

NOTICE OF APPLICATION

Project Summary:

The applicant is requesting short plat approval to subdivide the subject parcel of approximately 70,906 square feet or 1.63 acres into six (6) residential lots. The resulting lots will range in size from approximately 7,898 square feet to 22,576 square feet.

Notice is hereby given on this date: **April 3, 2024**, that the application/proposal described in this notice has been filed with the City of Walla Walla. The application documents may be reviewed at the City of Walla Walla Development Services office at 55 E. Moore St., Walla Walla, WA 99362 or by visiting the City's website at <https://www.wallawalla.gov/government/development-services/public-notice>.



All interested persons and parties may comment on the application, receive notice of the hearing and/or a copy of decision(s) made on the proposal by filing a special notice request with the City of Walla Walla as provided in section 20.14.015 of the Walla Walla Municipal Code, and participate in hearings, if any.

The SEPA (State Environmental Policy Act) responsible official has determined that the proposal is not subject to SEPA threshold determination requirements per WWMC 21.08.181.C.6.a and WAC 197-11-800(6)(a). 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: Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan- Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018.

These documents are located at the offices of the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an Environmental Impact Statement for the Walla Walla Urban Growth Area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan & Environmental Impact Statement, as amended, for designated land use classifications.

The following information may be included, where indicated, in the application or a determination of completeness upon the proposal made by the City of Walla Walla. If reference is made below to the application or determination of completeness, copies of the referenced materials are attached hereto. Preliminary determinations and information contained herein shall not bind the City of Walla Walla and are subject to continuing review and modification.

1. Applicant and Owner: Lance Doyle, 2005 Wallace Street, Walla Walla, WA 99362
2. Application filing date: March 26, 2024
3. Date that application was determined to be substantially complete: April 2, 2024.
4. **Location and description of proposed action:** 2005 Wallace Street (APN# 360722520001)
The applicant is requesting short plat approval to subdivide the subject parcel of approximately 70,906 square feet or 1.63 acres into six (6) residential lots. The resulting lots will range in size from approximately 7,898 square feet to 22,576 square feet.
5. Comprehensive plan map designation(s) for the locations: Residential
6. Zoning map designation(s) for the locations: Neighborhood Residential
7. Comments upon this application must be submitted in writing to the City of Walla Walla Development Services Department at 55 E. Moore St., Walla Walla, WA 99362 or via email to permits@wallawallawa.gov. **Comments must be actually received by the Development Services Department before 5:00 p.m. on the following date: April 22, 2024.**
8. **No public hearing will be held.** A public hearing is not required for this proposal.
9. The following listed permits and/or authorizations have been requested in the

application: Short Plat Review.

The following listed permits and/or authorizations, if any, may be required for the proposal but are not included in the present application: None identified.

10. The City of Walla Walla has preliminarily determined that the application will be processed in accordance with the Walla Walla Municipal Code (WWMC) Level II review process.
11. The City of Walla Walla has preliminarily determined that the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement and the following listed code provisions, development standards, and regulations may apply to the application and mitigation of proposal impacts: WWMC Titles 12, 13, 15, 19, and 20.
12. The City of Walla Walla is reviewing the application for consistency with applicable development regulations, or, in the absence of applicable regulations, the Walla Walla Comprehensive Plan, Walla Walla 2040/Environmental Impact Statement.
13. The City of Walla Walla has preliminarily determined that the following identified departments, agencies, and/or authorities may have jurisdiction over some part of the application: City of Walla Walla Public Works and City of Walla Walla Development Services.
14. At this time, the Applicant has been requested to provide the following additional information and/or studies: None at this time.
15. The City of Walla Walla has preliminarily determined that, in addition to the applicant and any general public notice that may be required, the following identified parties are entitled to notice of the application/proposal: Individuals who filed a special notice request with Development Services.
16. SEPA lead agency: City of Walla Walla
17. The SEPA responsible official has preliminarily determined that the proposal is exempt from SEPA review.
18. The Responsible Official has preliminarily determined that the following listed conditions are being considered to mitigate environmental impacts: mitigation measures have not been identified at this time.
19. Application materials and other documents referenced above are located at the City of Walla Walla Development Services at 55 East Moore St., Walla Walla, Washington, and shall be made available for public review during all applicable comment periods on the application/proposal. The relevant content of these documents is briefly described as an environmental impact statement for the Walla Walla urban growth area which evaluates proposed actions, alternatives, and environmental impacts of activities allowed by the Walla Walla Comprehensive Plan, Walla Walla 2040 & Environmental Impact Statement, as amended, for designated land use classifications. The comprehensive plan map designation(s) for the location of the proposed action is stated above.
20. **For additional information please contact the City of Walla Walla Development Services at 55 E Moore St., Walla Walla, WA 99362: (509) 524-4710.**

