

# 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. SUB22-010  
CAP23-003

## NOTICE OF APPLICATION

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

**File name/Docket #:** 3-lot Cluster Short Plat/SUB22-010/CAP23-003

**Application type:** SUBDIVISION & CRITICAL AREAS

**Applicant:** KNOWLES, BRENT  
1104 N 12TH AVE  
WALLA WALLA, WA 99362

**Owner:** BRENT AND VICTORIA KNOWLES LLC  
1010 VALLEY CHAPEL RD  
WALLA WALLA, WA 99362

**Project description:** KNOWLES PONDEROSA SUBDIVISION LOT 11 CLUSTER SHORT PLAT. Applicant proposes a 3-lot cluster short plat. The cluster lots would be approximately 1.3 and 2.0 acres with a resource parcel of about 82-acres. The site was previously Lot 11 part of the Ponderosa Subdivision has devested (APN 350608530010), in the Agriculture Residential 10 (AR-10) zoning district. The following mapped critical areas are located on or adjacent to the site: geologically hazardous areas with slopes greater than 15% and the Walla Walla River's critical aquifer recharge area of moderate vulnerability.

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

**Date of application:** 1/10/2023

**Date determined complete:** 1/11/2023

**Date of notice:** 1/19/2023

**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 2, 2023**. 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:

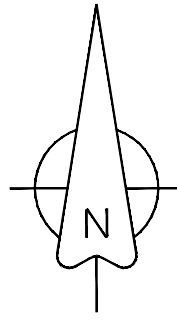
**Walla Walla County Community Development Department**  
**c/o Don Sims, Associate Planner**  
**310 W. Poplar Street, Suite 200**  
**Walla Walla, WA 99362**  
[commdev@co.walla-walla.wa.us](mailto:commdev@co.walla-walla.wa.us)

**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 Don Sims, Associate Planner, at 509-524-2618 or [planning@co.walla-walla.wa.us](mailto:planning@co.walla-walla.wa.us).

**NARRATIVE**

THIS SURVEY WAS PERFORMED AT THE REQUEST OF BRENT KNOWLES FOR THE PURPOSE OF SUBDIVIDING LOT 11 OF THE REPLAT OF PONDEROSA SUBDIVISION FILED IN VOLUME 7 OF PLATS AT PAGE 100 IN RECORDS OF WALLA WALLA COUNTY, WASHINGTON INTO A 2 ACRE LOT WITH A PRIVATE DRIVEWAY, AN ADDITIONAL LOT BETWEEN LOTS 7 AND 9 OF BLUFF HAVEN ESTATES PHASE 2 FILED IN VOLUME 7 OF PLATS AT PAGE 72, AND A REMAINDER LOT. THIS SURVEY WAS PERFORMED WITH A TRIMBLE R10 BASE AND A TRIMBLE R10-2 RECEIVER HAVING STANDARD ACCURACIES OF 8 MM + 1 PPM HORIZONTAL AND 15 MM + 1 PPM VERTICAL. MONUMENTS SHOWN WERE VISITED IN APRIL 2022. THIS SURVEY MEETS THE ACCURACY STANDARDS SET FORTH IN WAC 332-130.



