Walla Walla County Community Development Department

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

File No. SUB21-011 CAP21-018

NOTICE OF APPLICATION

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

File name/Docket #: Dozier & Smith 3-Lot Short Plat/SUB21-011/CAP21-018

Application type: SUBDIVISION/CRITICAL AREAS PERMIT

Applicants: DOZIER, PERRY & DARLEEN

262 CONNOVER RD WAITSBURG WA, 99361

Owners: DOZIER, PERRY & DARLEEN

262 CONNOVER RD WAITSBURG, WA 99361

SMITH, GLEN & ADELLE

1436 COPPEI RD

WAITSBURG, WA 99361

Project description: The Applicants propose to subdivide a 322-acre property into

3 lots. The proposal will create two resource parcels and 5.11 acre a farm centered lot. The subject property is generally located at 1684 Preston Ranch Road in Waitsburg (APN 370921310002) in the Primary Agriculture 40 zoning district. The following mapped critical areas are located within or adjacent to the project area: geologically hazardous areas (erosion hazard areas with slopes greater than 15%).

Required Permits: None identified

Development WWCC Title 16 – Subdivisions; WWCC Chapter 18.08 – Critical **Regulations:** Areas Protection; WWCC Chapter 17.18 – Density and Dimensions

Date of application: 7/20/2021 **Date determined** 7/27/2021

complete:

Date of notice: 8/5/2021

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 <u>August 19, 2021.</u> The notice of application is required by RCW 36.70B.110 and Walla Walla County Code (WWCC) 14.07.080.

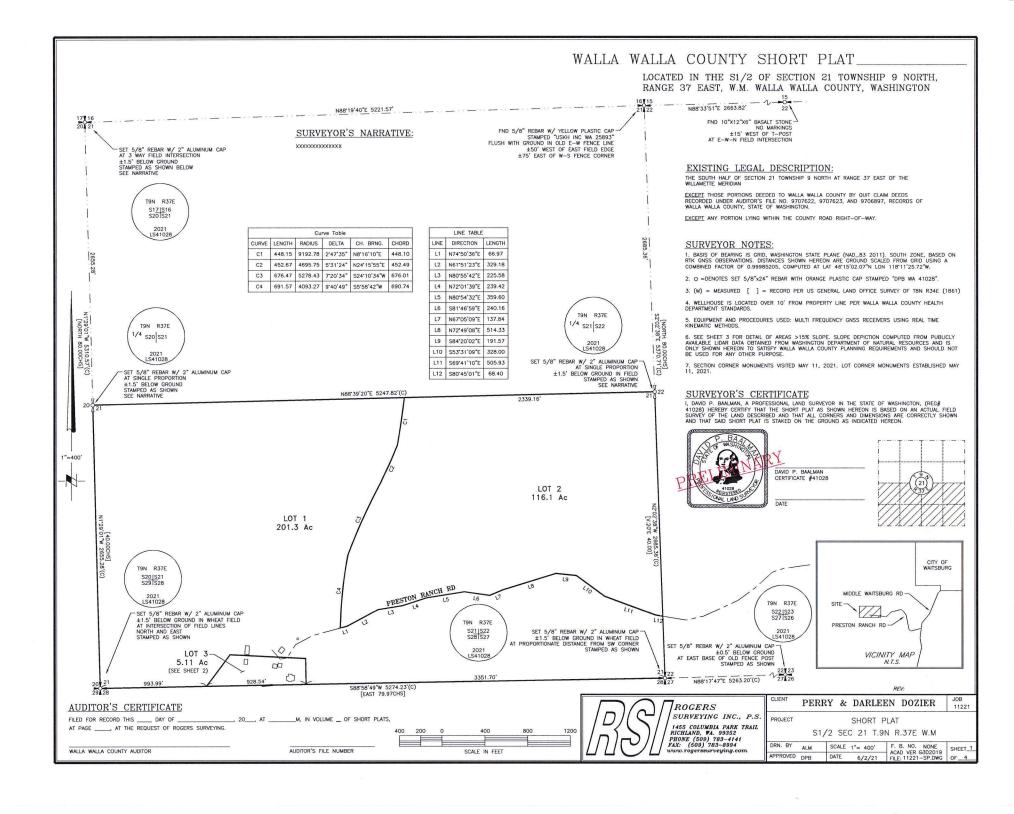
To be considered as a party of record send written comments to:

