

## Community Development Department

Director: Lauren Prentice

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

[commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us) | 509-524-2610

[https://www.co.walla-walla.wa.us/residents/community\\_development/index.php](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).

<b>File name/number:</b>	<b>WGBP (Wallula Gap Business Park) Short Plat No 1 /SUB23-005/CAP23-018</b>
<b>Application type:</b>	Subdivision, Short Plat/Critical Areas
<b>Applicant:</b>	Anderson Perry & Associates Po Box 1687 Walla Walla, WA 99362
<b>Owner(s):</b>	Port of Walla Walla 310 A St Walla Walla, WA 99362
<b>Project description:</b>	8-lot short plat in the Attalia Urban Growth Area. The 579.6 acre subject property is located generally on Attalia East Rd, Assessor's Parcel Number (APN) 310702110001, in the IA-H zoning district.
<b>Required Permits:</b>	Subdivision, Critical Areas
<b>Development Regulations:</b>	Walla Walla County Code (WWCC) Title 16 – Subdivisions WWCC 17.18 – Density and Dimensions WWCC Title 18 – Environment
<b>Date of application:</b>	5/12/2023
<b>Date application determined complete:</b>	6/9/2023
<b>Date of notice:</b>	<b>6/13/2023</b>

**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 **06/27/2023**. 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](mailto:planning@co.walla-walla.wa.us) or

Walla Walla County Community Development Department c/o Jennifer Ballard, Senior Planner

310 W. Poplar Street, Ste 200

Walla Walla, WA 99362

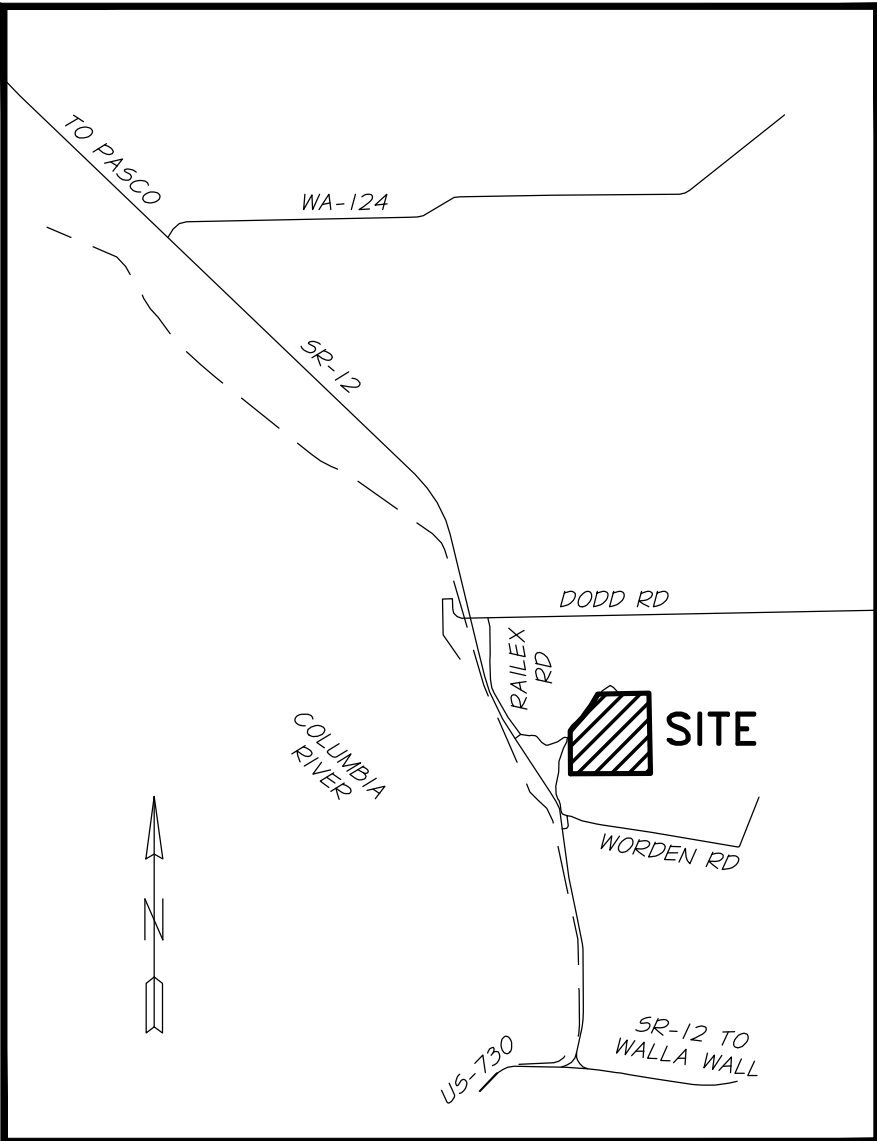
**APPEALS:** The Director's decision may be appealed by the applicant(s) or parties of record to the Walla Walla County Hearing Examiner pursuant to WWCC 14.11.010 and 14.11.030.

