



# Walla Walla County Community Development Department

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

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File No. SUB19-007

## NOTICE OF APPLICATION

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

**File name/Docket #:** Los Oidos Short Plat Revisions / SUB19-007

**Application type:** SHORT SUBDIVISION – MAJOR REVISION

**Applicant/Owner:** SHELTON, CLOUGH & KATHLEEN  
1348 E 3RD AVE  
SALT LAKE CITY UT, 84103

**Project description:** Modify the Los Oidos preliminary short plat which was approved on January 13, 2015 (P14-148). The site is approximately 145-acres, located generally at 3370 COTTONWOOD RD (APN 360604410005). This is located south and east of the intersection of Cottonwood and Kendall Roads in the General Agriculture 20-acre (GA-20) zoning district. The approved short plat contains 4-lots; the smallest lot area was 23-acres.

The proposed revisions would eliminate two lots and reconfigure the short plat under Walla Walla County Code (WWCC) Chapter 17.31 – Cluster Developments. The proposed reconfigured short plat would contain one new 2-acre residential lot and a 152-acre resource parcel. The private road would be eliminated, and the new residential lot would utilize a driveway from Cottonwood Road.

**Required Permits:** None identified

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

**Date of application:** 4/5/2019

**Date determined complete:** 5/3/2019

**Date of notice:** 7/2/2019

**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 **July 18, 2019**. 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 records send written comments to:  
**Walla Walla County Community Development Department**  
c/o Lauren Prentice,  
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 Lauren Prentice, Principal Planner, at 509-524-2620 or [commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us).

**LOS OIDOS SHORT PLAT**  
 A SHORT PLAT LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 3, THE NE AND SE 1/4'S OF SECTION 4, THE NE 1/4 OF THE NE 1/4 OF SECTION 9 AND THE NW AND SW 1/4'S OF THE NW 1/4 OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON.

WWCO FILE NUMBER \_\_\_\_\_  
**BASIS OF BEARINGS**  
 WASHINGTON COORDINATE SYSTEM SOUTH ZONE GRID BEARING OF S01°20'05"E ALONG THE WEST LINE OF THE NE 1/4 OF SECTION 9, T6N, R36E BETWEEN THE BRASS CAP MONUMENTS MARKING THE NORTH 1/4 CORNER AND THE CENTER OF SAID SECTION 9. GRID DISTANCES ARE SHOWN; TO ACHIEVE GROUND DISTANCE, MULTIPLY BY 1.000084287.