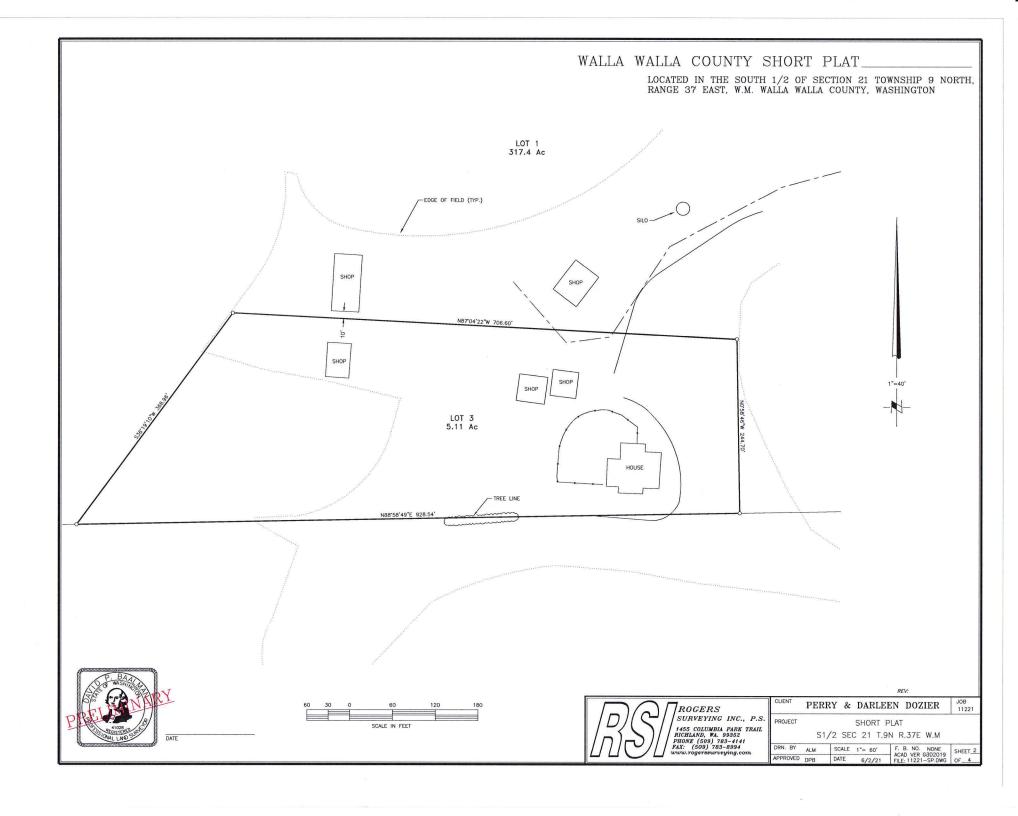
Walla Walla County Community Development Department c/o Jennifer Ballard, Senior Planner 310 W. Poplar Street, Suite 200 Walla Walla, WA 99362