**RECORD LEGAL DESCRIPTION**

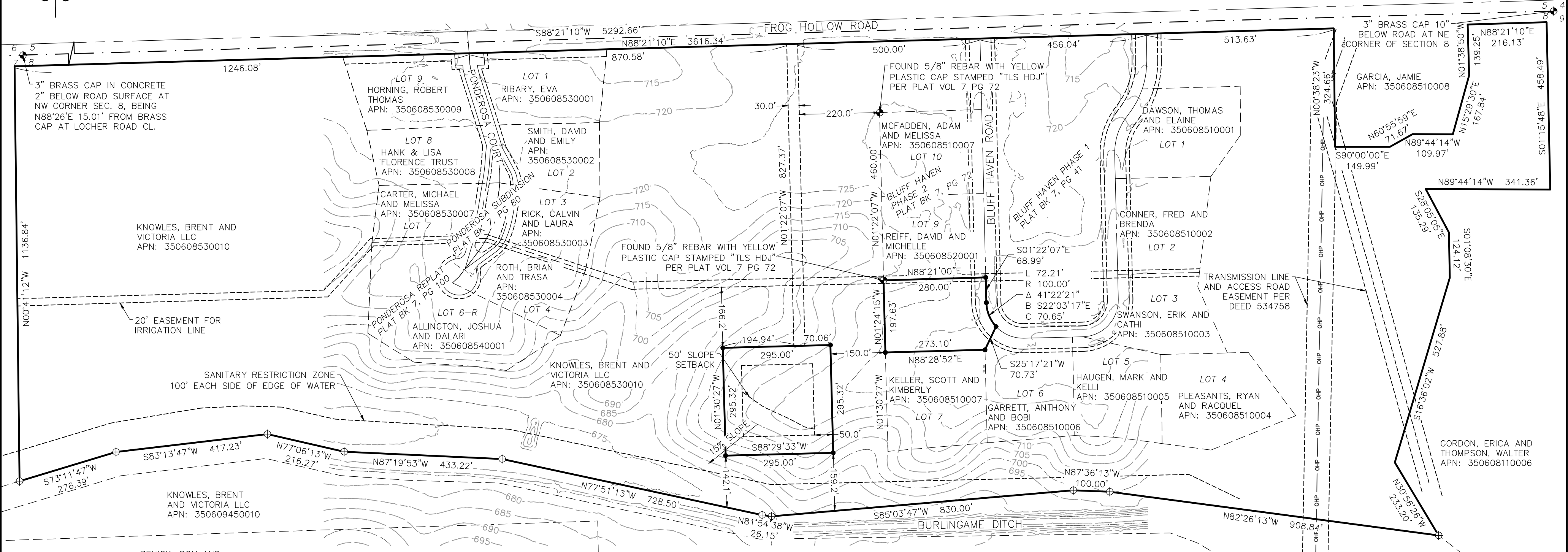
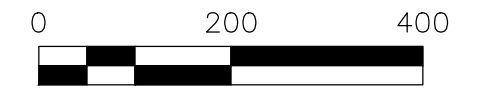
LOT 11 OF PONDEROSA SUBDIVISION FINAL PLAT ACCORDING TO THE OFFICIAL PLAT THEREOF OF RECORD, IN THE OFFICE OF THE AUDITOR OF WALLA WALLA COUNTY, WASHINGTON, IN VOLUME 7 OF PLATS AT PAGE 80, RECORDED UNDER AUDITOR'S FILE NO. 2015-06607. SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

S88°21'10"W ALONG THE NORTH LINE OF SECTION 8 OF TOWNSHIP 6 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, AS SHOWN ON THE PLAT OF BLUFF HAVEN ESTATES, BOOK 7 OF PLATS AT PAGE 41, RECORDS OF WALLA WALLA COUNTY, WASHINGTON

**KNOWLES PONDEROSA SUBDIVISION LOT 11 CLUSTER SHORT PLAT**

FOR PROPERTY LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 35 EAST, WILLAMETTE MERIDIAN, WALLA WALLA COUNTY, WASHINGTON