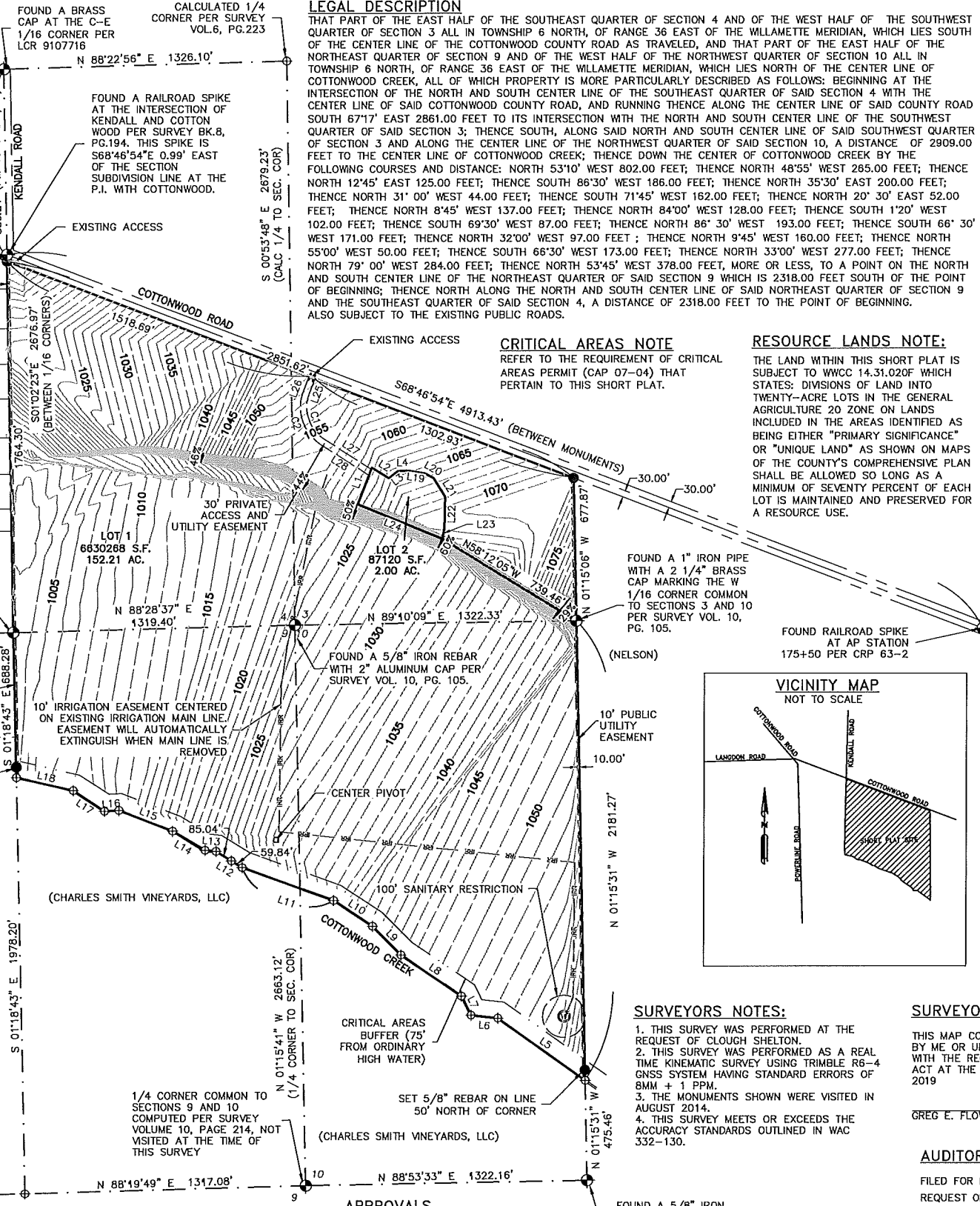
- LEGEND**
- PARCEL BOUNDARY
  - SECTION OR SECTION SUBDIVISION LINE
  - EASEMENT OR RESTRICTION AS NOTED
  - RIGHT OF WAY LINE
  - FOUND SURVEY MONUMENT AS NOTED
  - COMPUTED POSITION NOTHING FOUND OR SET.
  - FOUND 5/8" IRON REBAR PER SURVEY VOL. 10, PG. 214.
  - SET 5/8" X 30" IRON REBAR WITH A YELLOW PLASTIC CAP MARKED "HDJ-TLS 19619" ATTACHED.

**BASIS OF ELEVATIONS:**  
 NAVD 88

FOUND A 2 1/2" BRASS CAP MARKING THE CENTER OF SECTION 9 PER LCR 9203014.

LINE	BEARING	DISTANCE
L1	N20°50'01"E	185.55'
L2	N58°07'50"W	94.12'
L3	N51°52'05"E	54.46'
L4	S87°41'37"W	46.14'
L5	S 54°07'10" E	504.94'
L6	S 83°40'53" E	128.89'
L7	N 26°28'17" W	101.84'
L8	S 55°43'36" E	346.28'
L9	N 44°28'40" W	190.75'
L10	S 56°19'43" E	221.45'
L11	S 70°02'12" E	456.38'
L12	N 57°54'01" W	144.92'
L13	N 83°37'19" W	52.72'
L14	S 59°11'00" E	176.61'
L15	S 68°32'01" E	269.87'
L16	N 86°21'45" E	68.39'
L17	S 56°26'20" E	177.18'
L18	S 76°52'57" E	272.83'
L19	S81°03'28"E	82.26'
L20	S60°05'04"E	46.00'
L21	S31°49'02"E	103.85'
L22	S01°32'11"W	146.77'
L23	S08°58'43"W	53.50'
L24	N67°35'22"W	431.01'
L25	S21°13'06"W	70.85'
L26	S21°13'06"W	70.85'
L27	S57°17'07"E	260.16'
L28	S57°17'07"E	266.47'