SURVEYORS NOTES

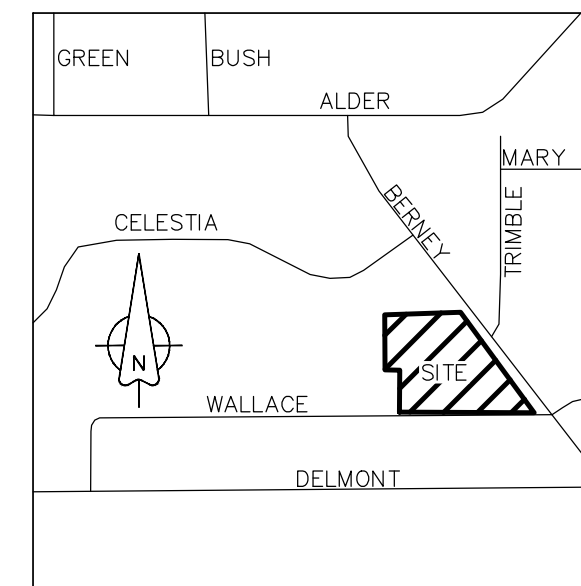
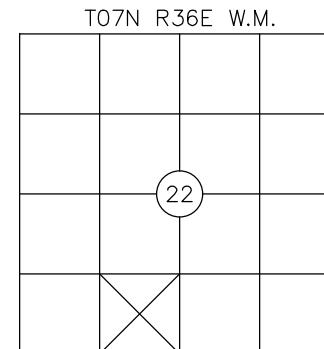
THIS SURVEY WAS PERFORMED AT THE REQUEST OF LANCE DOYLE FOR THE PURPOSE OF DIVIDING THE PROPERTY AT 2005 WALLACE ST., AS DESCRIBED IN (R2). MONUMENTS FOUND WERE CONSISTENT WITH REFERENCE (R1) DESCRIPTIONS AND RELATIVE LOCATIONS, AND WERE HELD FOR THE CREATION OF THE DETAILS SHOWN.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC (RTK) SURVEY USING A TRIMBLE R12i RECEIVER ON THE WASHINGTON STATE REFERENCE NETWORK, WITH STANDARD ACCURACIES OF 8MM + PPM HORIZONTAL 15MM + 0.5 PPM VERTICAL. MONUMENTS WERE VISITED IN AUGUST 2023. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OUTLINED IN WAC 332-130.

AREA TABLE

GROSS PARCEL AREA:
70,906 S.F. / 1.63 AC.
AREA WITHIN EASEMENTS:
7,403 S.F. / 0.17 AC.
AREA DEDICATED FOR RIGHT-OF-WAY:
20 S.F. / 0.00 AC.
NET BUILDABLE AREA:
63477 S.F. / 1.46 AC.

SECTION DIAGRAM



VICINITY MAP-NOT TO SCALE

LANCE DOYLE SHORTPLAT
FOR PROPERTY LOCATED IN THE S.E. QUARTER OF THE S.W. QUARTER OF SECTION 22 TOWNSHIP 7 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN, CITY & COUNTY OF WALLA WALLA, WASHINGTON STATE

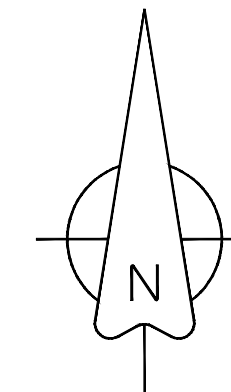


BASIS OF BEARINGS

S38°22'01"E BETWEEN A TACK IN LEAD AT THE INTERSECTION OF BERNEY DR AND TRIMBLE RD, AND A NAIL AT THE INTERSECTION OF WALLACE ST AND BERNEY DR, AND IS BASED UPON THE WASHINGTON STATE PLANE SYSTEM (SOUTH ZONE) COORDINATE SYSTEM, NAD83 (GEOID 18).