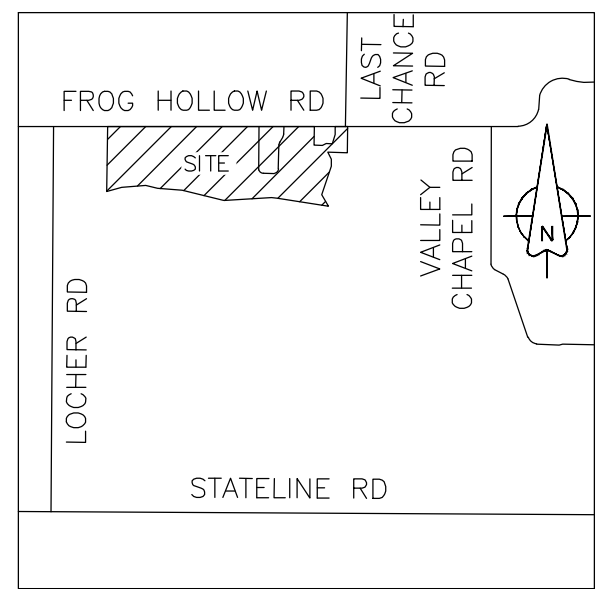


**REFERENCE DOCUMENTS**

- R1) PONDEROSA SUBDIVISION FINAL PLAT FOR KNOWLES BY TOMKINS FILED AS AUDITOR'S FILE NO. 2015-06607 ON JULY 31, 2015 IN VOLUME 7 OF PLATS AT PAGE 80 IN RECORDS OF WALLA WALLA COUNTY, WASHINGTON
- R2) REPLAT OF PONDEROSA SUBDIVISION FOR KNOWLES/ALLINGTON BY FLOWERS FILED AS AUDITOR'S FILE NO. 2019-09144 ON NOVEMBER 07, 2019 IN VOLUME 7 OF PLATS AT PAGE 100 IN RECORDS OF WALLA WALLA COUNTY, WASHINGTON
- R3) BLUFF HAVEN ESTATES FINAL PLAT FOR KNOWLES BY TOMKINS FILED AS AUDITOR'S FILE NO. 2007-14443 ON DECEMBER 19, 2007 IN VOLUME 7 OF PLATS AT PAGE 41 IN RECORDS OF WALLA WALLA COUNTY, WASHINGTON
- R4) BLUFF HAVEN ESTATES PHASE 2 FINAL PLAT FOR KNOWLES BY TOMKINS FILED AS AUDITOR'S FILE NO. 2013-11895 ON DECEMBER 12, 2013 IN VOLUME 7 OF PLATS AT PAGE 72 IN RECORDS OF WALLA WALLA COUNTY, WASHINGTON
- R5) DAYBREAK SUBDIVISION FINAL PLAT FOR KNOWLES BY FLOWERS FILED AS AUDITOR'S FILE NO. 2018-10569 ON DECEMBER 26, 2018 IN BOOK 7 OF PLATS AT PAGE 94 IN RECORDS OF WALLA WALLA COUNTY, WASHINGTON
- R6) QUIT CLAIM DEED FILED AS AUDITOR'S FILE NO. 2021-05583 ON MAY 10, 2021 IN RECORDS OF WALLA WALLA COUNTY, WASHINGTON

**LEGEND**

- PROPERTY LINE
- CENTERLINE
- RIGHT OF WAY LINE
- SECTION LINE
- EASEMENT LINE
- EXISTING LOT LINE
- CONTOUR LINE AND ELEVATION
- ⊕ FOUND MONUMENT AS NOTED
- ⊕ CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" X 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "WA 19619 / OR 02820"
- (XXX)RX RECORD MEASUREMENT PER RECORD DOCUMENT
- APN ASSESSOR'S PARCEL NUMBER
- AFN AUDITOR'S FILE NUMBER

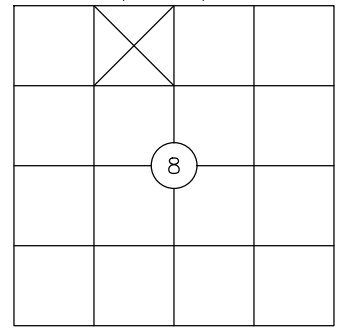


VICINITY MAP—NOT TO SCALE

**AGRICULTURAL LANDS STATEMENT**

WALLA WALLA CODE CHAPTER 8.40.040 RIGHT TO FARM NOTICE: THE SUBJECT PROPERTY IS WITHIN OR NEAR LAND DESIGNATED FOR LONG TERM COMMERCIAL SIGNIFICANT AGRICULTURAL ACTIVITIES AND SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS EXTENDING BEYOND NORMAL WORKDAY OR WORK WEEKS, 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.