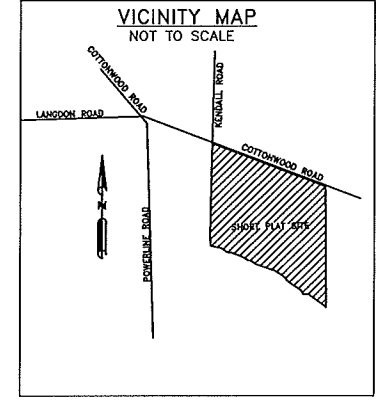
CURVE	RADIUS	ARC	DELTA	CHORD	BEARING
C1	185.00'	253.48'	78°30'12"	234.11'	S18°02'01"E
C2	215.00'	294.58'	78°30'12"	272.07'	S18°02'01"E



**LEGAL DESCRIPTION**  
 THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4 AND OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3 ALL IN TOWNSHIP 6 NORTH, OF RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WHICH LIES SOUTH OF THE CENTER LINE OF THE COTTONWOOD COUNTY ROAD AS TRAVELED, AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9 AND OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10 ALL IN TOWNSHIP 6 NORTH, OF RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WHICH LIES NORTH OF THE CENTER LINE OF COTTONWOOD CREEK, ALL OF WHICH PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH AND SOUTH CENTER LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 WITH THE CENTER LINE OF SAID COTTONWOOD COUNTY ROAD, AND RUNNING THENCE ALONG THE CENTER LINE OF SAID COUNTY ROAD SOUTH 67°17' EAST 2861.00 FEET TO ITS INTERSECTION WITH THE NORTH AND SOUTH CENTER LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH, ALONG SAID NORTH AND SOUTH CENTER LINE OF SAID SOUTHWEST QUARTER OF SECTION 3 AND ALONG THE CENTER LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 2909.00 FEET TO THE CENTER LINE OF COTTONWOOD CREEK; THENCE DOWN THE CENTER OF COTTONWOOD CREEK BY THE FOLLOWING COURSES AND DISTANCE: NORTH 53°10' WEST 802.00 FEET; THENCE NORTH 48°55' WEST 285.00 FEET; THENCE NORTH 12°45' EAST 125.00 FEET; THENCE SOUTH 86°30' WEST 186.00 FEET; THENCE NORTH 35°30' EAST 200.00 FEET; THENCE NORTH 31°00' WEST 44.00 FEET; THENCE SOUTH 71°45' WEST 162.00 FEET; THENCE NORTH 20°30' EAST 52.00 FEET; THENCE NORTH 8°45' WEST 137.00 FEET; THENCE NORTH 84°00' WEST 128.00 FEET; THENCE SOUTH 1°20' WEST 102.00 FEET; THENCE SOUTH 69°30' WEST 87.00 FEET; THENCE NORTH 86°30' WEST 193.00 FEET; THENCE SOUTH 66°30' WEST 171.00 FEET; THENCE NORTH 32°00' WEST 97.00 FEET; THENCE NORTH 9°45' WEST 160.00 FEET; THENCE NORTH 55°00' WEST 50.00 FEET; THENCE SOUTH 66°30' WEST 173.00 FEET; THENCE NORTH 33°00' WEST 277.00 FEET; THENCE NORTH 79°00' WEST 284.00 FEET; THENCE NORTH 53°45' WEST 378.00 FEET, MORE OR LESS, TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 WHICH IS 2318.00 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH ALONG THE NORTH AND SOUTH CENTER LINE OF SAID NORTHEAST QUARTER OF SECTION 9 AND THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2318.00 FEET TO THE POINT OF BEGINNING. ALSO SUBJECT TO THE EXISTING PUBLIC ROADS.

**CRITICAL AREAS NOTE**  
 REFER TO THE REQUIREMENT OF CRITICAL AREAS PERMIT (CAP 07-04) THAT PERTAIN TO THIS SHORT PLAT.