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

WGBP PRELIMINARY SHORT PLAT NO. 1, SUB23-OXX  
LOCATED IN SECTION 2, TOWNSHIP 7 NORTH, RANGE 31 EAST, WILLAMETTE MERIDIAN,  
WALLA WALLA COUNTY, WASHINGTON

WALLA WALLA COUNTY  
SHORT PLAT SUB23-OXX

VICINITY MAP  
NOT TO SCALE



**ZONING:**  
INDUSTRIAL AGRICULTURE HEAVY (IA-H)

**ACCESS NOTE:**  
ACCESS TO THE DESCRIBED PROPERTY IS PROVIDED BY UNPAVED PRIVATE ATTALIA EAST ROAD UNDER CONSTRUCTION ALONG THE WEST LINE OF SECTION 2 SEE AFN 2019-03422, 2019-06286, AND 2019-03421 FOR LEGAL ACCESS

**POWER SERVICE NOTE:**  
PACIFIC POWER AND COLUMBIA REA PROVIDES POWER TO THIS SUBDIVISION.

**WATER/SEWER SERVICE NOTE:**  
FUTURE WATER SERVICE TO BE WALLA WALLA WALLULA DODD WATER SYSTEM SEPTIC SERVICE TO BE ON-SITE SEPTIC, A SITE EVALUATION TO DETERMINE ONSITE SEPTIC SYSTEM REQUIREMENTS WILL BE REQUIRED AT THE TIME OF DEVELOPMENT

**RIGHT TO FARM NOTE:**  
WALLA WALLA CODE CHAPTER 8.40 RIGHT TO FARM: 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 THE NORMAL WORKDAY OR WORK WEEK, 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 NOTE**  
THIS SUBDIVISION IS SUBJECT TO THE REQUIREMENTS OF PERMIT CAP23-OXX. THE FOLLOWING CRITICAL AREAS ARE LOCATED ON OR ADJACENT TO THE SUBJECT PROPERTY:

1. GEOLOGICALLY HAZARDOUS AREAS (SEISMIC HAZARD AREAS WITH A MODERATE TO HIGH LIQUEFACTION SUSCEPTIBILITY AND EROSION HAZARD AREAS WITH SLOPES GREATER THAN 15%).
2. CRITICAL AQUIFER RECHARGE AREAS

**DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS, THE PORT OF WALLA WALLA IS THE OWNER OF THE LANDS DEPICTED ON THE ATTACHED PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON.

PATRICK REAY, EXECUTIVE DIRECTOR, PORT OF WALLA WALLA \_\_\_\_\_ DATE

**ACKNOWLEDGEMENT:**

COUNTY OF \_\_\_\_\_  
STATE OF \_\_\_\_\_

BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023 APPEARED, PATRICK REAY, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THE FOREGOING SUBDIVISION TO BE A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

NOTARY PUBLIC \_\_\_\_\_  
FOR THE  
STATE OF \_\_\_\_\_

RESIDING IN \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS:**  
APPROVED IN ACCORDANCE WITH CHAPTER 17.18 AND 16.36 OF WALLA WALLA COUNTY CODE.

LAUREN PRENTICE, DIRECTOR \_\_\_\_\_ DATE  
WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

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

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

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF \_\_\_\_\_ AT PAGE \_\_\_\_\_ AT THE  
REQUEST OF ANDERSON-PERRY & ASSOCIATES, INC.