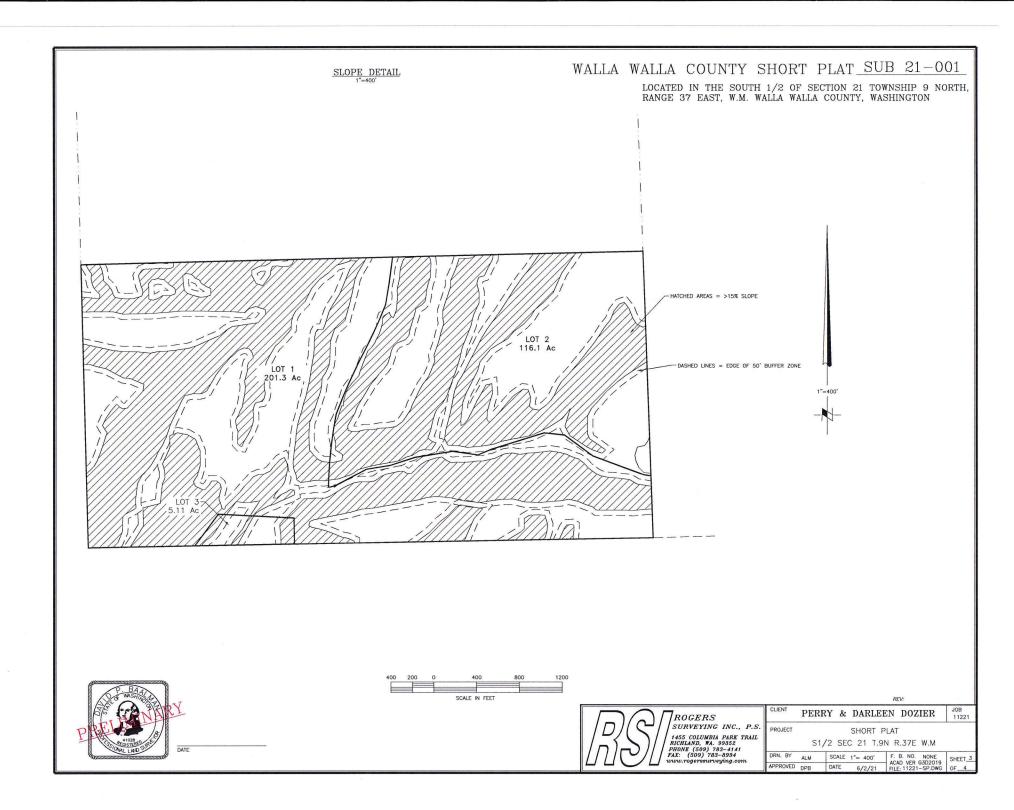
commdev@co.walla-walla.wa.us

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.