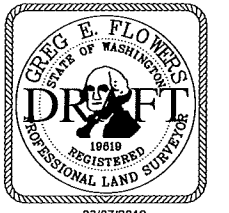
**RESOURCE LANDS NOTE:**  
 THE LAND WITHIN THIS SHORT PLAT IS SUBJECT TO WWCC 14.31.020F WHICH STATES: DIVISIONS OF LAND INTO TWENTY-ACRE LOTS IN THE GENERAL AGRICULTURE 20 ZONE ON LANDS INCLUDED IN THE AREAS IDENTIFIED AS BEING EITHER "PRIMARY SIGNIFICANCE" OR "UNIQUE LAND" AS SHOWN ON MAPS OF THE COUNTY'S COMPREHENSIVE PLAN SHALL BE ALLOWED SO LONG AS A MINIMUM OF SEVENTY PERCENT OF EACH LOT IS MAINTAINED AND PRESERVED FOR A RESOURCE USE.



**SURVEYORS NOTES:**

- THIS SURVEY WAS PERFORMED AT THE REQUEST OF CLOUGH SHELTON.
- THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING TRIMBLE R6-4 GNSS SYSTEM HAVING STANDARD ERRORS OF 8MM + 1 PPM.
- THE MONUMENTS SHOWN WERE VISITED IN AUGUST 2014.
- THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS OUTLINED IN WAC 332-130.

**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 AT THE REQUEST OF CLOUGH SHELTON IN APRIL 2019



**APPROVALS**  
 THE SUBDIVISION SHOWN ON THE ACCOMPANYING PLAT CONFORMS TO THE WALLA WALLA COUNTY COMPREHENSIVE PLAN AND TO COUNTY ORDINANCES 16.36 AND 17.31.

THOMAS E. GLOVER \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR - WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

I HEREBY CERTIFY THAT \_\_\_\_\_ TAXES FOR THE YEAR \_\_\_\_\_ AGAINST THE LAND SHOWN IN THIS SUBDIVISION HAVE BEEN PAID.

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

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

**DECLARATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT WE, CLOUGH SHELTON AS MANAGING MEMBER OF LOS OIDOS VINEYARDS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, OWNER AND U.S. BANK NATIONAL ASSOCIATION, AS CUSTODIAN/TRUSTEE FOR FEDERAL AGRICULTURAL MORTGAGE CORPORATION PROGRAMS, MORTGAGEE, OF THE LANDS DEPICTED HEREIN HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN, WE FURTHER ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNERS TO CONTROL AND PREVENT SPREAD OF NOXIOUS WEEDS AS INDICATED IN CHAPTER 17.31.010 OF WALLA WALLA CO. CODE.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CLOUGH SHELTON, MANAGING MEMBER  
 LOS OIDOS VINEYARDS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

U.S. BANK NATIONAL ASSOCIATION, AS CUSTODIAN/TRUSTEE FOR FEDERAL AGRICULTURAL MORTGAGE CORPORATION PROGRAMS

BY: \_\_\_\_\_ DATE \_\_\_\_\_

(PRINTED NAME); PAUL G. KNOP  
 TITLE: VICE PRESIDENT OF ZIONS FIRST NATIONAL BANK, ITS ATTORNEY-IN-FACT

**ACKNOWLEDGEMENT**  
 STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME CLOUGH SHELTON, TO ME KNOWN TO BE THE MANAGING MEMBER OF LOS OIDOS VINEYARDS, LLC DESCRIBED HEREIN, WHICH EXECUTED THE PLAT DEDICATION AND ACKNOWLEDGED THAT THEY DID SO OF THEIR OWN FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**ACKNOWLEDGEMENT**  
 STATE OF \_\_\_\_\_ }  
 COUNTY OF \_\_\_\_\_ } SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME PAUL G. KNOP, TO ME KNOWN TO BE THE ATTORNEY-IN-FACT FOR U.S. BANK NATIONAL ASSOCIATION, WHICH EXECUTED THE PLAT DEDICATION AND ACKNOWLEDGED THAT THEY DID SO OF THEIR OWN FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ M. AT THE REQUEST OF PBS IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ OF SHORT PLATS.

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

**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.

CLIENT: LOS OIDOS VINEYARD, LLC	PROJECT NO.: 3672-00
SURVEYOR: GREG E. FLOWERS	DATE: 3-7-2019
CALC BY: GEF	DRAWN BY: GEF
SECTION: 4	TOWNSHIP: 6 NORTH
CITY: WALLA WALLA	COUNTY: WALLA WALLA
SCALE: 1" = 400'	RANGE: 36 EAST
	SHEET 1 OF 1