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

**SURVEYOR'S CERTIFICATE**


THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND AT THE REQUEST OF THE PORT OF WALLA WALLA

ERIK J. GREEN, P.L.S. 43411 \_\_\_\_\_



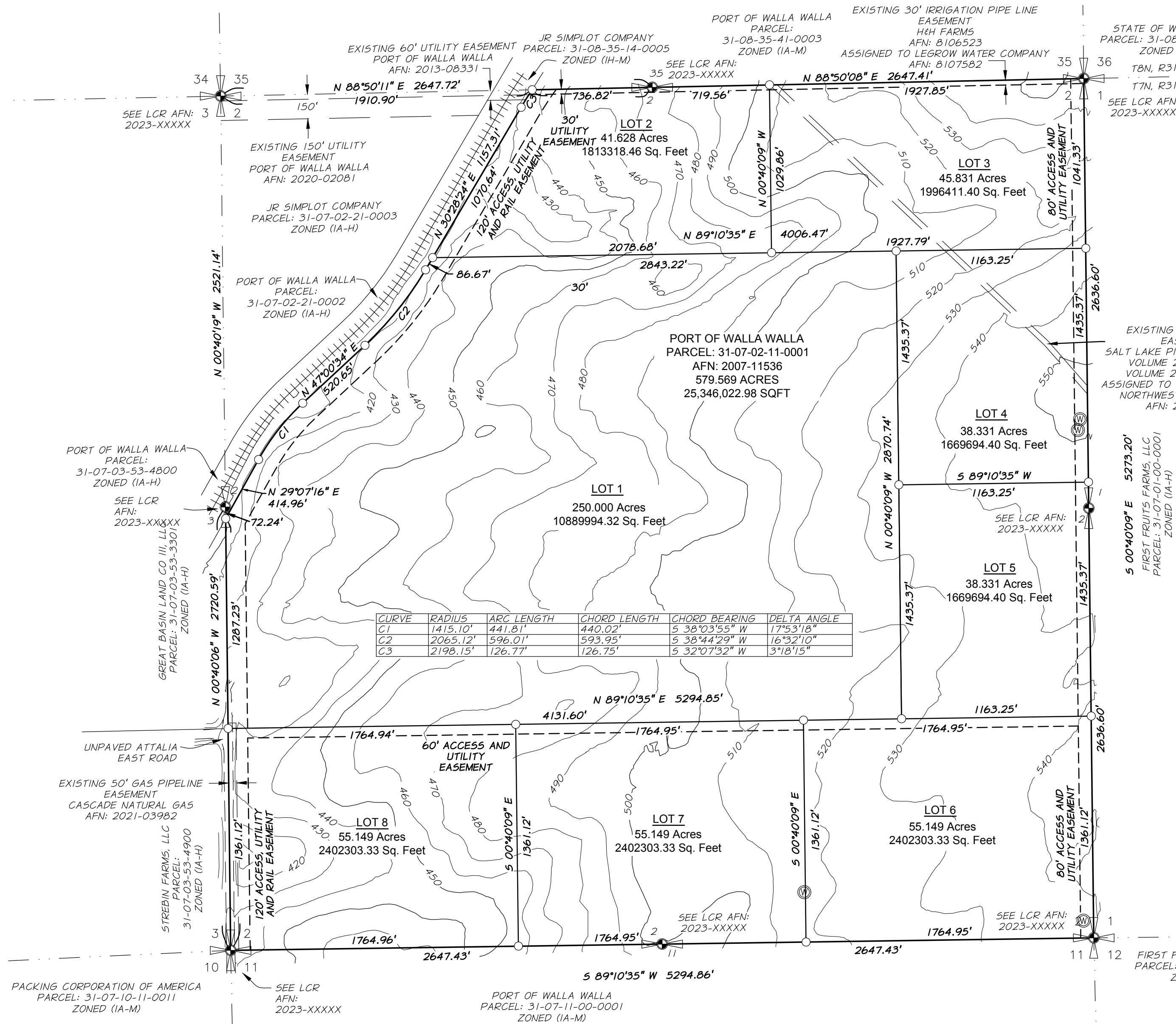
DATE 5-12-2023

LOCATION INDEX
T7N R31E WALLA WALLA COUNTY, WA

WGBP PRELIMINARY SHORT PLAT NO. 1 FOR PORT OF WALLA WALLA		
FILE:Z:\Port_WW\385-398 PROJECT 67\DWG\385-398-90V-SP0001.dwg		
SCALE: N/A	 ENGINEERING • SURVEYING • NATURAL RESOURCES LA GRANDE, OR. WALLA WALLA, WA.	SHEET 1/2
DATE: MAY 2023		
JOB NO. 385-398		
214 EAST BIRCH STREET • WALLA WALLA, WA 99362 • (509) 529-9260		

**WGBP PRELIMINARY SHORT PLAT NO. 1, SUB23-OXX**  
LOCATED IN SECTION 2, TOWNSHIP 7 NORTH, RANGE 31 EAST, WILLAMETTE MERIDIAN,  
WALLA WALLA COUNTY, WASHINGTON