OWNERS CERTIFICATE:	WALLA WALLA COUNTY SHORT PLAT
WE. THE UNDERSCINED, HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED, HERDON, THAT I HAVE CAUSE SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTIS JAS SHOWN WITH MY CONSENT AND IN ACCORDANCE WITH MY DESIRES AND THAT THE JASSEURIS ON THE SHORT PLAT ARE HEREBY GRANTED FOR THE USES SHOWN THEREON.	LOCATED IN THE SOUTH 1/2 OF SECTION 21 TOWNSHIP 9 NORTH, RANGE 37 EAST, W.M. WALLA WALLA COUNTY, WASHINGTON
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
PERKY L. DOZIER	•
90 0 A Joseph Order O Smile	WALLA WALLA COUNTY NOTES
GLEN A SMITH) ADELLE D. SMITH	PLANNING DEPARTMENT
Clary	 AS REQUIRED BY WALLA WALLA COUNTY CODE 17.31.060.U OWNERS OF CLUSTER LOTS SHALL PREVENT THE SPREAD OF NOXIOUS WEEDS (SEE WASHINGTON STATE
AUTHORIZED AGENT NORTHWEST FARM CREDIT SERVICES, FLCA	NOXIOUS WEED LIST).
	2. THE PROPERTY IS LOCATED IN THE PRIMARY AGRICULTURE 40 ZONING DISTRICT. PURSUANT TO WALLA WALLA COUNTY CODE (WWCC) 17.31.060 W, A TOTAL OF 80 ACRES WERE USED TO CALCULATE THE NUMBER OF ALLOWABLE UNITS IN THIS
ACKNOWLEDGMENT	CLUSTER SUBDIVISION. PER THE REQUIREMENT OF WICC 17.31.060. A TOTAL OF 8 DEVELOPMENT UNITS REMAIN AFTER THIS SUBDIVISION.
STATE OF WASHINGTON } S.S. COUNTY OF ON THIS DAY PERSONALLY APPEARED BEFORE ME, PERRY L. DOZIER AND DARLEEN K.	3. THE PROPERTIES WITHIN THIS SHORT PLAT ARE SUBJECT TO CRITICAL AREAS PERMIT
DOZIER, HUSBAND AND WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY	' CAP21-004. THE FOLLOWING CRITICAL AREAS ARE LOCATED ON OR ADJACENT TO THE SITE:
SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.	EROSION HAZARD AREAS: SLOPES IN EXCESS OF 15% AND 45% FISH AND MILDLIE: HABITAT CONSERVATION AREAS: TERRESTRIAL HABITAT AREA: RAPTOR, FERROGINOUS HABITANKK
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF, (YEAR)	
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON	
RESIDING AT:	NI Y
ACKNOWLEDGMENT	
STATE OF MASHINGTON S.S.S.	
ON THIS DAY PERSONALLY APPEARED BEFORE ME, GLEN A. SMITH AND ADELLE D. SMITH, HUSBAND AND WIFE. TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO	AGRICULTURAL LAND STATEMENT
EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.	WALLA WALLA CODE CHAPTER 8.40 RIGHT TO FARM NOTICE THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND DESIGNATED FOR LONG TERM COMMERCIALLY SIGNIFICANT AGRICULTURAL ACTIVITIES AND SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS EXTENDING
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF, (YEAR)	BEYOND NORMAL WORKDAY OR WORK WEEKS, IN ADDITION TO OTHER ACTIVITIES THA MAY INCLUDE NOISE, DUST, FERTILIZERS, PESTICIDES, ANIMAL HUSBANDRY AND ASSOCIATED AGRICULTURAL ACTIVITIES, WHEN PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES, SAID ACRIGULTURAL ACTIVITIES ARE TO BE FXPECTED, CONSENTED TO BY THE DEVELOPERS OF THIS PROPERTY THEIR HEIDS AND
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON	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.
RESIDING AT:	TREASURER APPROVAL
NOTARY SEAL (BLACK INK O	I HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR 2020 AGAINST THE PROPERTY SHOWN HEREON HAVE BEEN PAID. PARCEL NUMBERS: 37-09-21-31-0002
ACKNOWLEDGMENT	
STATE OF WASHINGTON } S.S. COUNTY OF DAY OF DAY OF	WALLA WALLA COUNTY TREASURER DATE
BEFORE ME PERSONALLY APPEARED TO BE THE (PRESIDENT, VICE PRESIDENT, SECRETARY, TREASURER, OR OTHER AUTHORIZED	HALLA WALLA COOTH TRUSCHEN DATE
OFFICER OR AGENT, AS THE CASE MAY BE) OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE	PLANNING APPROVAL
FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE OR SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF	APPROVED IN ACCORDANCE WITH WALLA WALLA COUNTY CODE SUBDIVISION PROVISIONS PER CHAPTER 16.36 AND CLUSTERING PROVISIONS PER CHAPTER 17.31.
SAID CORPORATION. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE	
DAY AND YEAR FIRST ABOVE WRITTEN. NOTARY SEAL (BLACK INK O	
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON	WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
RESIDING AT:	



CLIENT PERRY & DARLEEN DOZIER JOB 11221

S1/2 SEC 21 T.9N R37E W.M
 DRN. BY
 ALM
 SCALE
 N/A
 F. B. NO. NONE
 SHEET_4

 APPROVED
 DPB
 DATE
 6/2/21
 FILE: 11221-SP.DWG
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