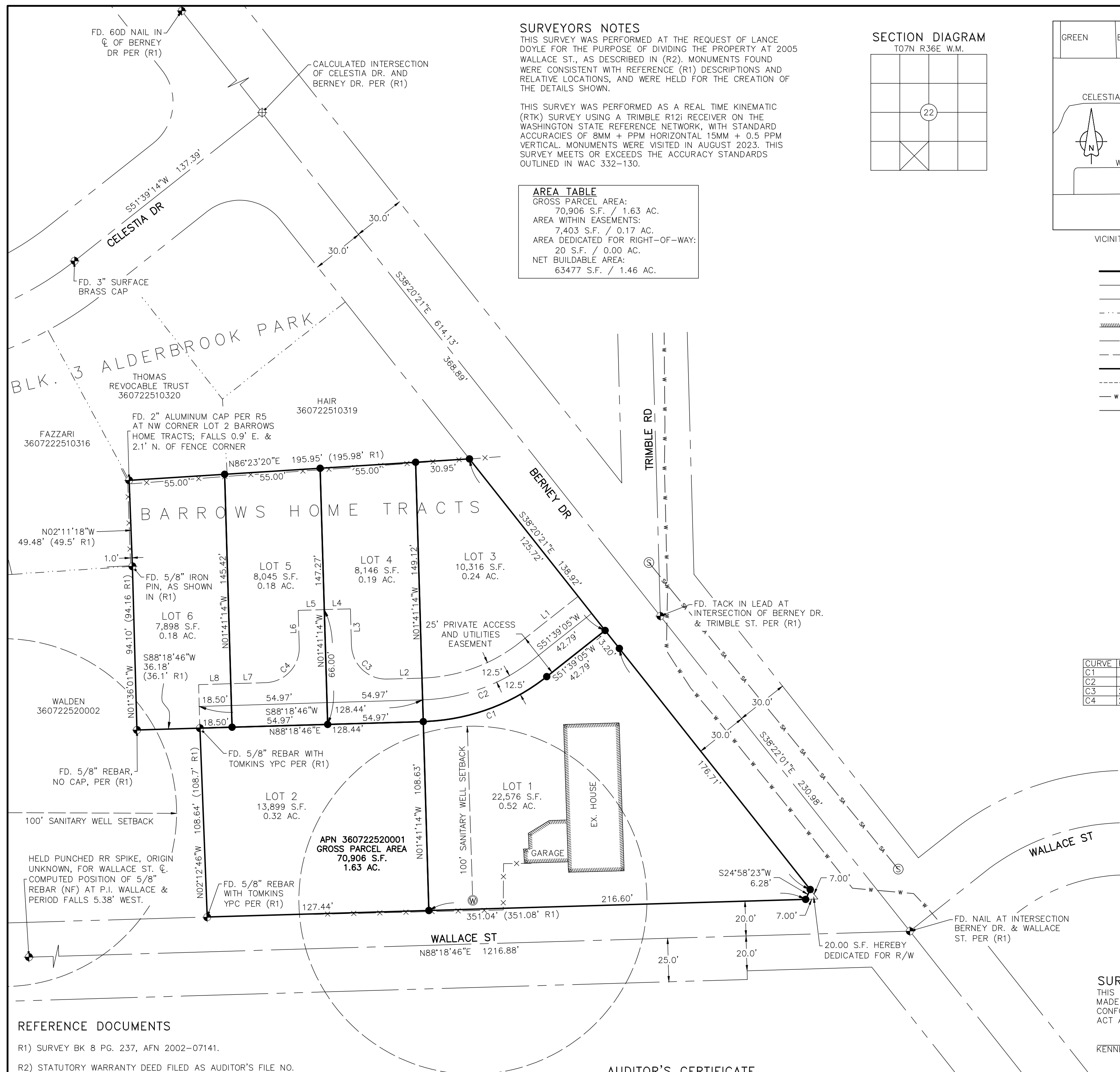
LEGEND

- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT OF WAY LINE
- EXISTING LOT LINE
- BUILDING LINE
- FENCE LINE
- EASEMENT LINE
- NEW LOT LINE
- EDGE OF PAVEMENT
- WATER PIPE
- SEWER PIPE
- FOUND MONUMENT AS NOTED
- COMPUTED POSITION, NOTHING SET OR FOUND
- WELL
- SANITARY SEWER MANHOLE
- YELLOW PLASTIC CAP
- RECORD DIMENSION PER REFERENCE DOCUMENT
-



CURVE	RADIUS	ARC LGTH	CHORD LGTH	CHORD BEARING	DELTA
C1	120.00'	76.78'	75.48'	S69°58'56"W	36°39'41"
C2	107.50'	68.78'	67.62'	N69°58'56"E	36°39'41"
C3	20.00'	31.42'	28.28'	S46°41'14"E	90°00'00"
C4	20.00'	31.42'	28.28'	N43°18'46"E	90°00'00"

LINE	BEARING	DISTANCE
L1	S51°39'05"W	42.80'
L2	S88°18'46"W	19.97'
L3	N01°41'14"W	21.00'
L4	S88°18'46"W	15.00'
L5	S88°18'46"W	15.00'
L6	S01°41'14"E	21.00'
L7	S88°18'46"W	19.97'
L8	S88°18'46"W	18.50'



- REFERENCE DOCUMENTS**
- R1) SURVEY BK 8 PG. 237, AFN 2002-07141.
 - R2) STATUTORY WARRANTY DEED FILED AS AUDITOR'S FILE NO. 2021-09175 ON JULY 28, 2021.
 - R3) BARROWS HOME TRACTS PLAT, BOOK C PG. 53
 - R4) ALDERBROOK PARK PLAT BK. E PG. 25
 - R5) SURVEY BK. 12 PG. 173, AFN 2015-01907
- ALL RECORDS OF WALLA WALLA COUNTY AUDITOR

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
20__ AT THE REQUEST OF KENNETH T. LEGASSIE, LAND SURVEYOR, IN VOLUME _____ OF SHORT PLATS AT PAGE _____ UNDER AUDITOR'S FILE NO. _____

COUNTY AUDITOR

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 LANCE DOYLE.



KENNETH T. LEGASSIE 22030055



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

CLIENT: LANCE DOYLE		PROJECT NO.: 68041
SURVEYOR: KENNETH T. LEGASSIE		DATE: 02/23/2024
CALC BY: MFW	DRAWN BY: RKM/MFW	SCALE: 1" = 40'
SECTION: 22	TOWNSHIP: 07 NORTH	RANGE: 36 EAST
CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET 1 OF 2