WALLA WALLA COUNTY  
SHORT PLAT SUB23-OXX



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1415.10'	441.81'	440.02'	S 38°03'55" W	17°53'18"
C2	2065.12'	596.01'	593.95'	S 38°44'29" W	16°32'10"
C3	2198.15'	126.77'	126.75'	S 32°07'32" W	3°18'15"

**HORIZONTAL DATUM:**

HORIZONTAL DATUM BASED ON SHORT PLAT 2006-01 AFN 2006-00720

**VERTICAL DATUM:**

VERTICAL DATUM NGVD 1929 BASED ON NGS MONUMENT E-336 (PID 5A0304)

**SURVEY METHOD AND EQUIPMENT USED:**

THIS SURVEY WAS CONDUCTED USING TRIMBLE R10 DUAL FREQUENCY RECEIVERS WITH A STANDARD DEVIATION OF 8MM + 0.5 PPM. AN RTK GPS TRAVERSE WAS PERFORMED WITH MULTIPLE TIES TO COMMON CONTROL POINTS AND MONUMENTS. RESULTS MEETS OR EXCEED WASHINGTON STATE SURVEY STANDARDS PER WAC. 332-130. ALL FIELD WORK WAS COMPLETED FEBRUARY 2023

**OWNER:**

PORT OF WALLA WALLA PER AFN: 2007-11536

**LEGEND:**

- = FOUND 3 INCH ALUMINUM CAP PER LCR, AS SHOWN
- = SET 5/8 X 30 INCH REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED
- "APA WA 43411 OR 87604", UNLESS NOTED
- ⊕ = MONITORING WELL
- ||||| = RAILROAD TRACKS
- = UNIMPROVED ROAD
- - - = PUBLIC LAND SURVEY LINES
- - - = SHORT PLAT BOUNDARY
- = NEW LOT LINES
- = EASEMENT (EXISTING)
- - - = EASEMENT (NEW)
- AFN = AUDITOR'S FILE NUMBER
- LCR = LAND CORNER RECORD

**RECORD DESCRIPTIONS:**

PER WALLA WALLA TITLE COMPANY, POLICY NO. 56W 08005751 ISSUED: 2-13-2023 (UPDATED 5-08-2023)

ALL OF SECTION 2 IN TOWNSHIP 7 NORTH, RANGE 31 EAST OF THE WILLAMETTE MERIDIAN.

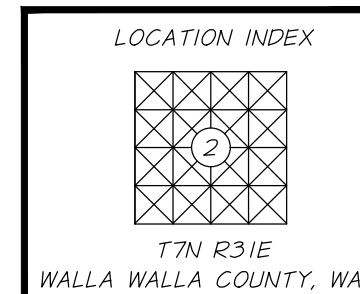
EXCEPT, THAT PORTION OF LAND CONVEYED BY BOISE WHITE PAPER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO PORT OF WALLA WALLA, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, IN QUIT CLAIM DEED FILED AUGUST 29, 2014 UNDER AUDITOR'S FILE NO. 2014-06370 IN THE OFFICE OF THE AUDITOR OF WALLA WALLA COUNTY, STATE OF WASHINGTON.

EXCEPT, THAT PORTION OF LAND CONVEYED BY PORT OF WALLA WALLA, A WASHINGTON MUNICIPAL CORPORATION, TO J.R. SIMPLOT COMPANY, A NEVADA FOR-PROFIT CORPORATION, IN SPECIAL WARRANTY DEED FILED MARCH 05, 2020 UNDER AUDITOR'S FILE NO. 2020-02081 IN THE OFFICE OF THE AUDITOR OF WALLA WALLA COUNTY, STATE OF WASHINGTON.

EXCEPT, ANY PORTION LYING WITHIN THE COUNTY ROAD RIGHT-OF-WAY, SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

500 0 500 1000 1500  
SCALE IN FEET

DATE 5-12-2023



**WGBP PRELIMINARY SHORT PLAT NO. 1**  
FOR  
**PORT OF WALLA WALLA**

FILE:Z:\Port\_WW\385-398 PROJECT 67\DWG\385-398-90V-SP0001.dwg

SCALE:  
1"=500'  
DATE:  
MAY 2023  
JOB NO.  
385-398

**Anderson Perry**  
Associates, Inc.  
ENGINEERING • SURVEYING • NATURAL RESOURCES  
LA GRANDE, OR. WALLA WALLA, WA.

SHEET

**2/2**

214 EAST BIRCH STREET • WALLA WALLA, WA 99362 • (509) 529-9260