST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1422.10 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING COUNTY ROAD ALONG THE EAST SIDE OF SAID PREMISES.

TOGETHER WITH AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, TO BE USED IN COMMON WITH OTHERS, OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT, TO WIT:

BEGINNING AT A POINT IN THE WEST LINE OF SECTION 7 IN TOWNSHIP 6 NORTH, OF RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WHICH POINT IS 966.00 FEET SOUTH, MEASURED ALONG SAID WEST LINE, FROM THE NORTHWEST CORNER OF SAID SECTION 7; AND RUNNING THENCE SOUTH 89°36' EAST, 1180.90 FEET; THENCE NORTH 00°14' WEST, 25.80 FEET; THENCE NORTH 89°46' EAST, 245.90 FEET TO A POINT IN THE EAST LINE OF GOVERNMENT LOT 1 (FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SAID SECTION 7; THENCE SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°46' WEST, 230.90 FEET; THENCE SOUTH 00°14' EAST, PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT, A DISTANCE OF 25.80 FEET; THENCE NORTH 89°36' WEST, 1195.90 FEET TO A POINT IN THE WEST LINE OF SAID SECTION 7; THENCE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED ONE-THIRD INTEREST IN AND TO A WELL LOCATED UPON SAID PREMISES, AN UNDIVIDED ONE-THIRD INTEREST IN THE WATER PUMPED THEREFROM AND AN UNDIVIDED ONE-THIRD INTEREST IN AND TO THE PUMPING SYSTEM USED IN CONNECTION WITH SAID WELL; AND AN UNDIVIDED ONE-THIRD INTEREST IN THE 93 LENGTHS OF IRRIGATION PIPE AND 93 SPRINKLER HEADS.

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

CRITICAL AREAS NOTE

- THIS PARCEL IS LOCATED WITHIN THE FOLLOWING CRITICAL AREAS:
 - WALLA WALLA RIVER SHALLOW GRAVEL AQUIFER (ZONE II MODERATE VULNERABILITY)
 - CRITICAL AQUIFER RECHARGE AREA

APPROVALS

THE SUBDIVISION SHOWN HEREON CONFORMS TO THE WALLA WALLA COUNTY COMPREHENSIVE PLAN AND TO COUNTY ORDINANCES 16.36 AND WWCC 17.31.

LAUREN PRENTICE, DIRECTOR _____ DATE _____
 WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

DEDICATION

KNOW ALL BY THESE PRESENTS THAT I, _____, AUTHORIZED REPRESENTATIVE OF THE ESTATE OF MARY PRESO, THE OWNER OF THE PARCEL DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN. I 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.

REPRESENTATIVE OF THE ESTATE OF MARY PRESO _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

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

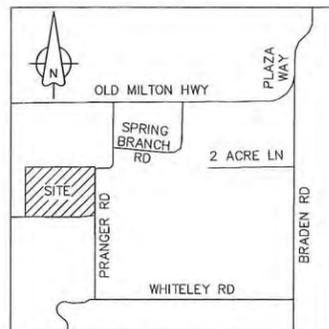
_____, TO ME PERSONALLY KNOWN, WHO
 ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION OF LAND
 TO BE A FREE AND VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC _____
 FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____



 PBS Engineering and Environmental Inc. 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com	CLIENT: PRESO	PROJECT NO.: 67779	
	SURVEYOR: GREG E. FLOWERS	DATE: 1/18/2022	
	CALC BY: RFB	DRAWN BY: AA	SCALE: 1" = 100'
	SECTION: 7	TOWNSHIP: 6 NORTH	RANGE: 36 EAST
	CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET 2 OF 2