**SECTION DIAGRAM**  
T6N, R35E, W.M.



**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



**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 BRENT KNOWLES.

GREG FLOWERS PLS 19619

	<b>PBS Engineering and Environmental Inc.</b> 5 N Colville St, Ste 200 Walla Walla, WA 99362 509.956.3026 pbsusa.com		CLIENT: KNOWLES	PROJECT NO.: 67894
			SURVEYOR: GREG E. FLOWERS	DATE: 10/26/2022
		CALC BY: AA	DRAWN BY: AA	SCALE: 1" = 200'
		SECTION: 8	TOWNSHIP: 6 NORTH	RANGE: 35 EAST
		CITY: WALLA WALLA	COUNTY: WALLA WALLA	SHEET 1 OF 2

**APPROVALS**

THIS SHORT PLAT CONFORMS TO THE COMPREHENSIVE PLAN AND WITH THE REQUIREMENTS OF CHAPTER 16 AND OF CHAPTER 17 OF THE WALLA WALLA COUNTY CODE.

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

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

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

**DENSITY NOTE**

THIS PROPERTY IS LOCATED IN THE AGRICULTURE RESIDENTIAL AR-10 ZONE. PER THE REQUIREMENTS OF WWCC 17.31.060W, A TOTAL OF 81.98 ACRES WAS USED TO CALCULATE THE NUMBER OF ALLOWABLE UNITS IN THE SUBDIVISION.

PER THE REPLAT OF PONDEROSA SUBDIVISION FILED IN BOOK 7 OF PLATS AT PAGE 100, LOT 11 THEREOF HAS 2 (TWO) DEVELOPMENT RIGHTS. PER THE FINAL PLAT OF DAYBREAK SUBDIVISION FILED IN BOOK 7 OF PLATS AT PAGE 94, LOT 10 THEREOF HAS 15 (FIFTEEN) DEVELOPMENT RIGHTS.

SAID LOT 10 OF DAYBREAK SUBDIVISION HEREBY GRANTS 1 (ONE) DEVELOPMENT RIGHT TO LOT 11 OF THE REPLAT OF PONDEROSA SUBDIVISION.

SUBSEQUENT TO THIS SHORT PLAT, 14 (FOURTEEN) DEVELOPMENT RIGHTS WILL REMAIN ON SAID LOT 10 OF DAYBREAK SUBDIVISION, AND 0 (ZERO) DEVELOPMENT RIGHTS WILL REMAIN ON SAID LOT 11.

THIS ACREAGE MAY NOT BE USED AGAIN IN DENSITY CALCULATIONS.

**EXEMPT WELL NOTE**

ACCORDING TO THE ATTORNEY GENERAL OPINION, AGO 1997, NO. 6, 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 REQUIREMENTS CONTAINED IN RCW 90.44.050.

**CRITICAL AREAS NOTE**

THE LANDS SHOWN HEREON ARE SUBJECT TO WALLA WALLA COUNTY CRITICAL AREAS PERMIT 07-39, A COPY OF WHICH IS ON FILE WITH THE WALLA WALLA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

**NOXIOUS WEED NOTE**

AS REQUIRED BY WWCC 17.30.060, OWNERS SHALL PREVENT THE SPREAD OF NOXIOUS WEEDS.

**DEDICATION**

KNOW ALL BY THESE PRESENT THAT WE, BRENT AND VICTORIA KNOWLES, AUTHORIZED REPRESENTATIVES OF BRENT AND VICTORIA KNOWLES LLC, THE OWNERS OF THE PARCEL DEPICTED HEREIN, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN. WE 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 CLUSTER SHORT PLAT.

SIGNED: \_\_\_\_\_ DATE  
 BRENT KNOWLES  
 REPRESENTATIVE OF BRENT AND VICTORIA KNOWLES, LLC

\_\_\_\_\_  
 VICTORIA KNOWLES DATE  
 REPRESENTATIVE OF BRENT AND VICTORIA KNOWLES, LLC

**NOTARY SEAL**

I HEREBY CERTIFY THAT BRENT KNOWLES SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT \_\_\_\_\_.

**NOTARY SEAL**

I HEREBY CERTIFY THAT VICTORIA KNOWLES SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 NOTARY PUBLIC, IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT \_\_\_\_\_.



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